

City of Stuart Energy Efficiency Rebate Program

Administration; implementation. The efficient building program shall be administered by the city development director, or designee, who shall at a minimum, be responsible for performing the following:

- (1) Encouraging community participation in this program;
- (2) Developing appropriate or necessary application procedures, including a program application form;
- (3) Writing policies and procedures for staff implementation of the program which do not conflict with this section;
- (4) Providing certificates for participation in the program;
- (5) Providing a rebate to any program participant who has successfully satisfied the program requirements.

Applicability. The program shall apply to all building and development projects, except government projects which are required to comply with green building requirements as provided by Florida law. The program shall be entirely voluntary and incentive based.

Efficient Building Program. The program shall be comprised of the following sub elements:

- (1) New residential construction;
- (2) Residential construction retrofitting or remodeling;
- (3) New commercial or other nonresidential construction;
- (4) Existing commercial or other nonresidential construction; and

Efficient Building Standards. In addition to the Florida Building Code's minimum standards, the program, including each supplement, shall be administered using the efficient building standards developed by the City of Stuart. In order to qualify for the program, a participant shall meet or exceed the point system set forth below:

Point Values for Use In the City's Efficient Building Development Program

RESIDENTIAL DEVELOPMENT

<u>Energy</u>	Points
Deciduous trees shading south side of building	1 ea
Deciduous trees shading east and west of building	1 ea
Washer and dryer outside of conditioned space	1 ea

Max 100W total fixtures in bathrooms	1
Tank-less water heater	2 ea
Pre-plumb for solar hot water	1
Solar hot water system	2
Insulate all hot water pipes	1
Energy-efficient clothes dryers	1
Energy Star® clothes washers	1
Energy-efficient ovens/ranges	1
Energy efficient outdoor lights	1
<u>Water</u>	
Low-flow shower heads (must be less than 2.5 gpm)	1
All lavatory sink faucets have flow rates of ≤ 2.0 gpm	1
High Efficiency Dual-flush or Single Flush Toilets (all toilets ≤ 1.28 gpf)	2
All fixtures meet or exceed Florida Water Star™ designation	5
Rainwater harvesting system installed with dedicated use	2
<u>Landscaping</u>	
Drought-tolerant turf, with no turf in densely shaded areas	2
60%, 80%, 100%, of plants/trees from drought-tolerant list and compatible with local environment	2 - 4
Florida Friendly Landscape (Plants that are native to Florida)	2
<u>Health</u>	
Detached garage/carport or air barrier between living space & garage	2
No air handler or ducts in garage, unless insulated space	1
Zero VOC paints, stains, and finishes	2
Low VOC paints, stains, and finishes	1
Low VOC sealants and adhesives	1
"Healthy" flooring	1
"Healthy" insulation	1
Protect ducts, range hood, and bath exhaust fans during construction	1
Integrated pest management plan	3
Central vacuum system installed with exhaust outdoor	1
Energy Star® bath fans with timer or humidistat	1
Kitchen range hood vented to exterior	1
High Efficiency Heat, Ventilation, and Air Conditioning (HVAC) Filter	1 ea
Window screens on all windows and doors	1
<u>Materials</u>	
Recycled content roof material	1
Recycled content siding or soffit material	1
Steel interior studs	1
Eco-friendly flooring material	1
Resource efficient wall system with integral insulation	3

Implement job site waste management (# of items implemented)	2 - 4
Large overhangs (eave and gables at least 24")	1
Siding and exterior trim primed all sides	1
Plants and turf minimum of 3 ft. from foundation	1
Shutters on southern and western exposure (Bahama, Plantation, etc.)	1
Spray-on expanding foam insulation	3
<u>Disaster mitigation</u>	
Safe room	2
Unvented attic or no attic	2
Adhesive applied to roof sheathing	2
<u>Chemical soil treatment avoided</u>	
Alternative Florida Building Code approved method of foundation protection	10
Treated wood products: all wood products serving structural or exterior finish purposes are borate or ACQ treated	12

COMMERCIAL DEVELOPMENT

<u>Energy</u>	Points
Design (measured in 5% increments) beginning with 15% more efficient than FLA Building Code requirements	1 - 12
All building HVAC systems free of HCFC's	1
Install a tank-less water heater	2 ea
Pre-plumb for solar hot water	1
Install a solar water system	2 ea
Insulate all hot water pipes	1
<u>Water Conservation and Usage</u>	
Landscape (measured in 10% increments) with 20% Drought Tolerant Plants	1 - 4
All plants, turf and irrigation lines minimum 3' from building exterior	1
Florida Friendly Landscape Designation	2
Reduce potable water consumption for irrigation on minimum of 50 or 75% of area irrigated	1 - 2
Irrigation system to use no potable water or have no permanent system	4
Rainwater harvesting system installed with dedicated use	2
Reduce Potable water usage by at least 25% (measured in 5% increments) for flush fixtures	1 - 3
<u>Site Development</u>	
Any type of In-Fill Development	1
Project is within 1/4 mile of public transportation	1
Provide securing locations for bicycles, and showers and changing rooms for 5% of total occupants	2
Preferred parking for 3% of the parking capacity for the use of alternate fuel vehicles, including hybrid vehicles	2
Exceed minimum zoning requirements for open space by 25% (30% total)	1

No net increase in storm water runoff from pre-development conditions to post-development	2
Provide Energy Star Certified Roofing material (min. 75% of roof area)	2
<u>Health</u>	
Systems shall be designed to monitor (CO2) within the building	1
Indoor Environmental Quality shall be protected during construction	2
Zero VOC paints, stains, and finishes	2
Low VOC paints, stains, and finishes	1
Low VOC sealants and adhesives	1
All carpet and carpet products meet the Carpet & Rug Institute Green Label Certification	1
All composite wood and agrifiber products will contain no added urea-formaldehyde	1
All Insulation products will be free of formaldehyde	1
Pest protection from a non-toxic integrated system	1
Provide a central dehumidification system	1
Provide natural daylight to 50 to 75% of interior spaces	1 - 2
<u>Materials</u>	
Project must have infrastructure for recycling: paper, cardboard, glass, plastics, and metal	2
Renovation project shall maintain 50% (25% increments) of existing shell (not including windows & doors)	1 - 3
Project must divert a minimum of 50% or 75% of all construction waste from landfill	1 or 2
Recycled content roof material	1
Recycled content siding or soffit material	1
Steel interior studs	1
Spray-on expanding foam	2
Project to purchase 20% (based on cost) of materials from a 700 mile radius from project site	1

Minimum Required Points for Incentives and Rebates

New single, duplex and multi-family residential projects:

Certification Level	Minimum Points Required
Tier 1	90
Tier 2	75
Tier 3	50
Tier 4	<u>25</u>

Remodeling of existing single-family and duplex homes:

Certification Level	Minimum Points Required
Tier 1	80
Tier 2	60
Tier 3	<u>40</u>

Tier 4	<u>20</u>
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New commercial, industrial or other nonresidential buildings:

Certification Level	Minimum Points Required
Tier 1	80
Tier 2	70
Tier 3	60
Tier 4	50

Existing commercial, industrial or other nonresidential buildings:

Certification Level	Minimum Points Required
Tier 1	60
Tier 2	50
Tier 3	<u>40</u>
Tier 4	<u>30</u>

Project review.

(1)

A program participant shall be bound by the point system designated for a particular sub element at the time of application, unless the program participant requests to be certified under a more current version of the program. Sub element participation reviews shall be accomplished by the participant submitting information regarding each point being sought and department staff designee reviewing the information for accuracy, completeness and relevance. If there is a dispute over the point value of a participant submittal, the decision of the department director shall be binding on all parties. A person may apply for program certificate up to 60 months following the date of C/O. However, no rebates shall be awarded retroactively.

(2)

A program participant may alternately elect to participate in and receive certification from a recognized green building certifying agency. Any participant who elects to certify using a recognized certifying agency shall receive credit within the city program at a tier appropriate to the level certified. If the certification by the certifying agency exceeds the city's Tier 1, then the city's certificate shall note that appropriately.

Incentives, rebates and awards. The program shall include incentives, rebates and awards designed to encourage the use of the program.

Incentive credits shall be granted subject to full documentary evidence being provided to the satisfaction of the development director. Point credits can be provided prior to or along with an application for building permits, or may be submitted not later than one year after the issuance of a certificate of occupancy. The city requires a meeting with the program applicant for the purposes of reviewing the application, and confirming an agreement, that the minimum required points will be or have been incorporated into the project and will be maintained in perpetuity, subject to the following:

- (1) For the purpose of allowing the orientation of a building to take full benefit of available natural resources, and to accommodate architectural variation and innovation, an administrative variance may be granted concurrently to a site permit subject to the requirements of section 10.02.11 of the Land Development Regulations as amended.
- (2) For the purpose of further expediting site plan permitting and building construction permitting review for projects and developments that qualify as "efficient building projects" in accordance with the requirements of rebate and incentive tables contained herein, and which have successfully completed an application review with building official and development staff designee, the developer shall receive written confirmation that the project meets or does not meet the city's qualification requirements for efficient building development and shall be furnished an anticipated expedited review timeline, within two working days of the application review.
- (3) The following plan review incentives are approved;
 - a. Building permit applications for new single-family and duplex residential buildings shall be processed within three business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.
 - b. Building permit applications for the renovation development or remodeling of existing single-family or duplex residential buildings shall be processed within two business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.
 - c. Building permit applications for new commercial, industrial, and other non-residential buildings shall be processed in three business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.

- d. Building permit applications for renovation of existing commercial, industrial and other nonresidential buildings shall be processed in five business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.
- e. Plumbing permit applications for new solar or tankless water heating shall be processed within two business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.
- f. Electric permit applications for new solar electric systems shall be processed within two business days. All such applications shall be accompanied by the appropriate building and efficient building development program application form.

Rebates:

To receive a program rebate, all work shall be completed as approved.

A rebate of permitting and plan review fees shall be in accordance with the tier level achieved by the project. The funding of this program is subject to an annual appropriation by the city commission, and shall consist of the rebate percentage provided in table below.

Project Rebate Rates

Type of Construction	Permit Fee Rebate %		Plan Review Rebate %
	Tier	Rebate %	
New single-family or duplex residential	Tier 1	100%	100%
	Tier 2	60%	60%
	Tier 3	50%	50%
	Tier 4	40%	40%
Renovation of existing residential	Tier 1	100%	100%
	Tier 2	60%	60%
	Tier 3	50%	50%
	Tier 4	40%	40%
New commercial	Tier 1	60%	60%
	Tier 2	40%	40%
	Tier 3	30%	30%
	Tier 4	20%	20%
Renovation of existing commercial	Tier 1	60%	60%
	Tier 2	40%	40%
	Tier 3	30%	30%
	Tier 4	20%	20%

HVAC replacement <u>16</u> SEER or higher		100%	100%
Solar or tank-less water heating		100%	100%
Solar electric system		100%	100%

Program Awards

(1) The "Meritorious Efficient Building Award." For the purpose of publicly recognizing commitment to efficient building and development, and the efficient building program, the city development director shall provide for an award certificate called the "Meritorious Efficient Building Award" to be awarded by the city to each program participant who satisfactorily completes a project, as certified by the building official, and indicating the tier level achieved by the project.

(2)

The "Outstanding Efficient Development Award." Periodically, and based upon merit, the city commission, upon the recommendation of the city manager, shall provide a special recognition award to those participants, design professionals, contractors, suppliers, or others, who make a significant contribution to this program by doing any of the following:

- a. Contributing or donating significant reusable building materials to non-profit local building organizations;
- b. Contributing or donating significant hours of professional time for the future development of the program;
- c. Demonstrating an outstanding concern for green development by teaching, writing, or facilitating programs, seminars, meetings, or publications for participants or professionals;
- d. Make some other recognizable, lasting, outstanding contribution to the green building movement.

A recommendation for this award may be initiated by a city employee or by a member of the public, and shall be on a form specified for this purpose by the development director. A completed recommendation form shall be reviewed for completeness and sufficiency by an ad hoc committee of city staff and at least one independent person, and may include the building official, and the city development director. Thereafter, the ad hoc committee shall make a recommendation to the city manager regarding the award. If the city manager agrees that an award should be made, it shall be scheduled for consideration by the city commission.