

INTRODUCED: October 22, 2012

AN ORDINANCE No. 2012-201 -199

To amend ch. 14, art. I of the City Code by adding therein a new section 14-16, concerning a streamlined process for the approval of building permits when green roofs are used, for the purpose of encouraging the use of green roofs as defined by Va. Code § 58.1-3852 by providing for the processing of building permit applications within ten business days and of associated plumbing, electrical and mechanical permit applications within five business days.

Patrons – Mayor Jones, Mr. Hilbert and Mr. Samuels

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: November 26, 2012 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That Chapter 14, Article I of the Code of the City of Richmond (2004) be and is hereby amended and reordained by adding therein a new section numbered 14-16 as follows:

Sec. 14-16. Streamlined process for approval of building permits when green roofs are used.

The purpose of this section is to grant incentives and provide regulatory flexibility to encourage the use of green roofs in the construction, repair, or remodeling of residential and commercial buildings. For purposes of this section, the term “green roof” has the meaning

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 26 2012 REJECTED: _____ STRICKEN: _____

ascribed to it by Code of Virginia, § 58.1-3852. This section applies to all building permit and associated plumbing, electrical and mechanical permit applications when green roofs are used in the construction, repair, or remodeling of residential and commercial buildings. The commissioner of buildings shall complete review of all building permit applications to which this section applies within ten business days following submittal thereof to the commissioner of buildings, provided the application is complete upon submittal. The commissioner of buildings shall complete review of all plumbing, electrical and mechanical permit applications associated with building permit applications to which this section applies within five business days following submittal thereof to the commissioner of buildings, provided the application is complete upon submittal. The respective ten business day and five business day periods shall be extended by the time an applicant takes to respond to plan review comments or to comply with any instructions from the commissioner of buildings necessary to properly act upon the application. As required by Code of Virginia, § 58.1-3852, all buildings to which the expedited review process set forth in this section applies shall use green roofs.

§ 2. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Allie M. Anderson".

City Clerk



CITY OF RICHMOND

INTRACITY CORRESPONDENCE



O&R REQUEST

DATE: September 19, 2012

EDITION: 1

RECEIVED
SEP 21 2012

TO: THE HONORABLE MEMBERS OF CITY COUNCIL

THRU: DWIGHT C. JONES, MAYOR

THRU: BYRON C. MARSHALL, CHIEF ADMINISTRATIVE OFFICER

THRU: SHARON O. JUDKINS, DCAO-FINANCE & ADMINISTRATION

THRU: RAYFORD L. HARRIS JR., DIRECTOR BUDGET & STRATEGIC PLANNING

FROM: PETER H. CHAPMAN-DCAO ECONOMIC DEVELOPMENT & PLANNING

FROM: MARK A. OLINGER, DIRECTOR PLANNING & DEVELOPMENT REVIEW

RE: TO ENACT AN ORDINANCE FOR A STREAMLINED APPROVAL PROCESS
FOR GREEN ROOFS

ORD. OR RES. No. _____

PURPOSE: To enact an ordinance for a streamlined approval process for building permits for green roofs (solar and vegetative roofs).

REASON: To incentivize green roofs in residential and commercial buildings in Richmond.

RECOMMENDATION: Approval is recommended by the City Administration.

BACKGROUND: On July 9, 2012, City Council unanimously adopted the RVAgreen Sustainability Plan. The Plan builds on the existing sustainability efforts and priorities of city government and the Richmond community. It also creates a foundation that City Administration is using as its operational road map for moving sustainability initiatives forward.

To support initiatives in the RVAgreen Sustainability Plan, City Administration submits this O&R to request City Council to enact an ordinance for a streamlined approval process for building permits for green roofs (solar and vegetative roofs). The Department of Planning and Development Review will offer an expedited review process for building permits for solar and vegetative roofs.

201209020

Enacting this ordinance will help incentivize the use of solar and vegetative roofs in residential and commercial buildings throughout the city which will have a positive economic development impact in these sectors. Both solar and vegetative roofs offer other benefits as well. Solar and vegetative roofs result in less electricity being used in the building. Vegetative roofs also absorb rainfall and decrease the amount of run-off from the building which supports stormwater management efforts.

Enacting this ordinance will also enable the City of Richmond to achieve the Platinum Award (highest level award) in the Virginia Municipal League (VML) Green Government Challenge for 2012. The VML Challenge recognizes local governments that implement sustainable practices that reduce carbon emissions. Through joint efforts of City Administration and City Council, the City of Richmond has received progressively higher awards in the VML Green Government Challenge: certification in 2009, the Silver Award in 2010, and the Gold Award in 2011.

City Council has the authority to enact a streamlined process for building permits for green roofs (solar and vegetative roofs) pursuant to Virginia Code § 58.1-3852. This VA Code provision enables a locality to enact an ordinance to offer incentives or regulatory flexibility to encourage green roofs in the construction, repair, or remodeling of residential and commercial buildings.

FISCAL IMPACT /COST TO CITY: N/A

FISCAL IMPLICATIONS: N/A

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: October 8, 2012

CITY COUNCIL PUBLIC HEARING DATES: October 22, 2012

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: Law Department, Mayor's Office, CAO's Office, Department of Planning and Development Review

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Attachment A – § 58.1-3852. Incentives for green roofing

STAFF: Douglas Murrow
Building Commissioner
646-6058

Alicia R. Zatcoff
Sustainability Manager
646-3055

Attachment A

§ 58.1-3852. Incentives for green roofing.

A. As used in this article, unless the context clearly shows otherwise, the term or phrase:

"Green roof" means a solar roof or a vegetative roof.

"Solar roof" means a solar roofing system that generates reusable energy, which reusable energy accounts for at least 2.5 percent of the total electric energy used by the building to which the solar roofing system is attached.

"Vegetative roof" means a roofing system designed in accordance with the Virginia Stormwater Management Program's standards and specifications for green roofs, as set forth in the Virginia Stormwater BMP Clearinghouse, in which at least 50 percent of the total roofing area is vegetative.

B. Any county, city, or town may, by ordinance, grant incentives or provide regulatory flexibility to encourage the use of green roofs in the construction, repair, or remodeling of residential and commercial buildings. Any such incentive or regulatory flexibility shall require that green roofs be used.

C. The incentives or regulatory flexibility may include, but shall not be limited, to (i) a reduction in permit fees when green roofs are used, (ii) a streamlined process for the approval of building permits when green roofs are used, or (iii) a reduction in any gross receipts tax on green roof contractors as defined by the local ordinance.

D. The extent and duration of the incentives or regulatory flexibility shall conform to the requirements of the Constitutions of Virginia and of the United States.

(2009, cc. 17, 604.)