

Green Building Program Quick Reference Matrix

City, State	Year Program Began	Applies to: 1–Municipal 2–Commercial 3–Multifamily 4–Single-Family	Web Site	Notes
Phoenix, Arizona	2005	1		Buildings must only be certifiable. The city has LEED-accredited engineers.
Scottsdale, Arizona	1998	1, 2, 3, 4	www.scottsdaleaz.gov/greenbuilding/	The city requires LEED Gold for municipal buildings and periodically updates its checklists to stay current with technology.
Tucson, Arizona	2005	1	In development	There is another landscape ordinance that addresses commercial buildings as well. There are several water-specific regulations. They also have an office of conservation and sustainable development.
Anaheim, California	2007	1, 2, 3, 4	www.anaheim.net (dept. of public utilities/ green connection)	
Berkeley, California	2004	1, 2, 3, 4	www.cityofberkeley.info/sustainable/	The city is also looking into pushing its energy requirements beyond Title 24.
Burbank, California	2003	2, 3, 4	www.burbankca.org/building/bgreen.htm	It started as a voluntary program. The ratings are 3-tiered and focus more on getting developers to participate rather than worry about the level that is actually attained.
Carlsbad, California	2007	1		New program with plans to continue developing.
Chula Vista, California		4		
Fremont, California	2006	1	www.fremont.gov/Environment/GreenBuilding/default.htm	Applies to Municipal Buildings over 10,000 square feet. Alameda County also offers free consulting to developers shooting for certification.
Glendale, California	2007	2	www.ci.glendale.ca.us	LEED Silver, Gold, and Platinum buildings can earn density bonuses.
Irvine, California	2006	1, 2, 3, 4		Irvine has its own 100 pt. rating system for commercial and residential recognition.
La Mesa, California	2007	1		
Livermore, California	2006	1, 2, 3, 4	In development	The mandatory program will require 20 LEED points for commercial and 50 Build It Green Points for residential.
Long Beach, California	2006	1	www.longbeach.gov/plan/pb/apd/green/default.asp	The city is also looking into options for a policy regarding private development.
Los Angeles, California	2002	1	eng.lacity.org/projects/sdip/about_us.htm	The city has a sustainability task force.
Mission Viejo, California	2006	2, 3, 4	cityofmissionviejo.org/depts/cd/green_building/	The program is still in its pilot phase until 2008.
Novato, California	2005	4	www.ci.novato.ca.us/cd/forms/CDP047.htm	The policy is mandatory for new construction and requires 50 GreenPoints.
Oakland, California	2005	1, 2	sustainableoakland.com	Voluntary for commercial projects. The city has had a Sustainable Community Development initiative since 1998.

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Palo Alto, California	2007	1		The city plans on growing the program, and is exploring mandatory points as an option.
Pasadena, California	2006	1, 2, 3	www.ci.pasadena.ca.us/permitcenter/greencity/building/gbprogram.asp	Public buildings, 25,000+ square feet commercial, and 4+ story residential projects are required to be LEED Certified. It is optional for other development.
Petaluma, California	2006	2, 3, 4	www.cityofpetaluma.net/cdd/big.index.html	The program is optional for all and there is a \$500 per unit rebate incentive.
Pleasanton, California	2002	1, 2, 3, 4	www.ci.pleasanton.ca.us/business/planning/	The mandatory portions of the program were passed in 2006, before this it only applied to municipal buildings.
Redding, California	2005	4	www.reupower.com/energysvc/earth-adv.asp	The Earth Advantage program used Portland as its model. The city owns the electric company so many initiatives concern energy.
Richmond, California	2007	1		LEED Silver is required of municipal buildings. Any project receiving \$300,000+ from the city must also earn Silver or 50 Build It Green points.
Riverside, California	2007	4		The program is brand new as of summer.
Sacramento, California	2004	1	www.cityofsacramento.org/generalservices/sustain/greengoals.htm	The city is also working on reducing fees for private solar generation.
San Buenaventura (Ventura), California	2006	1	www.ci.ventura.ca.us/GreenVentura/	Municipal buildings must be certifiable. The rest is voluntary using LEED and the California Green Builder standards. Voluntary projects are eligible for expedited permitting.
San Diego, California	2002	1, 2, 3	www.sandiego.gov/environmental-services/sustainable/index.shtml	San Diego's program comprises several ordinances requiring municipal buildings be LEED Silver and providing expedited planning incentives to commercial and multifamily developments.
San Francisco, California	1999	1, 2, 3	www.sfenvironment.org/our_programs/overview.html?ssi=8	The city is continuing to advance. This summer the Green Task Force recommended several changes, including mandatory standards.
San Jose, California	2001	1	www.sanjoseca.gov/esd/natural-energy-resources/greenbuilding.htm	The planning department promotes private green design but the municipal policy is the only one that is official.
San Leandro, California	2006	1		San Leandro builders also receive incentives from Alameda county.
San Rafael, California	2007	1, 2, 3, 4	In development	New mandatory program.
Santa Barbara, California	2006	1, 2, 3, 4	www.builtgreensb.org	The policies are voluntary for private development and permits can be fast tracked. There is also a solar recognition program to promote the use of solar energy.
Santa Clarita, California	2005	1		The city has a sustainable purchasing guide that covers almost all of the supplies the city buys.
Santa Cruz, California	2006	1, 2, 3, 4	www.ci.santa-cruz.ca.us/pl/building/green.html	Mandatory minimums combined with incentives.
Santa Monica, California	2000	1	greenbuildings.santa-monica.org	

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Santa Rosa, California	2004	1, 4		The city is considering updates to the program to strengthen it and expand its scope.
Sunnyvale, California	2004	1, 2	sunnyvale.ca.gov/Departments/Community+Development/Planning+Division/Planning-Green+Buildings.htm	City buildings over 10,000 square feet are covered. The city offers a 5 percent floor area bonus to commercial developers.
Boulder, Colorado	1993	1, 4		The residential Green Points system they use is currently being updated again and will likely include commercial and multifamily housing.
Denver, Colorado	2005	1	www.greenprintdenver.org	Currently the program is a resolution but that is being strengthened this fall.
Fort Collins, Colorado	1998	1, 2	www.fcgov.com/opserv/pdf/green-bldg.pdf	It is a very flexible program, with different departments having different incentives. The city is currently working to tie everything together.
Stamford, Connecticut	2006	1	In development	The Sustainable Stamford program encourages private sustainable development.
Washington, D.C.	2007	1, 2		Large commercial buildings will be required to achieve at least a LEED Certified rating.
Gainesville, Florida	2002	1, 2	www.usgbc.org/ShowFile.aspx?DocumentID=1979	Florida cities are not allowed to amend the state building code at all due to weather in the state. Therefore, the city is working with the state to further coordinate their policy.
Lauderhill, Florida	2006	1, 2, 3, 4		Compliance is voluntary, but all applicable buildings must submit a statement identifying any green design components.
St. Petersburg, Florida	2006	2, 3, 4	www.stpete.org/development/developmentreview.htm	Sarasota county is very active in promoting green building. The city program is very informal but there is a very good relationship between developers, planners, and normal citizens.
Athens-Clarke County (balance), Georgia	2005	1	www.acclanning.com	In addition to the municipal policy the city has conservation subdivisions to develop better planned neighborhoods.
Atlanta, Georgia	2003	1	www.atlantaga.gov/client_resources/mayorsoffice/green%20initiative/green%20initiatives.pdf	The EarthCraft Homes program has also been in existence since 1999. Currently, the city is working to shed its reputation for sprawl by developing sustainable communities in addition to single-family buildings.
Honolulu CDP, Hawaii	2004	1, 2		Commercial, industrial, and hotel development can get a one year exemption on real property taxes.
Chicago, Illinois	2004	1, 3, 4	www.cityofchicago.org City Departments, Department of Environment	The success of separate programs is unique to the political culture of the city and the mayor.
Bloomington, Indiana	2007	1, 2, 3, 4	www.bloomington.in.gov/planning	The city offers bonus density to qualified projects and also has a Green Acres neighborhood program.
Bowie, Maryland	2003	1	www.cityofbowie.org/green/green.htm	The program is intentionally vague and does not specify LEED or another guideline. The goal is to promote flexible implementation and avoid focusing solely on points in the rating system.

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Gaithersburg, Maryland	2003	1, 2	www.gaithersburgmd.gov/poi/default.asp?POL_ID=793&TOC=107;81;388;585;793 ;	The LEED checklist must be completed by all applicable development. Incentives to be certified include reduced permit fees and city rebates for LEED fees.
Boston, Massachusetts	2007	1, 2, 3	www.bostongreenbuilding.org	The program is written into the municipal code as Article 80. The city amended the LEED guidelines to include city specific points for features the community values.
Medford, Massachusetts	2005	1	www.medford.org/Pages/MedfordMA_Energy/FINAL_LAP.pdf	The city is also pursuing a wind power project.
Quincy, Massachusetts	2006	1		The city is working on updating older municipal buildings as well as greening new construction. There is a defacto commercial policy but the city didn't want to constrict it with a specific guideline. Developers present their project and itemize green features, then work with planners to improve.
Grand Rapids, Michigan	2005	1		The city is finding better economic arguments for green building and the planning department regularly promotes green design with commercial developers although a formal policy has not been developed.
Bloomington, Minnesota	2005	2, 3	www.ci.bloomington.mn.us/code/Code19_9.html#b19_29 see Section 19.29 (g) (4) (F)	Section G-4-F in the code offers a floor area bonus for a specific zoning district. The city tried to promote mixed use development for more walkability.
Minneapolis, Minnesota	2006	1, 2		In addition to LEED, green development must be 35 percent above minimum state energy standards. Due to heating costs in the winter they are primarily concerned with energy efficiency and offer bonus density as an incentive.
St. Paul, Minnesota	2005	1, 2, 3, 4		The city uses Energy Star guidelines for residential. Large commercial structures must go through the Excel Energy program.
Kansas City, Missouri	2004	1	www.kcmo.org/manager/OEQ/cpp-progress.pdf	The city recently hired a sustainability manager and is currently working on removing barriers to green features within existing code to streamline the process before they worry about expanding the program.
Las Vegas, Nevada	2006	1, 4	www.sustainlasvegas.com (coming soon)	Las Vegas has established a green building fund to raise money from utility fees and provide grants to cover LEED costs.
Elizabeth, New Jersey	2002	3, 4		The city has a great Urban Enterprise Zone complete with mass transit. There is also an excellent grant program for low income housing. Over the past 15 years or so the downtown area has been completely revitalized.
Jersey City, New Jersey	2007	1		This policy is conceived as the first of many. They are looking into greening everything from roofs to parks to piers. The planning department also has latitude to work with tax abatements to incentivize green buildings.
Trenton, New Jersey	2004	2		Mayor Doug Palmer is the head of the Council of Mayors. Recently he has become more interested in green buildings and the city plans to become more of an example for other eastern cities to follow.

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Albuquerque, New Mexico	2005	1		The city has a strategic plan to meet the 2030 Challenge with goals for each department. Recently the city began working with a Vancouver consultant to update and expand the green building program.
New York, New York	2005	1	www.nyc.gov/planyc	PlaNYC is a comprehensive sustainability plan with 10 goals and 170 specific initiatives to help meet them. Much of the plan revolves around renovating existing buildings, since about 85 percent of the buildings that will exist in 2030 have already been built.
Asheville, North Carolina	2007	1		This new program was passed as a first step with serious plans to expand it in the next year.
Wilmington, North Carolina	2005	2, 3, 4	www.stewardshipdev.com	Currently the Lower Cape Fear Stewardship Development Award Program is voluntary and only provides a building award as an incentive.
Winston-Salem, North Carolina	2006	2, 3	www.cityofws.org/Home/Departments/Planning/Legacy/Articles/LegacyToolkit	Winston-Salem is a Sierra Club Cool City. It is currently focused on mixed-use planning and walkability.
Cincinnati, Ohio	2006	2, 3, 4	www.cincinnati-oh.gov/cdap/pages/-16936/	Cincinnati provides a property tax abatement for private developers. The city is also working with a developer to construct a 68 acre neighborhood to help gather data on pervious pavement and green roofs in particular.
Cuyahoga Falls, Ohio	2005	2, 3, 4		The city provides a density bonus for green development.
Hamilton, Ohio	2007	2, 3		For LEED projects the city amended the code to allow a density bonus and reduced landscaping requirements.
Eugene, Oregon	2006	1		There has also been an ongoing pilot project to expedite plan checks and provide consulting to developers. The city now has a few accredited staff members and are considering extending the pilot to more projects.
Portland, Oregon	2000	1, 2, 3, 4	www.portlandonline.com/osd	One of the few cities in the country to require new municipal buildings to be Gold rated. Numerous green building initiatives.
Philadelphia, Pennsylvania	2007	1	www.phila.gov/green/index.html	The city has maintained a sustainability commission which has recently recommended more transit-oriented development. The planning department is in the process of updating the zoning code as well.
Nashville-Davidson (balance), Tennessee	2007	1, 2, 3		Municipal buildings over 2000 square feet and \$2 million must be LEED Certified. Other projects are offered density bonuses to meet the same standard.
Austin, Texas	1991	1, 2, 3, 4	www.ci.austin.tx.us/citymgr/default.htm	The program has been around so long it is just an accepted part of the building process. Planning and permitting have a lot of flexibility with what to offer developers depending on the part of the city they will be in.
Dallas, Texas	2003	1		Dallas has a pilot program that has partnered with Habitat for Humanity to develop green low income housing.

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Flower Mound, Texas	2004	2, 3, 4	www.flower-mound.com/env_resources/envresources_greenbuilding.php	The program is purely voluntary and offers recognition to applicable buildings.
Frisco, Texas	2001	1, 2, 3, 4	www.friscotexas.gov/Projects_Programs/Green_Buidling/?id=155	Residential construction must meet Energy Star standards. Municipal construction must be LEED Silver and Commercial or multifamily buildings have a Frisco specific standard based on LEED.
Houston, Texas	2004	1, 2, 4	www.houstonpowertopeople.com	The city places an emphasis on cooperation between developers and planners. The Quick Start program is designed to provide consultation and the Houston Hope program targets low income housing.
Plano, Texas	2006	1		In addition to the municipal LEED requirements, the city has an interdepartmental group to provide education and consultation for private construction.
San Antonio, Texas	2004	4	www.buildsagreen.org/BuildSAGreen/	The city works with Build San Antonio Green, a program similar to the residential policies in Madison and Atlanta, to recognize and market green housing.
Salt Lake City, Utah	2005	1, 2	slcgreen.com/pages/hpb.htm	Municipal buildings must be LEED Silver and buildings over 10,000 square feet receiving city funds must also be LEED Certified.
Arlington CDP, Virginia	2000	1, 2, 3	www.arlingtonva.us/Departments/EnvironmentalServices/epo/EnvironmentalServicesEpoGreenBuildings.aspx#ACinc	All site plan projects must submit a LEED Scorecard and employ a LEED-accredited professional. Certain projects are required to earn 26 points, failure to do so results in a \$.03 per square feet fee that is used for green building education.
Chesapeake, Virginia	2007	1		The program is brand new and the next step will be to train municipal employees and conduct an energy audit of existing buildings.
Bellingham, Washington	2005	1		The King County program has expanded to include Bellingham as well. The city is working on a waterfront project as part of the LEED ND pilot.
Seattle, Washington	2000	1, 2, 3, 4	www.seattle.gov/environment	In addition to the requirements for city development, Seattle has a dizzying array of incentives for all kinds of sustainable features.
Shoreline, Washington	2007	1	www.cityofshoreline.com/cityhall.departments/planning/sustainable/index.cfm	Progress within the city has been somewhat hampered by concerns that municipal government may not be the best place for such action. They like to take cues from the state but recently they have begun to consider incentives as an appropriate action.
Madison, Wisconsin	1999	1, 4	www.cityofmadison.com/Environment/default.htm	The driving principle behind the sustainable development is to earn payback on the investments within 10 years. There is more focus on partnerships as opposed to policies. They view education as the best incentive.
Milwaukee, Wisconsin	2007	1		The city recently created an office of sustainability and there is a lot of momentum to keep the program expanding.