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# Baltimore City Green Building Standards

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What you Need to Know

June 2, 2010

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# To Cover Today...

1. Response to law
  2. BCGBS Credits
  3. LEED v. BCGBS
  4. BCGBS Step-by-Step Process
  5. Capacity Building
  6. Next Steps
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# Why not just LEED?

- Customized and tailored to Baltimore City
  - Responds to common criticisms of LEED
  - Quicker - takes less time
  - Cheaper - no additional review fees
  - Allows more flexibility
  - Creates more win-wins
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# Adaptations of LEED

- Automatic points (14)
    - Connectivity, density
  - Padded points (16)
    - Building reuse, energy efficiency
  - Expanded options (15)
    - Public open space, Brownfields remediation
  - Pledge points (11)
    - Recycling, green cleaning
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# Rating System Comparison

## LEED Silver

- **110 total possible points**
- **50 points needed (45% of total available)**
- **0 automatic points**
- **Duplication of plans and documentation**
- **Certification awarded months after building completion**

## BCGBS Two-Star

- **150 total possible points**
- **65 points needed (43% of total available)**
- **14 automatic points**
- **One plan set for permits and BCGBS review**
- **Certification awarded in same timeline as Certificate of Occupancy**

# BCGBS Process – Step 1

## 1. Register on-line

Unlike LEED,  
registration  
is free



The screenshot shows the Baltimore Housing website's registration page. At the top left is the Baltimore Housing logo, which includes a circular emblem with a house and the text 'BALTIMORE HOUSING AUTHORITY' and 'PROVIDING AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT'. To the right of the logo, the text 'BALTIMORE HOUSING' is displayed in a large, blue, serif font. Below the logo and text is a dark navigation bar with three main sections: 'INSIDE BALTIMORE HOUSING', 'NEWS & EVENTS', and 'LIVE WITH US'. Below the navigation bar, the breadcrumb trail reads 'Home > Code Enforcement > Search City Addresses For Your Area Office'. The main heading is 'Set up Account Information:(for question please call 410-396-4661)'. Underneath, 'Step1: Verify who you are:' is followed by four input fields: 'Company Name:', 'Your Name:', 'Email Address:', and 'Confirm E-Mail Address'. Below these fields is a CAPTCHA image showing the characters 'UZ43V' with the text 'Enter the code shown:' and an input field. At the bottom center is a 'Verify' button.

# BCGBS Process – Step 2

## 2. Complete Scorecard

**Total Points: 26**

**Review & Print ScoreCard**

Credits BY Category := Site - 17, Water - 1, Energy - 4, Material - 4, Health - 0, Innovation - 0

	DateCreate	No	Credit Name	Points	Credit Type	Credit Description Narrative	Customer's Detail	Delete
<b>Update</b>	06/01/2010	S.R1	Chesapeake Bay Construction Protection	R	Required			Delete
<b>Update</b>	06/01/2010	S.1	City Fabric - Site Selection	1	Automatic		NO DOCUMENTATION	Delete
<b>Update</b>	06/01/2010	S.2	City Fabric - Density	5	Automatic		No documentation	Delete
<b>Update</b>	06/01/2010	S.4	City Fabric - Public Transit	6	Automatic		No documentation	Delete
<b>Update</b>	06/01/2010	S.10	Chesapeake Bay Protection -Rainwater Control	1	Automatic		No documentation	Delete
<b>Update</b>	06/01/2010	S.11	Chesapeake Bay Protection - Stormwater Quality	1	Automatic		No documentation	Delete
<b>Update</b>	06/01/2010	W.R1	City Water Supply - Basic Conservation 20%	R	Required			Delete
<b>Update</b>	06/01/2010	E.R1	Energy - Basic Project Commissioning	R	Required			Delete
<b>Update</b>	06/01/2010	E.R2	Energy - Basic Project Conservation & Minimum Performance 10% save	R	Required			Delete
<b>Update</b>	06/01/2010	E.R3	Energy - Basic Ozone Protection	R	Required			Delete
<b>Update</b>	06/01/2010	M.R1	Materials Conservation - Basic Recycling	R	Required			Delete
<b>Update</b>	06/01/2010	HB.R2	Healthy Buildings - No Smoking	R	Required			Delete
<b>Update</b>	06/01/2010	S.12	Chesapeake Bay Protection - Greenscapes	1	Pledge			Delete
<b>Update</b>	06/01/2010	S.9.1	City Fabric - Maximize Open Space	1	Selected			Delete
<b>Update</b>	06/01/2010	S.9.2	City Fabric - Green Building	1	Selected			Delete



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# BCGBS Process – Steps 4 & 5

## 4. Plans Review

- **BCGBS credits will be reviewed alongside plans**
- **No additional time or fee for plans review with BCGBS**

## 5. Building Permit Awarded

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# BCGBS Process – Step 6

## 6. On-site Inspection

- Same next day inspections still available
- Free pre-scheduled inspections for specific construction credits

Unlike LEED, our inspectors come to you to cut down on your documentation load

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# BCGBS Process – Steps 7 & 8

## 7. Construction Phase Credit Documentation

- Application Cover Sheet
- Final Scorecard
- Supporting Documentation

## 8. C of O Awarded

Unlike LEED, no delay in construction credit review or certification

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# BCGBS Process – Step 9 (optional)

## 9. Pledge Point Inspections

- **Schedule established for on-site inspections of pledged points**
- **Frequency varies by credit**

Unlike LEED, pledge points encourage on-going operations to be efficient and “green”

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# Capacity Building

## ■ Internal

- Plans examining staff training
- Inspections staff training
- IT infrastructure

## ■ External

- Predevelopment meetings to notify early in process
  - Free preliminary code review meetings available
  - Desire to work with project teams toward success
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# Next Steps...

- For additional questions:
    - [GreenBuildingStandards@baltimorecity.gov](mailto:GreenBuildingStandards@baltimorecity.gov)
    - FAQs on [www.baltimorehousing.org](http://www.baltimorehousing.org)
  - Technical assistance available for projects
  - One year evaluation process
    - Opportunity to fix things that aren't working
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