

I. Purpose and Principles

The Norwalk Redevelopment Agency intends to ensure with enactment of this program that the design, construction, operation and recycling of the built environment is completed in an environmentally and energy efficient manner, meaning the maximization of energy efficiency and minimization of environmental impact. To accomplish these objectives, the following principles will be applied:

- A. Meet the resource needs of today without compromising the needs of future generations, through efficient use and protection of natural resources, and improvement of the urban environment. Efficient use and protection includes minimizing the use of new resources and maximizing reuse and recycling, while reducing waste streams, emissions, toxics, and ozone-depleting materials.
- B. Seek better performance, long-term affordability, and higher market value of buildings in Norwalk. Design sustainable buildings as economically as possible, while considering the need for improvements, flexibility, and future disposal of the building systems during the building's lifecycle. This includes provisions for occupant health, productivity and satisfaction within the built environment.

II. Application and Steps for Approval

- A. These guidelines for Sustainable Design Project Review will apply to all buildings and facilities proposed to be constructed within the duly established Norwalk Urban Renewal Areas and Redevelopment Plans. The effective date for application of these regulations is May 1, 2009.
- B. These guidelines will not apply to **projects whose budgeted cost falls below \$500,000:**
 - ~~1. Single family and two family dwellings. (revised May 10, 2011)~~
 - ~~2. Multi family projects of up to and including five units.~~
 - ~~3. Interior renovations less than or equal to 10,000 square feet in gross leasable area.~~
- C. There will be two steps in the approval process:
 1. The first step will be a determination that the materials are sufficient to initiate the project review and subsequently that the project could meet the standards and criteria for conformance as found in section V.
 - a. This determination will be made by the Norwalk Redevelopment Agency or its designees. This decision may be assisted by a Design Review peer review consultant within the design review process.
 - b. This will include review and approval of documents showing ability to proceed with the approved sustainable building design program and a site inspection by the Norwalk Redevelopment Agency or its designees. All costs associated with completion of the sustainable building design program will be borne by the project.
 - c. The procedures and process for determining compliance with this step will run concurrently with any other project reviews, including design review required by the Norwalk Redevelopment Agency.

- d. The Norwalk Redevelopment Agency or its designees will issue a notice of compliance upon successful completion of this step.
 - e. This first approval will allow the project to proceed for building permits after all other required pre-building-permit approvals and procedures are completed.
2. The second step will be acceptance of the submission of certifications from an approved sustainable building design program, which include building commissioning and third party verifications.
- a. This will include review of certification documents and a site inspection by the Norwalk Redevelopment Agency or its designees.
 - b. The Norwalk Redevelopment Agency or its designees will issue a letter of compliance upon successful completion of this step.
 - c. This second approval will allow reimbursement of Sustainable Design Project Review Application Fees, found in section IV.A.2., to the applicant.

III. Procedures

- A. New building proposals accepted by the Norwalk Redevelopment Agency will include, together with other project review and approval requirements:
 - 1. Application for Sustainable Design Project Review Fee, found in section IV.A.
 - 2. All materials requested for showing the ability to comply with the first step of Sustainable Design Project Review found in section II.B.1.
- B. The Norwalk Redevelopment Agency or its designee, including any peer review consultants, will:
 - 1. Be available for meetings with the project proponents and their consultants.
 - 2. Determine acceptability of sustainable building design program choice.
 - 3. Determine acceptability of the means used to determine compliance with the Target Metrics found in section V.B.
 - 4. Make recommendations for improvements and changes in the project.
 - 5. Make determinations of compliance with these standards.
- C. The materials will be reviewed in accordance with the Norwalk Redevelopment Agency's standards and regulations and will be performed concurrent with any other project reviews when appropriate. Design review and peer review consultants may be used for this purpose at the discretion of the Norwalk Redevelopment Agency.

IV. Application Materials and Fee

- A. The Application for Sustainable Design Project Review shall include the following:
 - 1. Application materials and supporting documentation for one or more of the Sustainable Building Design programs (found in V. Standards) selected by the applicant. This material and supporting documentation will include the initial registration of the project and subsequent documents showing completion of the program steps as agreed to with the Norwalk Redevelopment Agency.

2. ~~The Application Fee~~ A performance guarantee in accordance with the following schedule: **(Revised May 10, 2011)**
 - a. Building size up to 250,000 sq ft GFA - \$10,000
 - b. Building size 250,000 sq ft to 500,000 sq ft GFA - \$15,000
 - c. Building size greater than 500,000 sq ft GFA - \$20,000
 - d. All of the above will be in addition to any fees necessary for retaining a Design Review peer review consultant.
3. ~~The Application Fee~~ The performance guarantee may be reimbursed to the applicant after the following: **(Revised May 10, 2011)**
 - a. Successful completion of the chosen Sustainable Building Design program as evidenced with a duly granted certificate from the entity sponsoring the program, and,
 - b. Building data and documentation showing achievements relative to the Target Metrics found in section V.B.

V. Standards

A. Sustainable Building Design Programs

1. The approved sustainable building design programs that may be used for compliance with this review include:
 - a. The U.S. Green Building Council™, Leadership in Energy and Environmental Design (LEED®) program, and/or,
 - b. The Green Building Initiative, Green Globes™ program, and/or,
 - c. The U.S. Environmental Protection Agency, Energy Star™ program, and/or,
 - d. Another program proposed by the applicant or others and shown to the satisfaction of the Norwalk Redevelopment Agency to meet the purpose, principles, and target metrics for this review.
2. The following methods and measurements will be used to determine compliance with the approved sustainable building design programs, unless otherwise approved by the Norwalk Redevelopment Agency:
 - a. For the first step in making the determination that the project could meet the standards and criteria for conformance found in section II.C. and this section, a checklist of all program elements from the approved sustainable building design program, with expected project compliance for each element shall be submitted for review. A sample checklist is available from the Norwalk Redevelopment Agency but is not considered binding or limiting for the purposes of this section.

B. Target Metrics

1. All buildings and facilities constructed within the Urban Renewal Areas and Redevelopment Plans will include means to meet the following targets:
 - a. Reduce demand on traditional energy sources by at least 10% over demands from comparable buildings in the year 2000.

- b. Increase energy efficiency by at least 25% over comparable building types built to the 2005 State Building Code of Connecticut.
 - c. Reduce the use of toxic building materials and the generation of construction waste.
 2. The following methods and measurements will be used to determine compliance with the Target Metrics, unless otherwise approved by the Norwalk Redevelopment Agency:
 - a. Reduction in traditional energy sources will be determined through the proof of purchase of renewable energy certificates (REC's). Sources for REC's may be found at The Center for Resource Solutions, Green-e program (<http://green-e.org>).
 - b. Increase in energy efficiency will be determined through the use of a Department of Energy (DOE) building energy utilization modeling program such as Energy-10, EnergyPlus, or DOE-reviewed modeling program, to determine building energy efficiency as compared to the 2005 State Building Code of Connecticut.
 - c. Reduction in toxic materials will be determined through submittal of documentation proving reuse of waste material and use of 'green' building materials and equipment, as determined through one of the approved Sustainable Building Design Programs (section V. of this regulation), or by specifications, such as EnergyStar, Federal Green Construction Guide for Specifiers, GreenSpec® product catalog or similar specification.
 3. These targets will be accomplished through cost-effective means with reasonable returns on investment to the developers and building owners, as determined by the Norwalk Redevelopment Agency in accordance with the methods listed in this section.
 4. In the event that the results of application of the following procedures and standards do not meet the above target metrics, the Norwalk Redevelopment Agency reserves the right to amend these standards administratively for all current and future building projects.

C. Relief from the Sustainable Building Design Standards

If during the course of the project's design and construction, it is found that under full compliance with the chosen program(s) the project would not be financially feasible, a request for relief of these standards may be submitted. Justification for this relief may require substantial documentation and will include consideration of a building life cycle assessment. If approved, the reimbursement of the Application Fee will not be restricted for reason of non-completion of the program.