

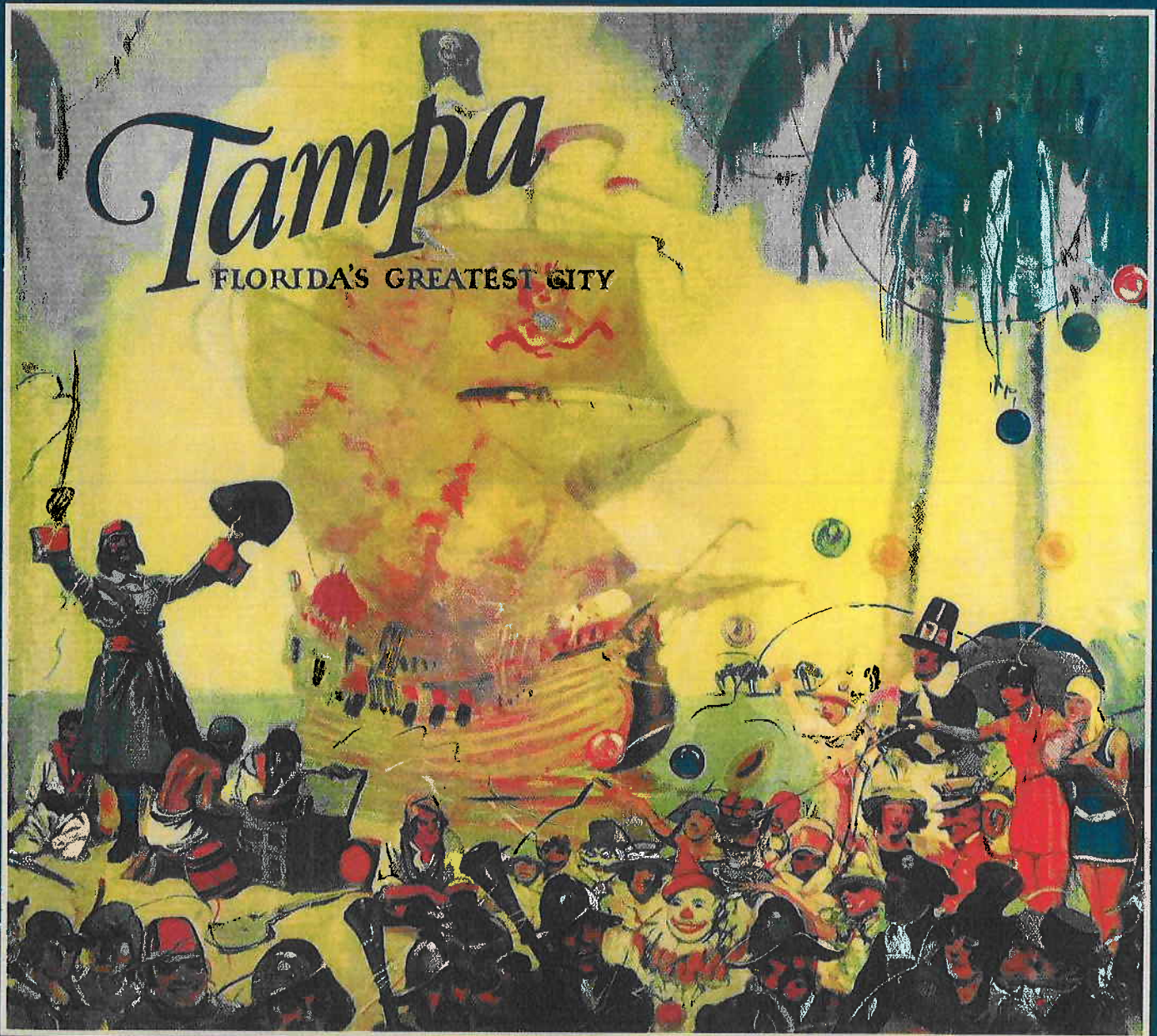
Lawyer

THE HILLSBOROUGH COUNTY BAR ASSOCIATION

TAMPA, FLORIDA

MARCH 2008

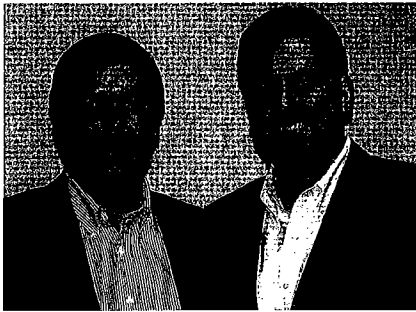
VOL. 18, NO. 6



GREEN BUILDING IN THE SUNSHINE STATE

Environmental and Land Use Section

Chairs: Scott I. Steady, Williams, Schifino, Mangione & Steady, P.A., and Kenneth A. Tinkler, Carlton Fields, P.A.



What does your building do for you? Odd question you ask, but today's buildings not only save their owners money in utilities and operation, but they may also help reduce water and energy use. Solar panels, energy-efficient appliances, and "smart" designs are today's reality in the building industry. Utilizing building practices which conserve energy and natural resources, once considered to be a "tree-huggers" plight, is now hitting the Florida mainstream in a big way.

Getting here was not easy, but leading the path was the U.S. Green Building Council's Leadership in Energy and Environmental Design ("LEED"). LEED is the national standard for the design, construction, and operation of green buildings. Buildings which meet the standards

in LEED's Rating System obtain LEED Certification for their projects. LEED has created a Rating System and/or Program for the following types of buildings: 1) New Commercial Construction and Major Renovation projects; 2) Guidelines for Multiple Buildings and On-Campus Building Projects; 3) Existing Building Operations and Maintenance; 4) Commercial Interiors Projects; 5) Core and Shell Development Projects; 6) Homes; 7) Neighborhood Development; and 8) Schools. LEED is also currently working on developing guidelines for Retail for New Construction, Retail for Commercial Interiors, and Healthcare.

In Florida, the Florida Green Building Coalition, Inc. ("FGBC") has also developed green building standards. Like LEED, FGBC

provides a certification program for buildings which meet the relevant FGBC criteria. Specifically, FGBC offers the Florida Green Home

Standard as well as the Florida Commercial Building Standard. FGBC is also currently drafting a Green High Rise Residential Standard. Through these programs, buildings earn points in order to obtain their appropriate FGBC certification. In the past year, the Florida Home Builders Association endorsed FGBC's green building, design and construction standards.

In addition, FGBC also offers

a Green Development Standard, as well as a Florida Green Local

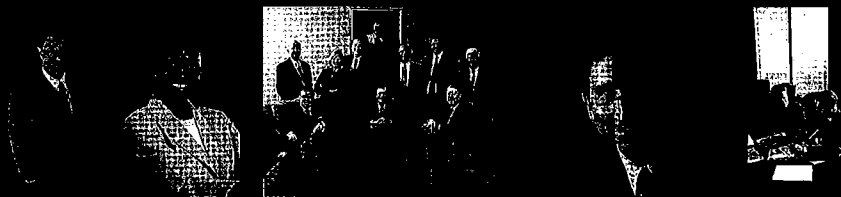


Utilizing building practices which conserve energy and natural resources, once considered to be a "tree-huggers" plight, is now hitting the Florida mainstream in a big way.

Continued on page 23

IF YOU LOOKED ANY BETTER, IT WOULDN'T BE LEGAL

HCBA MEMBERS ENJOY 10% OFF AWARD-WINNING PHOTOGRAPHY ON-LOCATION OR IN-STUDIO



THOMPSON Studios

813.994.2000 | THOMPSONSTUDIOSTAMPA.COM | 10329 CROSS CREEK BLVD. SUITE H | TAMPA, FLORIDA 33647

GREEN BUILDING IN THE SUNSHINE STATE

Environmental and Land Use Section

Continued from page 22

Government Standard for Green Cities and Counties. The Florida Green Local Government Standard for Green Cities and Counties provides a comprehensive list of criteria which the local governments can implement in order to meet the minimum standard for certification. Similar to the other FGBC Programs, since the FGBC standard is a minimum point value, the local governments have flexibility in implementing the green initiatives they choose. For example, a local government would get points for certain improvements to their landscape code or for adopting the FGBC or LEED green standards for all local government development or buildings.

Pinellas County was the first county to receive certification from FGBC, on October 27, 2006. Currently, Sarasota County, Orange County, the City of St. Petersburg and the City of Dunedin have all obtained the pre-submittal stage of certification. Other local governments, like the City of Gainesville and Sarasota County, have adopted ordinances which give private builders incentives for utilizing the LEED standards. These incentives include fast-track building permitting, as well as a 50% reduction on the building permit fees for private contractors and builders who use the LEED standards. Other local governments could also utilize tax rebates, zoning allowances, impact fee reduction and additional incentives

to encourage the use of LEED and FGBC standards.

Whether you consider yourself "green" or not, it looks like green building is hitting the Sunshine State fast. With the savings in utilities, including water and energy, along with the incentives provided by local governments, it appears that going green could make sense for many of Florida builders. Their buildings might not only save them money, but also help them save the natural resources of their communities and State.



Author:
Meredith S.
Sherman, Esq.,
Fowler White
Boggs Banker P.A.

Federal Crimes

consult, associate, or refer

Marcelino J. Huerta, III

Board Certified Trial Lawyer

813-229-7623

www.lawyers.com/huertalaw



BAY AREA REPORTING, INC.

COURT REPORTING FIRM YOU CAN RELY ON

- ❖ 24 hour 7 day phone access to our office manager
 - ❖ Disaster Recovery System
 - ❖ Accurate Transcripts, Timely Delivery
- ❖ We strive to simplify communications between our clients and our staff – When you call us, we will know what you are talking about.

We are pleased to announce that we are Benefit Provider for Hillsborough County Bar Association members now!

Tel: (813) 229-7207 (local)
Toll free: (866) 240-9500
Website: www.Bar-tampa.com
E-mail: bayarearptg@aol.com