

1 **COMMITTEE SUBSTITUTE**  
2 **BOARD BILL # 323**                    **INTRODUCED BY ALDERMAN ALFRED WESSELS,**  
3 **PRESIDENT JAMES SHREWSBURY, ALDERMEN/ALDERWOMEN: CRAIG**  
4 **SCHMID, PHYLLIS YOUNG, WILLIAM WATERHOUSE, STEPHEN GREGALI,**  
5 **JOSEPH RODDY, APRIL FORD GRIFFIN, DONNA BARINGER, KATHLENE**  
6 **HANRAHAN**

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8 An ordinance directing the Board of Public Service to adopt Leadership in Energy and  
9 Environmental Design (LEED) Green Building rating system for all newly constructed and  
10 renovated city-owned facilities.

11 **WHEREAS,** buildings consume 30% of the total energy and 60% of electricity generated in the  
12 United States; and

13 **WHEREAS,** many federal, state, and municipal governmental bodies have recognized the  
14 positive role they can play in helping to establish a market for environmentally-preferable design  
15 and construction materials by promulgating green building ordinances and guidelines; and

16 **WHEREAS,** the United States Green Building Council (USGBC), a non-profit, nationally  
17 recognized association with membership representing all segments of the building industry,  
18 including architects, manufacturers, government agencies, and environmentalists, has created  
19 LEED, a green building rating system that provides specific principles and practices, some  
20 mandatory but the majority discretionary, that may be applied during the design, construction,  
21 and operation phases, which enable the building to be awarded points from reaching preset  
22 standards of environmental efficiency so that it may achieve LEED certification from the  
23 USGBC as a "green" building; and

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**YOUNG, WILLIAM WATERHOUSE, STEPHEN GREGALI, JOSEPH RODDY, APRIL**  
**FORD GRIFFIN, DONNA BARINGER, KATHLENE HANRAHAN**

1 **WHEREAS**, LEED is recognized nation-wide by public and private sectors alike as a credible  
2 and viable guide for realizing the goal of a sustainable, energy efficient building that achieves  
3 significant cost savings over its lifespan; and

4 **WHEREAS**, thoughtful planning and design decisions made by the Board of Public Service in  
5 the construction and remodeling of city-owned facilities and leaseholds can result in significant  
6 cost savings to the City of St. Louis over the life of such facilities and leaseholds; and

7 **WHEREAS**, LEED ensures that through all stages of a new building's lifecycle: design,  
8 construction, and operation, the building will have a less negative impact on the environment and  
9 a more positive impact on the health and productivity of its workers as well as the financial  
10 strength of this City;

11 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

12 SECTION ONE. That the Board of Public Service is hereby directed to employ the LEED Green  
13 Building Rating System, Version 2.2 throughout their design, construction, and operation of all  
14 newly constructed city-owned facilities greater than five thousand (5000) square feet in size and  
15 that each new facility must achieve the LEED silver level of certification.

16 SECTION TWO. The USGBC intends to release a revised version of the LEED Green Building  
17 Rating System every three years; and with this in consideration when beginning a new building

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1 project, the Board of Public Service shall refer to the most current version of the LEED Green  
2 Building Rating System in existence; and after registering with the USGBC at the design stage of  
3 the project as is required, the Board of Public Service may adhere to that existing version until  
4 completion of the project, regardless of any new LEED version that may be released at a later  
5 time.

6 SECTION THREE. The Board of Public Service is further directed to apply LEED principles  
7 included in LEED-New Construction, LEED-Commercial Interiors and LEED-Existing  
8 Buildings during retrofit and renovation projects of current standing facilities whenever it is  
9 practicable.

10 SECTION FOUR. Projects with sites acquired and designed prior to the effective date of this  
11 ordinance shall comply with the LEED Silver standard to the extent possible.

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