



# PORTLAND MAINE

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## MEMORANDUM

To: Green Building Incentive Task Force

From: Ian Houseal, Sustainability Coordinator

Date: April 28, 2010

**Re: Incentive Options and Incentives Available**

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At the March Green Building Incentive Task Force further information was requested by the Task Force including a summary of all possible options for incentivizing green building by the City, a summary of incentives already offered by other entities, as well as a summary of permit revenue collected by the City and a copy of the building permit fee schedule.

The requested information is included here.

### Summary of Incentive (monetary and non-monetary) Options:

Incentive	Description
Rebate	Payment <i>after</i> completion based on meeting certain criteria with funding to come from a payment source unknown.
Fee reduction	<i>Initial</i> payment reduction based on meeting certain criteria from a payment source unknown.
Self-funded fee/rebate	A self funded mechanism including an <i>initial</i> payment for non-green building and rebate <i>after</i> completion for meeting certain criteria.
Grant or loans	Payment for meeting certain standards using grant funds or loan funds from payment source unknown.
TIF district	Tax offset for a period of time based on certain criteria used to fund the project and other associated costs.
Expedited plan review	Non-monetary incentive for plan review.
Density bonus	Non-monetary incentive density bonus applicable to residential applications.
Technical or marketing assistance	Non-monetary incentive offering promotion of a project or assistance in navigating incentive programs.

## Available Incentives

Building Type	Commercial		Residential	
	New Construction	Renovation	New Construction	Renovation
Electrical	Equipment Rebates	Equipment Rebates	N/A	Equipment Rebates
Gas	Equipment Rebates	Equipment/Envelope Rebates	Equipment Rebates	Equipment Rebates
Propane	N/A	N/A	N/A	Equipment Rebates
Solar/Wind	Rebate	Rebate	N/A	Rebate
Income Tax Credit	Federal Tax Credit	Federal Tax Credit	N/A	Federal Tax Credit
Building Performance	High Performance Building Program (incentive: \$1/SF)	Loan (\$35,000 at 1%)	N/A	- Loan/PACE (\$15,000) - Housing Loans (income specific)

## Efficiency Maine High Performance Buildings Program

Efficiency Maine reported that the incremental cost for high performing buildings is 1-3%. The High Performance Building Program is a very new program (one year) and is still being reviewed. The incentive amount is still fluctuating and is contingent upon legislative funding. Funding is currently provided through the electrical system benefit charge. In the first year of this program there have been three projects completed and seventeen are in review. The program offers a \$1/sf incentive for new commercial construction. The program is ideally suited to 10,000-70,000 sf. Prescriptive requirements include:

- Meet MUBEC
- Continual Insulation Barrier
- Requirements for foundations, skylights no >5% of roof area, windows no >40% wall area
- R-value
- Lighting power density
- Mechanical equipment performance
- Dedicated heating and cooling equipment
- On-demand domestic hot water
- Actual performance if available

**Fee Schedule**

Pursuant to Portland City Code Sec. 6-17 building permit fees are based on the cost of work. The cost of work is submitted by the applicant and reviewed by the Division for reasonableness. All building permit applications shall be accompanied by the appropriate fee as established below:

(a) Construction work:

- (1) Cost of work fees:
  - Up to \$1,000.00 . . . . . \$30.00
  - \$1,000.00 or more . . . . . \$30.00 + \$10.00 per  
\$1,000.00 above \$1,000.00
- (2) Belated fees:
  - Below \$30.00 permit fee . . \$50.00 additional
  - Above \$30.00 permit fee . . \$100.00 additional
- (3) Amendments to application:
  - Up to \$1,000.00 . . . . . \$30.00
  - \$1,000.00 or more . . . . . \$30.00 + \$10.00 per  
\$1,000.00 above \$1,000.00

(b) Fees for specific items (additional to cost of work fees above):

- (1) Air conditioning and . . . . \$30.00 + \$10.00 per  
ventilation systems \$1,000.00 cost
- (2) Change of use permit . . . . \$30.00 + \$10.00 per  
\$1,000.00 cost
- (3) Demolitions:
  - Structures . . . . . \$30.00 + \$10.00 per  
\$1,000.00 cost
- (4) Heating systems-all types. . \$30.00 + \$10.00 per  
\$1,000.00 cost
- (5) Oil and gas burner. . . . . \$30.00 + \$10.00 per  
replacement \$1,000.00 cost
- (6) Stop work order removal . . \$100.00
- (7) Certificate of Occupancy. . \$75.00 for each  
Inspection
- (8) Home occupation . . . . . \$150.00 plus cost of work

- (9) Re-inspections . . . . . \$75.00 for each
- (c) Fees in lieu of cost of work:
  - (1) Signs . . . . . \$30.00 + \$2.00/sq.ft.
  - (2) Tanks: propane gas, gasoline and fuel oil:
    - Under 300 gals . . . . . \$30.00
    - 300 gallons or more . . . . . \$35.00
    - Removal. . . . . \$30.00
  - (3) Tent use . . . . . \$30.00
  - (4) Parking lots . . . . . \$100.00
  - (5) Subdivision fee. . . . . \$500.00 base fee plus  
\$25.00 per lot or dwelling unit
  - (6) Hoods, commercial cooking. . \$30.00 + \$10.00  
per \$1,000.00 cost
  - (7) Commercial cooking . . . . . \$30.00 + \$10.00  
Appliances per \$1,000.00 cost
  - (8) Fire alarm and sprinkler . . \$30.00 + \$10.00 per  
systems \$1,000.00 cost
  - (9) Moving building . . . . . \$30.00 + \$10.00 per  
\$1,000.00 cost
  - (10) Metalbestos chimney . . . . \$30.00 + \$10.00 per  
\$1,000.00 cost

### Building Permit Revenue

	FY 2001	FY 2002	FY 2003	FY 2004	FY 2006	FY 2005	FY 2007	FY 2008	FY 2009	FY 2010
<b>Building Permits</b>										
Building Permits	\$ 537,138	\$ 686,556	\$ 580,333	\$ 1,151,582	\$ 1,227,489	\$ 1,403,837	\$ 1,532,360	\$ 1,787,397	\$ 838,699	\$ 1,239,189
Plumbing/Electrical	\$ 78,253	\$ 78,806	\$ 84,207	\$ 102,731	\$ 112,452	\$ 109,982	\$ 99,271	\$ 108,777	\$ 67,427	\$ 83,911
Other Fees	\$ 13,476	\$ 22,816	\$ 37,114	\$ 27,052	\$ 31,010	\$ 34,812	\$ 28,500	\$ 21,585	\$ 15,621	\$ 22,132
<b>Total Building Permits</b>	\$ 628,867	\$ 788,178	\$ 701,654	\$ 1,281,365	\$ 1,370,950	\$ 1,548,630	\$ 1,660,131	\$ 1,917,759	\$ 921,747	\$ 1,345,232
<b>Planning Charges</b>	\$ 138,605	\$ 189,643	\$ 229,532	\$ 355,674	\$ 353,980	\$ 344,108	\$ 362,621	\$ 239,800	\$ 255,963	\$ 226,814

