CITY OF PORTLAND, MAINE
Agenda

Green Building Incentive Task Force

DATE:  4/28/2011
TIME:  12:00 PM
LOCATION: City Hall Room 209

AGENDA

1. Review and approve of GBITF minutes from March 24, 2011.
2. Review of Meeting Material.
3. Further Discussion on Development of Green Building Incentives.
4. Confirm Date for Next Meeting: The next meeting is currently scheduled for May 26, 2011.
5. Adjourn

1. 04-28-2011 Packet

Documents: GBMEETINGMATERIAL042811.PDF
MEMORANDUM

To: Green Building Incentive Task Force

From: Ian Houseal, Sustainability Coordinator

Date: April 28, 2010

Re: Incentive Options and Incentives Available

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:

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

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Commercial</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>New Construction</td>
<td>Renovation</td>
</tr>
<tr>
<td><strong>Electrical</strong></td>
<td>Equipment Rebates</td>
<td>Equipment Rebates</td>
</tr>
<tr>
<td><strong>Gas</strong></td>
<td>Equipment Rebates</td>
<td>Equipment/Envelope Rebates</td>
</tr>
<tr>
<td><strong>Propane</strong></td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Solar/Wind</strong></td>
<td>Rebate</td>
<td>Rebate</td>
</tr>
<tr>
<td><strong>Income Tax Credit</strong></td>
<td>Federal Tax Credit</td>
<td>Federal Tax Credit</td>
</tr>
<tr>
<td><strong>Building Performance</strong></td>
<td>High Performance Building Program (incentive: $1/SF)</td>
<td>Loan ($35,000 at 1%)</td>
</tr>
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<td></td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

**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 per $1,000.00 cost
   - Appliances

(8) Fire alarm and sprinkler . . $30.00 + $10.00 per $1,000.00 cost
   - Systems

(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

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

![Building Permit Revenue Graph](image)

- **Building Permits**
- **Planning Charges**