

RESOLUTION UPDATING LEADERSHIP IN ENERGY AND  
ENVIRONMENTAL DESIGN (LEED) STANDARDS

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- WHEREAS, the Buncombe County Environmental and Energy Stewardship Subcommittee has recommended that the Buncombe County Board of Commissioners update its LEED design resolution to enhance the policy and reflect a desire toward electrification and decarbonization; and
- WHEREAS, Buncombe County is committed to improving the health of its employees and its citizens, improving energy efficiency, reducing waste, and conserving water; and
- WHEREAS, the County has committed to reducing its carbon emissions and reaching 100% renewable energy for its internal operations by 2030; and
- WHEREAS, the County is tasked with being a good steward of its taxpayers' dollars; and
- WHEREAS, the County has determined that LEED design by the County in construction and remodeling of County buildings will result in significant energy cost savings over the life of buildings; and
- WHEREAS, high performance buildings provide occupants and visitors with healthier and more productive environments; and
- WHEREAS, high performance buildings have financial benefits including lower maintenance and lifecycle costs, resulting in net savings for taxpayers; and
- WHEREAS, a building's initial construction costs represent only one part of the building's entire costs over its 30 to 40 years of life, emphasis should be placed on the "life cycle costs" of a public building rather than solely on its initial capital costs; and
- WHEREAS, the County commits to high performance building practices that protect the quality of our air, water, and other natural resources; provide employees and the public with safe and healthy indoor environments, minimize our environmental footprint; reduce operating and maintenance costs over the life of the building; and serve as a model to others.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSIONERS OF BUNCOMBE, NORTH CAROLINA in public meeting assembled:

1. The County's construction management team will provide presentations to the County Board of Commissioners during the design or major equipment replacement planning process which will provide Life Cycle Cost Analysis for design alternatives as well as energy modeling which will inform the decision-making process.
2. New construction of occupied public buildings and facilities over 10,000 square feet shall achieve the minimum points needed to receive a rating of LEED Gold and strive to achieve the highest rating. While LEED certification will not be a requirement for all projects, certification will be pursued for selected projects where certification can be obtained for reasonable additional cost.
3. For new construction projects the County will also require certain sustainable design elements:

- Facilities will be designed and constructed to include solar photovoltaic systems unless it is found to be not technically feasible or cost prohibitive based on lifecycle cost analysis
  - Facilities will be designed and constructed to include all-electric equipment unless found to be not technically feasible or cost prohibitive based on lifecycle cost analysis. This requirement shall not apply to backup or emergency generators.
  - Where feasible and where County fleet vehicles will be parked on-site, facilities will install electric vehicle charging infrastructure.
  - Where feasible, facilities will be designed to achieve “net-zero” energy
4. Major renovations of public buildings, defined as renovations in excess of 50% of the aggregated area building, shall achieve the minimum points needed to receive a rating of LEED Gold and strive to achieve the highest rating. While LEED certification will not be a requirement for all projects, certification will be pursued for selected projects where certification can be obtained for reasonable additional cost.
  5. Existing equipment and infrastructure should be replaced with an all-electric equivalent upon the end of the equipment’s useful life, unless found to be not technically feasible or cost prohibitive based on lifecycle cost analysis.
  6. All other new construction, renovations, repairs, replacements, maintenance and operations of public buildings shall employ cost-effective, energy-efficient, green building practices to the maximum extent possible through the use of the USGBC LEED checklist or other comparable performance criterion in the planning, construction, renovation, maintenance and operation of the facility.

This the 18<sup>th</sup> day of July, 2023.

ATTEST

BOARD OF COMMISSIONERS FOR THE  
COUNTY OF BUNCOMBE

\_\_\_\_\_  
Lamar Joyner, Clerk

By: \_\_\_\_\_  
Brownie Newman, Chair

APPROVED AS TO FORM

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County Attorney