

MINUTES
Green Building Incentive Task Force
February 24, 2011
City Hall, Room 209, 12:00 PM

1. Introductions

Portland City Council
David Marshall, District 2

Citizen-at-Large
Bill Getz

Design and Construction
Cordelia Pitman – Wright-Ryan Construction
Michael Belleau – Architect

Property Developers
Greg Shinberg
Ethan Boxer – Avesta Housing

Chamber of Commerce
Chris O'Neil

Green Building Professional
Michael Polaski – Fore Solutions

The Task Force was introduced to fellow members. Ethan Boxer and Cordelia Pitman were not in attendance. The Task Force reviewed their charge given to them by the City Council. Their charge was to review the existing green building ordinance and discuss and make a recommendation on a green building incentive program. The Task Force reviewed the timeline for completing the assignment.

2. Incentive Program versus Building Code

The City's obligations to uphold the Maine Uniform Building and Energy Code (MUBEC) was reviewed as distinguished from incentivizing green buildings. MUBEC went into effect on December 1, 2010. Buildings must comply with MUBEC and cannot require that buildings exceed MUBEC through Code Enforcement. An incentive can be used to encourage exceeding the standard or discourage not exceeding the standard.

3. Presentation of Material on Incentive Programs for Green Building

A resource document titled "Green Building Incentive That Work: A Look at How Local Governments Are Incentivizing Green Development" was summarized. Numerous ways of incentivizing green building are available including fee reductions, expedited plan review, targeting only certain "green" measures such as energy performance. Portland, Oregon is undertaking a "fee-bate" concept.

4. Review of the Green Building Ordinance

The existing Green Building Ordinance was introduced and the task force was provided the waivers that have been issued for two publically funded green buildings. There was some discussion on administrative process for reviewing green buildings.

Boston's program for green building review was discussed because it was believed that the program was funded through fees levied to review green buildings. The value of departing from LEED was also discussed. Some municipalities only incentivize certain aspects of green buildings such as energy performance. San Diego County was one of these municipalities.

5. Confirm Date for Next Meeting: The next meeting is currently scheduled for March 24, 2011

6. Adjourn