Green Building Incentive Program
Information

To safeguard our environment and quality of life and encourage responsible development, the City of Columbia is pleased to introduce the Green Building Incentives Program (GBIP).

The new Green Building Incentives Program, funded by the American Recovery and Reinvestment Act of 2009, provides both financial and other incentives to those who construct buildings to green building program standards.

Here is how the program works:

- The location of the project must be within the City of Columbia. It cannot be a government project, nor otherwise be required by law to meet green building standards. Projects must be completed and third party verified before December, 2012.

- To receive the incentive, the project must meet green certification standards. Commercial projects must be built to LEED certification. One or two-family projects must achieve certification from one of the following programs: Build Green Greater Columbia Program, USGBC LEED for Homes Program, EarthCraft House, HealthyBuilt Homes or ICC 700 National Green Building Standard.

- The amount of the incentive varies with the cost of the project and the level of green certification. The cash incentive is given after the successful completion of the project; there is no money given upfront.

- To request incentives, you must first submit an “Estimate of Incentive Value Form” and documentation showing the project is entered into one of the acceptable standards of the Green Building Incentives Program.

- Since current funding is limited and projects may have different completion dates, requests for funding are on a first submitted, first served basis. The City will issue payment for projects completed successfully to the extent funds are available.

- Before the City issues payment, you must submit the following: “Request for Payment Form,” proof of third party verification, project receipts, *Davis-Bacon Act final wage statement and, if applicable, a historic determination form.

For additional information or program enrollment, contact Robert Harkins at (803) 545-3427 or rlharkins@columbiasc.net.

*Because the Green Building Incentive Program is federally funded, the Davis-Bacon Act applies to construction workers who work on GBIP projects, and compliance verification is required throughout the construction phase. This generally involves payroll data showing compliance with the prevailing wage in this area for construction workers on the job. For more information, download “Making Davis-Bacon Work” at http://www.hud.gov/offices/adm/hudclips/guidebooks/HUD-LR-4812/4812-LR.pdf (Contractor's Guide). You can find prevailing wages at http://www.wdol.gov/.
Green Building Incentive Program
Checklist

If the answer to all the questions is “Yes” then your project may qualify for the Green Building Incentives Program.

______ Will the project be located within the City Limits of Columbia?
______ Will the project be completed and certified before December 2012?
______ Will the construction meet one of the green building standards listed in the program?
______ Will the pay of construction workers equal or exceed wages of the Davis-Bacon Act?**

What do I need to apply?

______ A completed Estimated Value of Green Building Incentives Form
______ A copy of the registration form for the green program standard [LEED or residential standard; “Score sheet” is acceptable for up to 30 days but will not result in commitment of funds.]
______ A completed Historic Determination Form [if applicable; commercial projects only]

What will I need before receiving payment at the end of the project?

______ A completed Request for GBIP Payment form
______ Receipts for the items upon which the value of the incentives is based
______ A copy of the green building certification of the program used [LEED or a residential program]
______ A completed Historic Determination Form [if applicable; commercial projects only]
______ A copy of the final wages paid form for Davis-Bacon purposes [wage statements are submitted as the project progresses]

**[Currently, $7.25 to $7.50 per hour for residential construction less than 5 stories high. Commercial construction wages vary but are within normal ranges paid locally]
Green Building Incentive Program
Historic Building Determination

Use this form to verify historic status under the City of Columbia Green Building Incentives Program

Project Contact Name: _____________________________ Date: ____________________
Phone:__________________  Fax: __________________  Email:  ______________________________
Mailing Address: ________________________________________________
___________________________________________________ _________________________________
Address/Location of Proposed Project: ____________________________________________
___________________________________________________ _________________________________
___________________________________________________ _________________________________

TMS#  ___________________________________________  [tax map number]

Please complete and return this form to:
Amy Moore, Preservation Planner
City of Columbia Planning and Development Services
1136 Washington Street, Columbia, SC 29217
Phone: (803) 545-3335
Fax: (803) 255-8935
Email: aemoore@columbiasc.net

Items under this line are for City use only.

This property/project qualifies as historic under the categories checked below:

_____ Buildings listed on the National Historic Registry
_____ Buildings that contribute to a Historic District
_____ Local Landmark Structures

_____ This project/property does not qualify as historic under any category above.

________________________________   ________________ __________________   ________________
Signature           Title           Date
Green Building Incentive Program
Commercial Incentives

The amount of the incentive is based upon:

First Tier of Incentives:
Construction pursuing LEED Certification – Certified Level
Intangible Incentives:
- Complimentary one-on-one Plan Review
- Expedited permitting (2 weeks)
- Recognition on City of Columbia CPAC website
- Recognition at a City Council Meeting

Monetary Incentives:
- Waive Plan Review Fee
- 50% Reduction in Permit Fee
- 30% Reduction in Water Tap Fee
- 30% Reduction in Sewer Tap Fee
- $500 additional incentive based on Permit, Water and Sewer fees above percentages allowed

Second Tier of Incentives:
Construction pursuing LEED Certification – Silver Level
Intangible Incentives:
- Complimentary one-on-one Plan Review
- Expedited permitting (2 weeks)
- Recognition on City of Columbia CPAC website
- Recognition at a City Council Meeting
- Recognition by press release to local media

Monetary Incentives:
- Waive Plan Review Fee
- 100% Reduction in Permit Fee
- 40% Reduction in Water Tap Fee
- 40% Reduction in Sewer Tap Fee
- $500 additional incentive based on Permit, Water and Sewer fees above percentages allowed

Third Tier of Incentives:
Construction pursuing LEED Certification – Gold Level
Intangible Incentives:
- Complimentary one-on-one Plan Review
- Expedited permitting (2 weeks)
- Recognition on City of Columbia CPAC website
- Recognition at a City Council Meeting
- Recognition by press release to local media
- Recognition on the City Cable Access Channel

Continued
Green Building Incentive Program
Commercial Incentives
Page Two

Monetary Incentives:
- Waive Plan Review Fee
- 50% Reduction in Permit Fee
- 50% Reduction in Water Tap Fee
- 50% Reduction in Sewer Tap Fee
- $500 additional incentive based on Permit, Water and Sewer fees above percentages allowed

Fourth Tier of Incentives:
Construction pursuing LEED Certification – **Platinum Level**

Intangible Incentives:
- Complimentary one-on-one Plan Review
- Expedited permitting (2 weeks)
- Recognition on City of Columbia CPAC website
- Recognition at a City Council Meeting
- Recognition by press release to local media
- Recognition on the City Cable Access Channel
- Recognition Plaque provided by City

Monetary Incentives:
- Waive Plan Review Fee
- 100% Reduction in Permit Fee
- 60% Reduction in Water Tap Fee
- 60% Reduction in Sewer Tap Fee
- $500 additional incentive based on Permit, Water and Sewer fees above percentages allowed

Provisions for Historic Buildings

Buildings that fall into any of the following three categories would automatically be upgraded one tier:
- Buildings listed on the National Historic Registry
- Buildings that contribute to a Historic District
- Local Landmark Structures

**Limit on value of incentives.**

The maximum value of the incentives is limited to the smaller of the amount determined by the equivalent reduction in fees outlined for commercial projects or a percentage of the cost of construction as follows:

<table>
<thead>
<tr>
<th>Level</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certified</td>
<td>1.5%</td>
</tr>
<tr>
<td>Silver</td>
<td>2%</td>
</tr>
<tr>
<td>Gold</td>
<td>2.5%</td>
</tr>
<tr>
<td>Platinum</td>
<td>3%</td>
</tr>
</tbody>
</table>

Incentives are not available for government projects. Incentives are not available for projects required by law to meet the standards of these incentives.

**NOTE:** Projects receiving Green Building Incentive funding must meet the Davis-Bacon Act and provide documented proof.
Green Building Incentive Program
Commercial Building Estimated Incentive Value Worksheet

Occupancy/Use of Building: ___________________  ______________________________________
Estimated Start Date: _________________________  Estimated Completion Date: ______________
Project Contact Name: _________________________  Date: _____________________________
Phone: ___________________  Fax: __________________  Email: ______________________________
Mailing Address:  ________________________________________________
___________________________________________________ _________________________________
___________________________________________________ _________________________________
Address/Location of Proposed Project:  ______________________________________________

Targeted LEED level: __________________________  Estimated Cost of Project: $ __________________

Enter the amount of Estimated Cost:  _____  Check here and use next higher % for historic buildings**

1. Building Permits: $ ___________  X LEED Factor ___% =  $ ________________
2. Water Tap: $ ___________  X LEED Factor ___% =  $ ________________
3. Sewer Tap: $ ___________  X LEED Factor ___% =  $ ________________
4. Subtotal: $ ________________

5. Subtotal: $ ________________

6. Subtract Line 5 from Line 4 and enter here: $ ________________
7. Enter the smaller of Line 6 or $500: $ ________________
8. Plan Review Fee: $ ________________

9. Add Lines 5, 7 and 8: $ ________________
10. Multiply the Estimated Cost of the Project by the Maximum % Allowed for the LEED level: $ ________________

Enter the smaller of Line 9 or Line 10. $ ________________

Estimated Value of Green Building Incentive

The LEED Factor is the % of cost reduction as listed in the Green Building Incentives Program for the level of LEED achieved. The Maximum % Allowed for the LEED level is: Certified 1.5%; Silver 2%; Gold 2.5%; Platinum 3%. (Use the next higher level for buildings qualifying as a Historic Building. These are buildings listed on the National Historic Registry, buildings, which contribute to a Historic District, or a Local Landmark Structure building. Please attach Historic Building Determination Form.)

Contact information for fees and historic building status:
Building Permits and Plan Review Fees: Andrew Livengood  (803) 545-3484
Water and Sewer Tap Fees: Gregory Martin  (803) 545-3245
Historic Buildings: Amy Moore  (803) 545-3335

Please complete and return this form to: Robert Harkins, City of Columbia Planning and Development Services, 1136 Washington Street, Columbia, SC 29217 or Fax (803) 255-8935
Green Building Incentive Program
Commercial Building Request for Payment

Project Contact Name: _____________________________ Date: ____________________
Phone: ___________________ Fax:__________________  Email: _______________________________
Mailing Address: ________________________________________________________________

Address/Location of Proposed Project: __________________________________________________________

Occupancy/Use of Building: ________________________________________________________________
Start Date: ___________________ Completion Date: ___________________
LEED level: _______________________ [attach documentation]

Actual Cost of Project: $ __________________________

Enter amount of Fees Paid [attach copy of receipts]: ______ Check here for historic buildings
1. Building Permit: $ __________________ X LEED Factor ___% = $ __________________
2. Water Tap: $ ________________ X LEED Factor ___% = $ __________________
3. Sewer Tap: $ ________________ X LEED Factor ___% = $ __________________
4. Subtotal: $ ________________

5. Subtotal: $ ________________
6. Subtract Line 5 from Line 4 and enter here: $ ________________
7. Enter the smaller of Line 6 or $500: $ ________________
8. Plan Review Fee: $ ________________

9. Add Lines 5, 7 and 8: $ ________________
10. Multiply the Cost of the Project by the Maximum % Allowed for the LEED level: [adjusted for historic buildings] $ ________________
Enter the smaller of Line 9 or Line 10. $ ________________

Value of Green Building Incentive

The LEED Factor is the % of fee reduction as listed in the Green Building Incentives Program for the level of LEED achieved. The Maximum % Allowed for the LEED level is: Certified 1.5%; Silver 2%; Gold; 2.5%; Platinum 3%. (Use the next higher level for buildings qualifying as a Historic Building. These are buildings listed on the National Historic Registry, buildings that contribute to a Historic District or a Local Landmark Structure building. Please attach Historic Building Determination Form.)
Green Building Incentive Program
Commercial Building Request for Payment
Page Two

I certify compliance with the Davis-Bacon Act for this job. [Attach final wage statement form]

Printed Name: ________________________________  Signature  _____________________________
Title: _______________________________________  Company: ______________________________

Payment is made to the entity named on the building permit unless otherwise requested in writing.

Please complete and return this form to:
Robert Harkins
City of Columbia Planning and Development Services
1136 Washington Street, Columbia, SC 29217
Fax (803) 255-8935
Green Building Incentive Program
Residential Building (One-Two family Dwellings) Incentives

The amount of the incentive is based upon:

Residential units pursuing Certification in any of the following residential green building programs would qualify for these incentives:

- Build Green Greater Columbia Program*
- USGBC LEED for Homes Program*
- EarthCraft House*
- HealthyBuilt Homes*
- ICC 700 National Green Building Standard*

*Additional Programs can be reviewed by a standing committee of green building professionals.

Intangible Incentives:
- Complimentary one-on-one Plan Review
- Expedited permitting (2 weeks)
- Recognition on City of Columbia CPAC website
- Recognition at a City Council Meeting
- Recognition by press release to local media
- Recognition on the City Cable Access Channel
- Recognition Plaque provided by City

Monetary Incentives:
- Waive Plan Review Fee
- Waive Permit Fee
- 50% Reduction in Water Tap Fee
- 50% Reduction in Sewer Tap Fee

Limit on value of incentives:

The maximum value of the incentives is limited to the smaller of 2% of cost of construction or the equivalent amount determined by the reduction in cost outlined for residential projects.

Incentives are not available for government projects. Incentives are not available for projects required by law to meet the standards of these incentives.

NOTE: Projects receiving Green Building Incentive funding must meet the Davis-Bacon Act and provide documented proof.

Questions?
Contact Robert Harkins at the City’s Planning and Development Department,
rlharkins@columbiasc.net or (803) 545-3427.
Green Building Incentive Program
Residential Building (One-Two Family Dwellings) Estimated Incentive Value

Occupancy/Use of Building: ____________________________
Estimated Start Date: _________________________  Estimated Completion Date: _________________
Project Contact Name: ___________________________ Date: ___________________
Phone: __________________ Fax: __________________ Email: ____________________________
Mailing Address: __________________________________________

Address/Location of Proposed Project: ____________________________
Estimated Start Date: _________________________  Estimated Completion Date: _________________

Estimated Cost of Project: $ _________________________

Enter the amount of Estimated Fees:
1. Plan Review: $ _________________________
2. Building Permit: $ _________________________
3. Water Tap: $ _________________________ X 50% = $ _________________________
4. Sewer Tap: $ _________________________ X 50% = $ _________________________
5. Add Lines 1-4. $ _________________________
6. Multiply the Estimated Cost of the Project by 2%: $ _________________________

Enter the smaller of Line 5 or Line 6. $ _________________________

Estimated Value of the Green Building Incentive

Please check the standard used for this dwelling:
 _____ Build Green Greater Columbia Program
 _____ USGBC LEED for Homes Program
 _____ EarthCraft House
 _____ HealthyBuilt Homes
 _____ ICC 700 National Green Building Standard

Contact information for fees:
Building Permits and Plan Review Fees: Andrew Livengood Ph 803 545 3484
Water and Sewer Tap Fees: Gregory Martin Ph 803 545 3245

Please complete and return this form to:
Robert Harkins, City of Columbia Planning and Development Services, 1136 Washington Street, Columbia, SC 29217, Fax (803) 255-8935
Green Building Incentive Program
Residential Building (One-Two family Dwelling) Request for Payment

Project Contact Name: ____________________________ Date: __________________
Phone: ___________________ Fax: __________________ Email: ___________________
Mailing Address: ____________________________________________________________
_________________________________________________
Address/Location of Project: ___________________________________________________
_________________________________________________
Start Date: ___________________ Completion Date: __________________

Cost of Project: $ ____________________________

Enter the amount of Fees Paid [attach copy of receipts]

1. Plan Review: $ ____________________________
2. Building Permits: ____________________________
3. Water Tap: $ ____________________________ X 50% = $ ____________________________
4. Sewer Tap: $ ____________________________ X 50% = $ ____________________________

5. Add Lines 1-4: ____________________________
6. Multiply the Cost of the Project by 2%: $ ____________________________

Enter the smaller of Line 5 or Line 6: $ ____________________________

Value of the Green Building Incentive

I certify compliance with the Davis-Bacon Act for this job. [Please attach final wage statement form.]

Printed Name ____________________________ Signature ____________________________
Title: __________________________________ Company: ____________________________

Payment is made to the entity named on the building permit unless otherwise requested in writing.

Please complete and return this form to:
Robert Harkins
City of Columbia Planning and Development Services
1136 Washington Street, Columbia, SC 29217
Fax (803) 255-8935