



## Compliance with Rezoning Conditions for Green Building Certification

### Background

In 2008 Pima County launched the Southern Arizona Regional Residential Green Building Rating System as a free service and became a LEED for Homes Provider to offer the LEED for Homes certification as a fee for service. In the 2012 Pima County launched the Net-Zero Energy Building Standard. The Pima County green building program consisted of these three rating/certification options. In 2013, Pima County retired the regional program. Rezoning conditions exist which require a project to achieve certification in the regional program or in LEED for Homes.

### Procedure

When a rezoning condition provides the option for certification in the “regional green building system”, “Pima County Green Building program”, etc., the condition can be met by either of the following:

1. Certification at any level in the LEED for Homes program
2. Certification in the Net-Zero Energy Building Standard
3. Self-compliance with the LEED for Homes checklist that meets the point criteria for a rating level equivalent to the regional green building program stated in the condition.
  - a. Equivalent rating levels are:

Regional Rating System	LEED for Homes
Bronze	Certified
Silver	Silver
Gold	Gold
Emerald	Platinum

- b. Self-compliance shall be as follows:
  - i. Prepare a LEED for Homes checklist indicating the pre-requisites and measures to be included in the home that meet the required certification level and submit with the initial model plan submittal.
  - ii. Show all pre-requisites and measures in the model plans via details and notes. For site measures prepare a site model plan and show all pre-requisites and measures.
  - iii. Incorporate all pre-requisites and measures in the model homes. Pima County will inspect the model homes per LEED for Homes criteria.
  - iv. Incorporate all pre-requisites and measures in all subsequent homes. Pima County will perform random inspections for LEED for Homes pre-requisites and measures.
  - v. Prior to final inspection, Builder will submit:
    1. Documentation, cut sheets, test result, etc. to verify that the home meets the pre-requisite and measure criteria,
    2. A homeowners manual per the LEED for Homes criteria that includes on the cover and in the table of contents: “This home was built to LEED for Homes standards but has not been certified by the U.S. Green Building Council.”
    3. Final completed and signed documents per the LEED for Homes criteria, including but not limited to: checklist, durability inspection form, and accountability forms.