



PLANNING & DEVELOPMENT



Overview of the Comprehensive Plan Green Building Policy

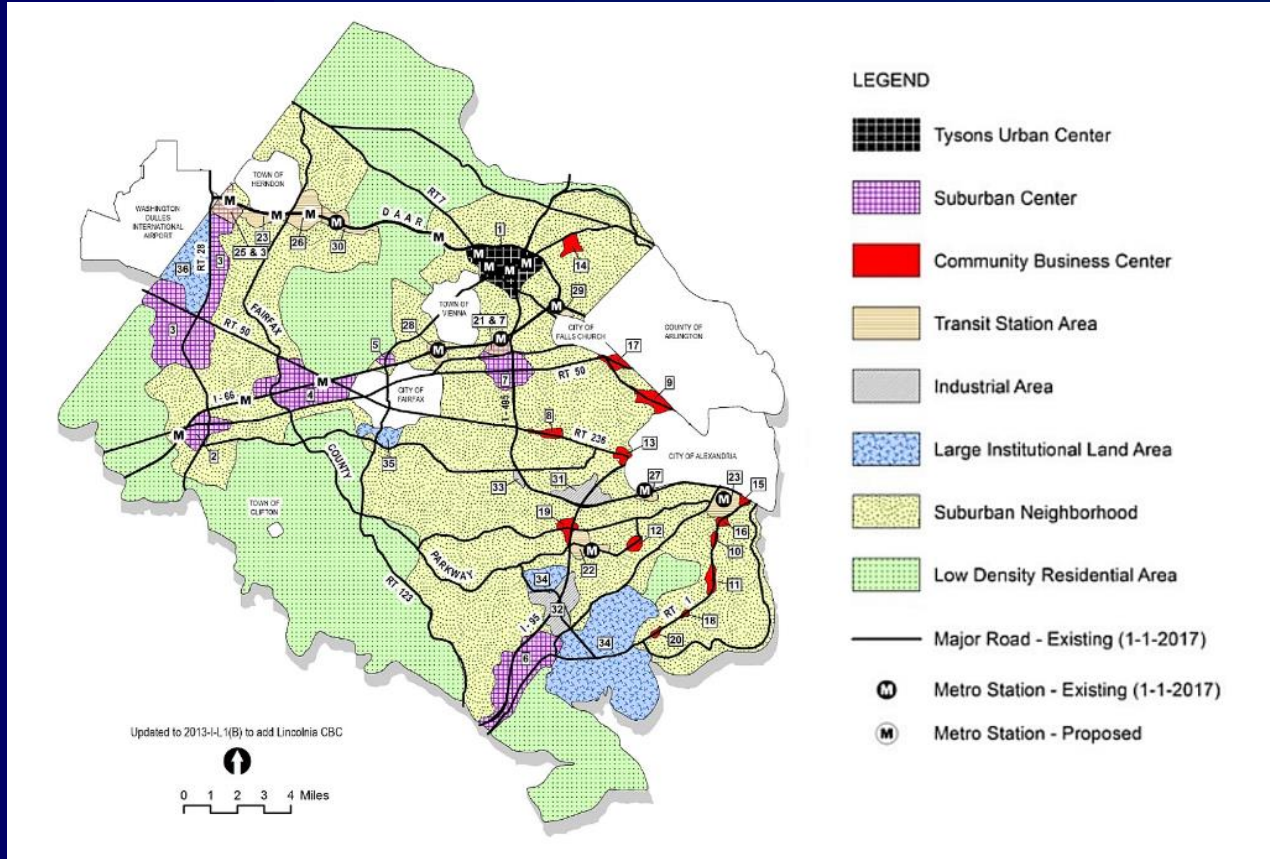
Planning Commission Environment Committee May 20, 2021

Department of Planning and Development

History of the Fairfax County Green Building Policy

- December 2007 – The Fairfax County Board of Supervisors adopted the county's first green building policy.
- July 2014 – The policy was amended to update the Plan language to reflect advances in specific rating systems and provide clarifications on various terms used in the Plan language.
- December 2019 – The Fairfax County Board of Supervisors adopted a text change to the policy which places a focus on energy efficiency and conservation.

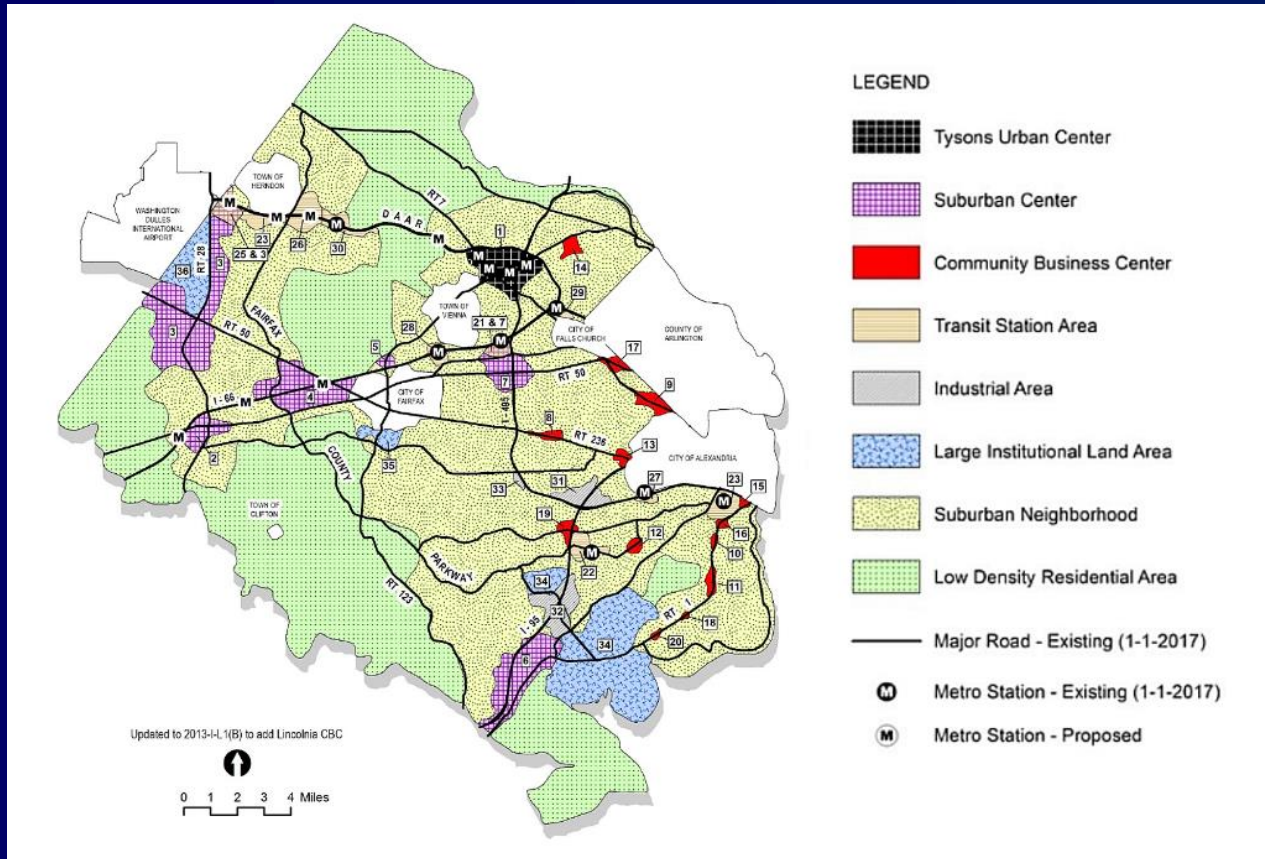
Comprehensive Plan Green Building Policy



Concept Map for Future Development

- Policy a: Encourage the application of energy conservation, water conservation, and other green building practices.
- Policy b: Nonresidential development or multifamily residential zoning proposals within the Special Planning Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or equivalent.
- Policy c: All zoning proposals for residential development attain formal third-party green building certification.
- Policy d: Encourage commitments to monetary contributions to support the county's environmental initiatives.

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- Policy e: Encourage energy conservation through measures to support non-motorized transportation.
- Policy f: Encourage Public-Private Partnerships to meet or exceed the county guidelines for green building certification for capital projects which is currently set at LEED Gold.
- Policy g: Encourage the provision of or readiness for electric vehicle charging stations.
- Policy h: Encourage participation in periodic regional and local evaluations.

Concept Map for Future Development

Policy Implementation

- Zoning coordination and proffer/development condition negotiation
- Planning Commission review and Public Hearing
- Board of Supervisors review and Public Hearing
- Green building proffer/condition review and verification

Green Building Program Commitments

Overview - Residential

- LEED-NC; LEED-HOMES
- National Green Building Standard (NGBS) following the ENERGYSTAR® Qualified Homes path for energy performance
- EarthCraft House; EarthCraft Multifamily
- Alternative programs

Green Building Program Commitments

Overview – Nonresidential

- LEED-NC; LEED-CS
- EarthCraft Light Commercial
- Alternative Programs
- Soft Commitments
 - As determined on a case-by-case basis

Green Building Proffer and Condition Verification

- Applicants submit green building verification requests through LDS at trigger points identified in the proffer/development condition:
 - Site Plan;
 - Building Plan;
 - RUP/Non-RUP; or
 - Bond Release
- DPD and LDS review the verification request
- Staff coordination with applicant, as needed
- Final staff review is sent to the applicant and LDS



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