

**NOTICE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Doylestown Township, Bucks County, Pennsylvania, will conduct a public hearing on Tuesday, June 4, 2019, at 5:00 p.m. at the Doylestown Township municipal building located at 425 Wells Road, Doylestown, Pennsylvania 18901. The purpose of the public hearing is to consider the adoption of the proposed Ordinance, which said Ordinance is summarized as follows:

The Ordinance would establish within the Township, the “Initiative Program” in order to encourage property owners to utilize cost effective and sustainable building materials in construction projects. The Sections of the Ordinances are as follows:

1. Title.
2. Purpose.
3. Qualifying for Green Points.
4. Amendments.
5. Interpretation.
6. Certifications.
7. Severability.
8. Effective Date.

The full text of this Ordinance may be examined at the Doylestown Township municipal building located at 425 Wells Road, Doylestown, Pennsylvania 18901 during normal business hours. In addition, a copy of this Ordinance has been provided to this newspaper and to the Bucks County Law Library.

DOYLESTOWN TOWNSHIP  
BOARD OF SUPERVISORS

By: \_\_\_\_\_  
Stephanie J. Mason, Township Manager

By: \_\_\_\_\_  
Jeffrey P. Garton, Esquire, Township  
Solicitor

5/7/19

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE OF THE TOWNSHIP OF DOYLESTOWN,  
BUCKS COUNTY, PENNSYLVANIA, ESTABLISHING A  
“GREEN” INITIATIVE PROGRAM WITHIN THE TOWNSHIP  
IN ORDER TO ENCOURAGE PROPERTY OWNERS TO  
UTILIZE COST EFFECTIVE AND SUSTAINABLE BUILDING  
MATERIALS IN CONSTRUCTION PROJECTS**

WHEREAS, the Township is charged with the responsibility of protecting the health, safety and welfare of its residents whether by providing police services, maintaining roads, providing recreational opportunities, or the like;

WHEREAS, the Board of Supervisors has determined that encouraging cost-effective and sustainable building methods that conserve fossil fuels, water and other natural resources, including promoting the reuse and recycling of construction materials and reducing solid waste, benefits the health, safety and welfare of the Township’s residents; and

WHEREAS, the Board of Supervisors has determined, by the adoption of this Ordinance, to establish a Green Points Program.

NOW, THEREFORE, be it ORDAINED and ENACTED this        day of        , 2019, as follows:

1.     Title. This Ordinance shall be identified at the Green Points Program Ordinance.
2.     Purpose. The purpose of this Ordinance is to protect the public health, safety and welfare of Township residents by encouraging the use of cost-effective and sustainable building materials that conserve fossil fuels, water and other natural resources, and also to promote the reuse and recycling of construction materials, and reducing solid waste.
3.     Qualifying for Green Points. The Green Points initiative is a voluntary program intended to offer financial incentives in the form of reduced building permit fees for new commercial and residential construction, additions and interior remodeling. In order to qualify

for Green Points and the consequential permit fee reduction, the applicant will be required to meet the requirements for Green Points. Intent to apply for the Green Points initiative will be indicated on the Construction Permit Application form. Each “Green Point” is equivalent to a one percent (1%) reduction in the applicable permit fee. In no event, however, may a building project qualify for more than twenty-five (25) Green Points. Applicants shall be required to pay the full amount of the required permit fee to the Township at the time of application. Before a Final Inspection is requested a Green Points Application will be submitted to the Township for review on a form provided by the Township. Any approved credit for Green Points shall be applied in the form of a refund once the Final Certificate of Occupancy has been issued and all applicable fees have been paid to the Township. Applications for the Green Points initiative credit will not be accepted after a final inspection or Certificate of Occupancy has been issued. The following identify the means to secure Green Points and the number of points attributed to each effort.

I. Nonresidential Projects - All nonresidential projects shall be required to comply with the US Green Building Council requirements for a Certified LEED project. Points shall be awarded as follows, once certification has been received and documentation has been submitted to the Township:

- a. Platinum: 25 Points
- b. Gold: 20 Points
- c. Silver: 15 Points
- d. Certified: 10 Points

II. Residential Projects:

A. Construction/Demolition and Use of Recycled Materials:

- 1. Use reclaimed lumber for more than 50% of wood products – 5 Points

2. Construction debris separated and recycled – 5 Points
3. Recycled plastic in deck material – 2 Points

B. Compact Land Use and Water Conservation:

1. Landscaping
  - a. Appropriate use of native plants, unless otherwise required per the Subdivision and Land Development Ordinance, or any other ordinance of the Township. – 1 Point
  - b. Use of Rain Gardens or engineered swales to filter storm water runoff, unless otherwise required per the Stormwater Management Ordinance, the Subdivision and Land Development Ordinance, or required of any other governmental agency having jurisdiction over the project.(these points are awarded only if swale is not required by site plan conditions) – 3 Points
  - c. Planting additional trees beyond required street trees or other trees required by the Zoning Ordinance, the Subdivision and Land Development Ordinance, the Stormwater Management Ordinance, or required of any other governmental agency having jurisdiction over the project.– 1/3 Point for each additional tree to a maximum of 2 total points (six trees)

C. Framing:

1. Oriented strand board (OSB) subfloors – 1 Point
2. Oriented strand board (OSB) wall sheathing – 1 Point
3. Engineered lumber used to replace solid wood beams – 2 Points
4. Structural insulated panels used for exterior walls – 4 Points

D. Energy Code Measures:

The Pennsylvania Uniform Construction Code requires certain minimum measures of energy conservation for new buildings, additions, and remodels. This subsection specifies how points are to be awarded under

this section for incremental increase in energy efficiency above the required minimum in each of the categories specified in the table.

Insulated Assembly:

1. Windows (As labeled by the NFRC)
  - a. ENERGY STAR labeled – 2 Points
  - b. 0.32 (Meets 2018 IECC) – 4 Points
  - c. 0.20 or less – 6 Points
  - d. Remodeling projects: per single pane window replace by ENERGY STAR window – 1 Point
2. Skylights
  - a. U-0.55 (Meets 2018 IECC) – 4 Points
  - b. ENERGY STAR labeled – 2 Points
3. Solar Heat Gain Coefficient (SHGC)
  - a. 0.40 (Meets 2018 IECC) – 2 points
4. Wall Insulation
  - a. R-20 (Meets 2018 IECC) – 4 Points
  - b. R-13+5 (Meets 2018 IECC) – 4 Points
  - c. R-20+5 or 13+10 – 6 Points
5. Ceiling Insulation
  - a. R-49 (Meets 2018 IECC) – 4 Points
6. Floor Insulation
  - a. R-25 – 2 Points
  - b. R-30 – 4 Points
7. Insulation on the Interior of Foundation Wall Insulation
  - a. R-19 (Meets 2018 IECC) – 2 Points
  - b. R-15c (Meets 2018 IECC) – 2 Points
8. Slab Insulation
  - a. R-10, 4 ft – 2 Points
  - b. R-15, 2 ft – 4 Points
9. Heating Equipment (Furnace and Boilers)
  - a. ENERGY STAR labeled – 2 Points

- b. Air Source Heat Pump or Dual-Fuel Heat Pump – 6 Points
  - c. Ground Source Heat Pump – 8 Points
- 10. Air Conditioning
  - a. ENERGY STAR labeled – 2 Points
- 11. Ventilation
  - a. Heat Recovery Ventilation (HRV) – 8 Points
- (E) Plumbing:
  - 1. Tankless domestic hot water heaters – 1 Point
  - 2. “On Demand” hot water pump system – 1 Point
  - 3. Waterless Urinals (each) – 2 Points
  - 4. Air Source Heat Pump Water Heater – 2 Points
  - 5. Composting toilet – 2 Points
- (F) Electrical:
  - 1. ENERGY STAR appliances
    - a. Dishwasher installed – 1 Point
    - b. Clothes washer installed – 1 Point
    - c. Refrigerator installed – 1 Point
    - d. Freezer installed – 1 Point
  - 2. LED lightbulbs installed
    - a. LED lightbulbs for 100% of the project’s lighting installed – 2 Points
  - 3. Electric Vehicle Chargers
    - a. Level 1 Charger – 3 Points
    - b. Level 2 or higher Charger – 6 Points
- G. Solar
  - 1. Passive solar potential preservation and solar space heating on a wall surface equal to ten percent of the unit’s floor area or 150 square feet whichever is greater and located on the more southerly side of the unit – 5 Points
  - 2. Glazing of the south wall surface adequate to provide at least twenty percent passive solar heating – 6 Points

3. Glazing of the south wall surface adequate to provide at least forty percent passive solar heating but only if designed in conjunction with an appropriately sized thermal mass so as not to adversely affect cooling loads – 12 Points
4. Glazing of the south wall surface adequate to provide at least sixty percent passive solar heating but only if designed in conjunction with an appropriately sized thermal mass so as not to adversely affect cooling loads – 20 Points
5. Solar hot water heating – 10 Points
6. Active solar space heating with calculated savings fraction of:
  - a. 30% – 8 Points
  - b. 40% – 12 Points
  - c. 50% – 16 Points
  - d. 60% – 20 Points
7. Active solar pre-plumbing – 2 Points
8. Solar generated electricity with a savings fraction of at least 25% – 20 Points

H. Innovation Points:

1. Install infrastructure to support current or future alternative fuel vehicle use – 5 Points
2. Innovative product or design points (to be awarded based on demonstrated energy or resource conservation savings) – Up to 10 Points

4. Amendments. The aforementioned lists and point eligibility criteria may be amended from time to time by resolution from the Township Board of Supervisors.

5. Interpretation. Any applicant who has an interest in pursuing the Green Point initiative, may request an interpretation from the Township Director of Code Enforcement as to the number of Green Points the project may be eligible to receive. The request for an interpretation shall be filed on a form prepared by the Township.

6. Certifications. In order to receive Green Points and thus a reduction in building permit fees, the applicant shall provide additional third-party certifications, if required by the Building Code Official, from qualified third-party professionals appropriately certified in the Commonwealth of Pennsylvania, certifying that the project is eligible for certain Green Points. All costs for the third-party certifications shall be borne by the applicant.

7. In the event a court of competent jurisdiction shall declare any portion of this Ordinance invalid, such invalidity shall not affect the Ordinance in its entirety, as it was the intent of the Board of Supervisors that the Ordinance would have been adopted, even if the offending provision had not been included.

8. This Ordinance shall be effective five (5) days after enactment.

DULY ENACTED on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

**DOYLESTOWN TOWNSHIP BOARD  
OF SUPERVISORS**

\_\_\_\_\_

By: \_\_\_\_\_  
Barbara N. Lyons, Esquire, Chairman

By: \_\_\_\_\_  
Richard F. Colello, Vice Chairman

By: \_\_\_\_\_  
Ryan Manion, Member

By: \_\_\_\_\_  
Ken Snyder, Member

By: \_\_\_\_\_  
Jennifer Herring, Member