

1. Green Building

1. All new buildings constructed and owned by the City of Peachtree Corners which have 5000 square feet or greater of occupied space shall be LEED certified (Leadership in Energy and Environmental Design for New Construction (LEED-NC)).
2. All new buildings constructed and owned by the City of Peachtree Corners which are not LEED certified shall be certified for New EnergyStar or EarthCraft Light Commercial construction.
3. All new buildings renovated by the City of Peachtree Corners shall be EnergyStar certified or follow LEED guidelines.
4. All new projects owned or developed by the City of Peachtree Corners shall provide space and resources for a public community garden. The community garden shall be a minimum of 500 square feet for commercial projects. Residential and multifamily projects shall be provided with a minimum of 10 square feet per dwelling unit.
5. The City of Peachtree Corners shall offer expedited plan review, plans processing and permitting for LEED, EarthCraft, and EnergyStar certified projects.
6. The City of Peachtree Corners shall offer expedited building and site inspections for LEED, EarthCraft, and EnergyStar certified projects.
7. Peachtree Corners shall offer expedited building and site inspections to affordable and workforce housing entities for EarthCraft House, EarthCraft Multifamily, EnergyStar or LEED for Homes certified projects.

2. Energy Efficiency

1. Power down / Lights out. It is the policy of the City of Peachtree Corners to turn non-emergency lights out and power down electronic equipment at the end of each work day. Therefore, all employees and building maintenance staff shall be required to turn off lights and all other non-essential electronic equipment when space within any city building is expected to be out of use for four or more hours.
2. Consolidated Meetings. In order to conserve resources, whenever there are four or fewer non-emergency or non- time sensitive items for consideration on a regularly scheduled meeting agenda, those items shall be incorporated into the next regularly

scheduled meeting agenda and the first meeting shall be canceled.

3. **Lighting.** New light fixtures shall be installed with energy efficient bulbs and existing light fixtures shall utilize energy efficient bulbs when bulbs are replaced. LED lamps, or higher efficiency, shall be utilized in traffic signals.

1. **Night Sky requirements.** It is the City's intent to permit reasonable uses of outdoor lighting for nighttime safety, productivity, enjoyment and commerce while limiting the use of excess lighting which unnecessarily wastes energy and degrades the nighttime visual environment.

- A. **Applicability.** For all new commercial developments and buildings that require a permit, all outdoor lighting fixtures shall meet the requirements of this policy. All building additions or modifications of twenty-five (25) percent or more in terms of additional dwelling units or gross floor area shall also comply with these requirements.

- B. **Exempt Lighting.** The following luminaries and lighting systems are exempt from these requirements:

- a) Lighting for pools used at night.
- b) Underwater lighting used for the illumination of swimming pools and fountains;
- c) Temporary holiday lighting;
- d) Lighting required and regulated by the Federal Aviation Administration, or other federal, state or local agency;
- e) Emergency lighting used by police, fire, or medical personnel, or at their direction;
- f) All outdoor light fixtures producing light directly from the combustion of fossil fuels, such as kerosene and gasoline;
- g) Security lighting controlled and activated by a motion sensor device for duration of 10 minutes or less.
- h) Special event lighting
- i) Outdoor performance lighting

- C. **Prohibited Lighting.** The following lighting systems are prohibited:

- a) Aerial lasers;
- b) Searchlight style lights;
- c) Other very intense lighting, defined as having a light source exceeding 200,000 lumens or intensity in any direction of 2 million candelas or more;

- D. **Minimum Requirements: Outdoor Lighting Standards.** All nonexempt outdoor lighting fixtures shall meet the following criteria:

- a. Fixtures shall have a BUG rating (per IESNA TM-15) where the U value = 0 and the G value = 3 or less, placed so as to allow no light

above the horizontal as measured at the luminaire, except for period fixtures or as otherwise noted herein.

- b. Fixtures shall be located, aimed or shielded so as to minimize stray light spilling over property boundaries and into the public right-of-way, and the lighting layout shall be designed so as not to exceed the standards in Tables 'A' and 'B'.

TABLE 'A'

Spill Light at Property Lines, Including Rights-of-Way:	Initial Maximum Footcandles (fc) (see Sec. 4.f.)
Abutting a residential, green space, or agricultural use	0.5
Abutting an office or institutional use	1.0
Abutting a commercial or industrial use	1.0

TABLE 'B'

Maintained* Illuminance Values at Grade					
Off-Street Parking Lot Types:	Minimum Footcandles (fc)	Average Footcandles (fc)	Maximum Footcandles (fc)	Avg to Min Ratio	Max to Min Ratio
Residential areas	0.2	0.8	3.0	4:1	15:1
Office areas	0.25	1.0	3.75	4:1	15:1
Commercial & Light industrial	0.5	2.0	7.5	4:1	15:1
* Use the source-specific LLD provided by lamp or luminaire manufacturer. To compare multiple source types, use the LLD factor for each source that corresponds to the number of rated life hours of the source with the shortest life. Use appropriate LDD, LATF, and BF values for the specific product and application.					

- a) Flood or spot lamps must be positioned no higher than 45 degrees above straight down (half-way between the vertical and the horizontal) when the source is visible from any off-site residential property or public roadway.
- b) All light fixtures that are required to be shielded shall be installed and maintained in such a manner that the shielding is effective as described herein for fully shielded fixtures.
- c) Multi use development lighting must conform to the standards of its respective

uses.

- d) Illumination levels are measured from any height and orientation of the measuring device at any location along the property line, except the lighting of parking lots shall be measured at grade with the meter sensor held horizontally on the surface.
- e) Special Uses. All lighting not directly associated with the special use areas designated below shall conform to the lighting requirements described above.
- f) Outdoor Sports or Recreation Fields. Lighting of outdoor recreational facilities (public or private), such as, but not limited to, outdoor athletic fields, courts, and tracks shall meet the following requirements:

Facilities designed for municipal leagues, elementary to high school levels of play and training fields for recreational or social levels of play, college play, semi-professional, professional or national levels of play shall utilize luminaries with minimal uplight consistent with the illumination constraints of the design. Where fully shielded fixtures are not utilized, acceptable luminaires shall include those which:

- a. Are provided with internal and/or external glare control louvers or lenses, and are installed so as to minimize uplight and offsite light spillover and glare; and
 - b. Are installed and maintained so as to avoid aiming no more than 2.5 times the mounting height.
 - c. Illumination levels shall not exceed 1.0 foot-candles at any location along any non-residential property line, and 0.5 foot-candles at any location along any residential property line.
 - d. Curfew. All events shall be scheduled so as to complete all activity no later than 11:00 p.m. Illumination of the playing field, court or track shall be permitted after the curfew only to conclude a scheduled event that was unable to conclude before the curfew due to unusual circumstances. Field lighting for these facilities shall be turned off within 30 minutes after the last event of the night.
 - e. Setback. All light poles shall be set back the greater of fifty feet or one foot for every foot in height from any residential property line or right-of-way.
- b) Service Station Canopies.
- a. All luminaries mounted on or recessed into the lower surface of service station canopies shall be fully shielded and utilize flat lenses.
 - b. The total light output of luminaries mounted on the lower surface, or recessed into the lower surface of the canopy, and any lighting within signage or illuminated panels over the pumps, shall not exceed 15 foot-candles.
 - c. The total light output of illuminated areas of a service station other than as detailed in b. above shall not exceed 10 foot-candles.
 - d. Lights shall not be mounted on the top or sides of a canopy and the sides of a canopy shall not be illuminated.
- c) Parking Garages/Structures
- 1. All luminaries mounted on or recessed into the ceiling of parking structures shall be fully shielded and utilize flat lenses.
 - 2. Illuminance levels for the interior of all parking structures shall conform to the IESNA recommendation (RP-20). Luminance levels for the interior of parking structures, where interior lighting is visible from outside

the structure, shall also conform to the IESNA recommendation (RP-20).
3. RECOMMENDED CRITERIA (Optional; projects with lighting designs proven to meet the Recommended Criteria will receive expedited permits and inspections):

a. Lighting fixtures shall have:

1. A nominal CCT between 3000 and 4000 K, with actual CCT verified to be within Lighting Facts tolerances.
2. A nominal CRI of 70 or greater.
3. Delivered efficacy of 85 lumens per watt (lpw) or greater, based on actual input wattage (not nominal wattage).
4. Less than 125W input wattage (not nominal wattage).
5. Lumen maintenance of 80% or greater at 100,000 operating hours in a 25°C ambient (L80+/100,000 hours, 25°C), as tested per IESNA LM-80-08 and projected per IESNA TM-21-11.
6. Electronic driver(s) with a power factor >90%, THD <20%, and an expected life of 100,000 hours.
7. An option for an integral motion/daylight sensor, with luminaire dimming capabilities, to maximize performance and energy efficiency in the parking structure. (Selection or usage of the option is at the discretion of the project manager, but option must be available.)
8. A 5-year product warranty.

b. Submittals shall include:

1. Specification sheets for all luminaire types used in the parking structure application, to include substantiating details on all criteria in the preceding section (5.c.3.a.).
2. Point-by-point calculations (with measurements on a 5' x 5' grid) for both initial and maintained performance ($L_x/100,000$ hrs, 25°C, where $x \geq 80$), both showing adherence to the criteria in IESNA RP-20 using the specified fixtures.

j) Security Lighting.

- a. Security lighting shall be directed toward the targeted area.
- b. Sensor activated lighting must be located in such a manner as to prevent direct glare and lighting into properties of others or into a public right-of-way, and the light shall not be triggered by activity off the property.

k) Pedestrian Path Lighting.

- a. Lighting post shall not exceed 16 feet in height from the finished grade. Illuminance levels (horizontal and vertical) shall conform to the IESNA recommendation (RP-33) for the respective type of walkway and application (commercial, residential, etc.).

l) Architectural Accent Lighting.

- a. Fixtures used to accent architectural features, materials, colors, style of

buildings, landscaping, or art shall be located, aimed and shielded so that light is directed only on those features. Such fixtures shall be aimed or shielded to minimize light spill into the dark night sky in conformance with the luminaire standards.

- b. Lighting fixtures shall not generate glare, or direct light beyond the facade onto a neighboring property, streets or into the night sky.
- m) Commercial Parking Areas.
 - a. All lighting fixtures servicing parking lots, except floodlights, shall be cutoff fixtures, directed downward and not toward buildings or other areas. The ratio of the average illumination to the minimum illumination shall not exceed 4:1.
 - b. Floodlights should be aimed or shielded to minimize uplight.
 - c. Light poles used in parking lots shall not exceed 35 feet in height.
- n) Street lights
 - a. The minimum level for new street lighting is 1 foot-candle, or as approved by an engineer on behalf of the city.
- o) Commercial Signage. Each lighted sign shall be eligible for a 10% square footage increase subject to meeting the following requirement:
 - a. The sign shall have a timer installed such that it will turn off the sign's illumination no later than two hours after close of business or midnight, whichever is latest. In the case of a business open past midnight, the timer shall turn off the sign's illumination at the close of business. The timer shall also activate the sign's illumination no earlier than one hour before sunset. LED lamps, or higher efficiency, shall be utilized.
- p) Special Security Locations
 - 1. Special consideration may be given to applications requiring deviation from the Minimum Requirements for enhanced security purposes. Such applications must be included in IESNA G-1, "Guideline on Security Lighting for People, Property, and Public Spaces" and shall conform to the respective illuminance and uniformity criteria detailed there, after review and approval from the City.
 - 2. Point-by-point calculations (with measurements on a 5' x 5' grid) for both initial and maintained performance, both showing adherence to the criteria in IESNA G-1 using the specified fixtures, must be submitted to the City for review and consideration.

3. Green Power

The City of Peachtree Corners shall offer expedited development and building plan review and site inspections for projects utilizing solar energy. The city Overlay requirements shall not apply to solar panels, except that materials and colors shall comply to the extent possible.

4. Water Use Reduction and Efficiency

- a. **High Efficiency Fixtures** such as WaterSense certified toilets, urinals and faucets shall be used in all new public building installations.
- b. The City of Peachtree Corners shall offer expedited development and building plan review and site inspections to developers and homeowners for WaterSense certified projects.

5. Trees and Greenspace

- a. **Benchmarks.** Peachtree Corners shall continue to provide balanced growth by preserving greenspace and adding trees and landscaping wherever possible in every development.
- b. **Special Places and Events.** Peachtree Corners shall continue to support the development of community gardens, community trails, and other special places that promote environmentally friendly resources to the community.

6. Transportation and Air Quality

- a. **Commute Options.** It is Peachtree Corners' policy to support commute options for both municipal employees and private business employees.

Therefore, Peachtree Corners shall continue to do the following:

1. Work with commercial land owners such as Technology Park to identify available land to set aside for public transportation alternatives and private vehicle transportation alternatives.
2. Explore the viability of an internal shuttle system that connects the business and shopping areas of City of Peachtree Corners to the Doraville Marta Station.
3. Develop a trail way and path plan in order to offer greater opportunity for alternative commutes.
4. Ensure that each development is built with sidewalks so that in cases where distance is not a deterrent, walking is a viable and safe option.
5. Support flex time and varied work schedules so that employees can take advantage of the most favorable commuting options.
6. Encourage ride sharing and car-pooling by working with the business community to develop incentives for employees.

- b. **Green Fleet policy.** The City shall give preference to the purchase and use of fuel efficient and lowest emission vehicles and equipment (collectively the "Fleet") that both meet the intended use of the Fleet and are reasonably cost competitive over its useful life (e.g. life cycle cost). Additionally, the

City will implement strategic fleet management practices to further reduce both the emissions and environmental impact of the Fleet. Through implementation of this policy, the City shall seek to decrease total emissions and the environmental impact of the Fleet.

Section I: Green Fleet Procurement:

A. Decrease Fleet Emissions

a. The City shall procure the lowest-emission and/or Hybrid/Alternative-fuel Fleet when it is in alignment with the intended use of the Fleet and is reasonably cost competitive over its useful life (e.g. life cycle cost).

b. "Clean" fuels (such as compressed natural gas, ethanol, electricity and biodiesel) shall be used when feasible. Feasibility assessment will include considerations of vehicles or equipment able to utilize the "clean" fuel, vehicle costs, fuel availability, and the ability to utilize existing fueling infrastructure.

c. The life-cycle cost analysis, which will include fuel, maintenance, and operational costs over the projected life of the vehicle, will be performed prior to procurement and will be communicated in the corresponding bid process as appropriate.

Section II: Green Strategic Fleet Management:

A. Optimize Fleet Size

a. The City shall seek to optimize its Fleet and consider the following for removal or reassignment:

b. Light duty vehicles (passenger cars, light duty pick-up trucks and vans) that are driven less than 4,800 miles annually; and

c. Equipment that is used less than 240 hours annually. The availability of rental equipment to be used in place of such equipment will be taken into consideration.

B. Fleet reduction or reassignment will be performed according to the on-going operational needs of the user departments. The determination of which Fleet are to be reassigned shall be at the discretion of the Procurement

Official working in cooperation with user departments.

C. Decrease Vehicle Size

1. The City shall encourage the selection of vehicles of a smaller class-size whenever possible to achieve greater fuel efficiency and lower emissions. User departments shall select the smallest possible vehicle that will achieve its intended use.
2. Focus on Minimizing Vehicle Miles Travelled
3. Route optimization shall be employed, when applicable, to reduce travel time, distance, and fuel usage.
4. Encourage meetings at centralized locations to reduce necessary travel.
5. Encourage and enable alternate meeting methods, such as conference calls, to reduce the number of necessary trips.

c. **No Idling policy.** When using City vehicles, employees should strive to conserve fuel and reduce emissions by avoiding unnecessary idling. Therefore, except in traffic or on routine stops, employees should make every effort to prevent city vehicles from idling in excess of three minutes.

d. **Complete Streets policy.** The City of Peachtree Corners shall expand new street requirements to create complete streets where appropriate. Complete street standards include shared use paths or bike lanes in addition to the current pedestrian sidewalk requirements. Pedestrian signals, signs, street furniture, and lighting may also be included. The city's consulting traffic engineer has identified streets shown as "Collector" as the most appropriate category for utilization of complete street design standards.

e. **Bike and Pedestrian Friendly Design policy.** Peachtree Corners shall continue to encourage bicycle and pedestrian options citywide by ensuring the following:

1. the interconnectivity of developments for safer bicycle and pedestrian access.
2. the placement of bicycle racks at locations throughout the city.
3. the requirement of bicycle racks at all new community facilities including ball fields, parks and city hall.
4. the construction of sidewalks throughout the City of Peachtree Corners
6. the coordination of these efforts with adjoining jurisdictions.

7. Recycling and Waste Reduction

- a. **Green Purchasing policies.** It is the policy of the City of Peachtree Corners to purchase products which are recyclable or reusable or contain recycled materials if the quality and fitness of such products are equal to un-recycled products, including a price preference not to exceed 10% over the lowest price quoted by suppliers of comparable un-recycled products as determined by the user department. The product price comparison shall include life cycle cost considerations, when applicable. Each user department shall make every reasonable effort to purchase and use recycled products or those with recycled content whenever feasible to the extent such use does not adversely affect health, safety, or operational efficiency and effectiveness as determined by each user department, including but not limited to the items indicated on Attachment 1, next page. The term "recycled products" shall be construed to mean products which contain recycled materials or are reusable or recyclable, provided however, that recycled paper products must contain recycled materials.
1. Each user department shall ensure that all purchases of copy, computer, and fax paper will contain a minimum of 30% recycled content (10% cap on price preference is not applicable). Furthermore, each user department shall strive to purchase paper products containing a minimum of 30% recycled content whenever feasible.
 2. Each user department shall consider, where feasible, the ability of products and/or their packaging to be reused, reconditioned, or recycled.
 3. Each user department shall purchase, where feasible, products which minimize waste and toxic by-products in their manufacture, use, recycling, and disposal.
 4. Included in this policy is a preference for EnergyStar rated appliances and equipment.
 5. The 10% price preference shall be granted only if the fitness and quality of recycled products are at least equal to un-recycled products as determined solely by the user department. Product price comparison shall include life cycle cost considerations, when applicable.