



Tax Abatement Information

The Cleveland Green Building Standard

The City of Cleveland now requires all residential new construction and rehabilitation projects to meet or exceed the Cleveland Green Building Standard to qualify for residential tax abatement. The Standard is based on the national Enterprise Green Communities Criteria. Two alternate compliance paths are [National Green Building Standard established by the NAHB](#), or [LEED \(Silver\)](#). Some improvements are eligible for abatement but are exempt from the Green Building standard: Home Additions, unheated spaces like garages.

Step by Step Guide to meeting the --

– Enterprise Green Communities Path

- Hire a “Cleveland Green Verifier” off the approved list.
 - Confirm that the Green Verifier is a HERS rater or
 - Will hire or help you hire a HERS Rater or
 - Will use or hire a consultant to use another recognized energy modeling program.
 - Request a proposal that identifies services and outlines fees.
- Download the City of Cleveland - [Green Building Standard Certification Form](#) and read it line by line.
 - Available on line from City of Cleveland Web Site <http://www.city.cleveland.oh.us>
 - Search for “Tax Abatement”
 - The link for the Certification Form is on that page
 - The Green Verifier can help clarify issues and answer questions.
- Become familiar with the Enterprise [Green Communities Criteria 2008](#) available on line from a link on the City of Cleveland’s Tax Abatement page, the document includes checklists with a detailed narrative. [Note the local changes to sections 3-1 and 5-1b](#) on the web site and certification form. Green Communities Criteria 2011 will be adopted by July of 2011.
- Create a Green Development Plan for your project with help from or review by Green Verifier.
- Identify documentation required by the Green Verifier Rater to certify compliance:
 - Inspection requirements and Blower Door test
 - Documentation such as receipts and photos
- Complete the project by implementing the plan including all mandatory items plus optional items sufficient to earn 30 points.
- Submit the completed [Green Building Standard Certification Form](#) signed by the Green Verifier with attachments to Room 320 Cleveland City Hall along with the tax abatement application.

February 17, 2011



City of Cleveland - Green Building Standard Certification Form

CITY OF CLEVELAND
Mayor Frank G. Jackson

(All Criteria on this form to be Verified by the Certified Green Rater)

Address:

Green Rater: Developer/Contractor:

HERS Rater or City of Cleveland Permit Number

qualified energy consultant (if different) Date permit issued:

This certification to be used for projects meeting the Enterprise Green Communities Criteria 2008

For full criteria refer to: <http://www.greencommunitiesonline.org/tools/criteria/>

Substantial Rehab as used here is defined as rehabilitation where major systems, especially the HVAC system, are being replaced in combination with substantial gutting and replacement of interior drywall and plaster. In addition to HVAC systems, this also includes plumbing and electrical systems. Moderate rehabilitation is rehabilitation that does not include major system replacement or leaves most (>80%) of the interior wall and ceiling surfaces in place.

residential buildings: New Construction Substantial Rehab Moderate Rehab

number of units Number of stories (low rise defined as 3 stories or less)

		verified	N/A
1 Integrated Design: Mandatory Criteria			
All	Confirm Green Development Plan		
2 Mandatory Requirements for Site, Location and Neighborhood Fabric			
New construction except infill	Smart Site location - Proximity to existing Development and Services; Protecting Environmental Resources. Infill defined in Green Communities Criteria		
New construction	Compact Development: Density requirements		
All	Walkable Neighborhoods: Sidewalks and Pathways		
3 Site Improvements: Mandatory Criteria			
Except 1-4 unit Rehabs / and except scattered site new construction on land with exclusively residential or undeveloped history.**	Conduct a Phase 1 Environmental Site Assessment and provide a plan for abatement if necessary. An environmental checklist may be developed as the initial screen in lieu of phase 1. Lead Based Paint hazards are dealt with under separate regulations. [** Exception to Enterprise Green Communities Criteria 2008]		
Projects with site work	Erosion and Sedimentation Control during construction referring to the EPA document, Storm Water Management for Construction Activities		
All if providing landscaping	Certified tree and plant list of non invasive species appropriate for the site		
4 Water Conservation: Mandatory Criteria			
All	Toilets – 1.3 GPF throughout		
All	Showerheads – 2.0 GPM throughout		
Except in Mod Rehab mandatory only if replaced	Kitchen faucets – 2.0 GPM throughout,		
Except in Mod Rehab mandatory only if replaced	Bathroom faucets – 2.0 GPM throughout		
If irrigation is necessary	Gray Water Irrigation - If Irrigation is necessary		
5 Energy Efficiency: Mandatory Criteria			
5.1a New construction single family and low rise residential. This is also option for rehabs in lieu of 5.1c below	Efficient Energy Use - Meet standards for Energy Star Qualified New Homes, which includes either A) achieving a Home Energy Rating System (HERS) index of 85 or better as established by the Residential Energy Services Network (RESNET) or B) Meeting standards prescribed in the Energy Star "Energy Star Reference Design" Check only if HERS Certificate or verification is attached This is a core requirement and either path requires verification by a third party (HERS) rater and attached certificate.		
Except Moderate Rehab	Pass Energy Star Thermal Bypass Inspection (or Thermal Enclosure Rater) Checklist		
All	Duct pressure test for any duct system in unconditioned areas		
All	Blower Door Test -- Provide reading or notes if results are not included on attached Energy Certificate		
5.1b New construction residential structures four stories or above	Efficient Energy Use - Exceed ASHRAE 90.1-2004 by 15%. Check only if Certificate or verification is attached This is a core requirement and requires verification by a third party professional and attached certificate.		
5.1c Moderate and substantial rehabilitation (unless 5.1a is opted for) [THIS CRITERIA IS CHANGED EFFECTIVE 1/24/2011 and is an exception to the 2008 Criteria]	Efficient Energy Use - 1) identify a qualified architect, engineer, HERS Rater or energy auditor to 1) conduct an energy analysis of the existing building, 2) identify cost effective improvements adequate to achieve the equivalent to a Home Energy Rating System (HERS) Index of 100 and, 3) use recognized software to generate a report identifying improvements and quantifying the projected benefits. Check only if Certificate or verification is attached This is a core requirement and requires verification by a third party professional and attached certificate. (Revised 1/20/2011, effective 1/20/2011)		
5.1d All	Specify method: (a) Energy Star Prescriptive Path <input type="checkbox"/> (b) HERS rating <input type="text"/> (c) other energy analysis rating <input type="text"/>		
5.1e Moderate and substantial rehabilitation	If rating method (b) or (c) from line 5.1d is used:		
All	Enter After rating <input type="text"/> Enter Before /Baseline <input type="text"/> Calculate Percent Improvement <input type="text"/> min 15%		
5.5 All	Additional Reductions in Energy Use - Score One Optional Point for 1) Each Percentage Point Reduction in Energy Use above 15% or 2) Each point reduction in HERS rating below 85. Optional Points Earned-----> <input type="text"/>		



Green Community Raters



First Name	Last Name	Company	HERS Rater as of 3/9/11	Address	City	ST	Zip	Office	Cell	E-mail	Website
Andrew	Chege	Green Verifier		2871 Hampton Rd. #10	Cleveland	OH	44120	216-624-6091		Andrewchege@sbcglobal.net	
Carla	Moody	Moody Environmental & Consulting		P.O. Box 6132	Cleveland	OH	44104	216-799-1000		Carla.moody@att.net	www.leadabatementohio.com
Dennis	Arian	DARIAN, Inc.	Yes	7413 Belvedere Dr.	Mentor	OH	44060		216-956-1102	dennis.arian@yahoo.com	
Erika	Weliczko	Repower Solutions	Yes	2434 Hamilton Ave.	Cleveland	OH	44114	216-268-2275	216-402-4458	erika@repowersolutions.com	www.repowersolutions.com
George	Trappe	Residential Energy Services Co.	Yes	2049 Marshfield Blvd.	Westlake	OH	44145	440-835-5735	440-668-2242	trappman@aol.com	www.residentialenergyservices.com
Huey	Thomas	A-1 Energy Conservation		18810 Muskoka	Cleveland	OH	44119	216-407-1525	216-481-1694	Ht31975@yahoo.com	
Jason	Puffenbargar	Heatmiser	Yes	1085 Outrigger Cove	Painesville	OH	44077	440-463-3828		jasonjames@yahoo.com	
Laura	Steinbrink	Humanities Loom, llc		4330 Muirfield Way #105	Cleveland	OH	44145	866-650-4114	440-292-7073	laura@humanityslloom.com	www.humanityslloom.com
Margaret	Hewitt	HLMS Sustainability Solutions		230 W. Huron Rd., Ste 85.53	Cleveland	OH	44113	216-452-0909	330-697-9194	mhewitt@hlmsustainability.com	www.hlmsustainability.com
Martin G.	Berry	Berry Insulation Company		1600 East 25th St.	Cleveland	OH	44114	216-621-6289	216-319-2468	martinberry1@me.com	www.berryinsulation.com
Michael	Thompson	Green Planet Conservation, LLC		956 Rushleigh Rd.	Cleveland Heights	OH	44121	216-235-7623	216-381-3705	Greenplanetconservation@aol.com	
Pamela	Pierce	Learn About Green, LLC	Yes	6809 Thornapple Dr.	Gates Mills	OH	44040	440-341-0955		pam@learnaboutgreen.com	www.learnaboutgreen.com
Sanyog B.	Rathod	Sol design + consulting	Yes	1308 Race St.	Cincinnati	OH	45202	513-939-8400		sanyogr@solconsults.com	www.soldesignconsulting.com
Thaddeus	Nzomo	Green Verifier		5600 Archmere Ave.	Cleveland	OH	44144	216-701-7570	216-466-3712	tnnzomo@gmail.com	
Walter	Money	Whole House Energy Solutions, LLC		2618 Ashton Rd.	Cleveland Heights	OH	44118	216-633-8283		Walter.c.money@gmail.com	
Wesley B.	Walker	The Energy Guru		11028 Clifton	Cleveland	OH	44102	216-324-4091		TheEnergyGuruww@yahoo.com	
Thea	Wellons	A-1 Energy Conservation DBA Huey Thomas III		21015 Westway Dr. #5	Rocky River	OH	44116	216-701-1935	216-407-1525	twellons@sbcglobal.net	
Ralph	Kilgore	Agreenergy Home Performance & Green Building Support		7100 Kepler Rd.	Clinton	OH	44216		330-844-0791	rckilgore@agreenergy.net	www.agreenergy.net