

# Mayor John Peyton



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## Mayor Signs Sustainable Building Ordinance

*Wednesday, April 22, 2009 Jacksonville, Fla.*

Jacksonville Mayor John Peyton was today joined by Robert Schuster, chairman of the Environmental Protection Board; Sarah Boren, executive director of the Green Team Project and other leaders in the sustainable building industry as he signed a bill (2009-211) approved by the Jacksonville City Council creating a sustainable buildings program in the City of Jacksonville.

"This is an important day for Jacksonville and for the building industry, as we take this critical step to ensure that the local government is making certified, sustainable building practices a priority," said Mayor Peyton. "This action will require that every new city-owned building be built using environmentally-friendly practices of design, construction, and commission."



The ordinance, which was passed by the City Council on April 14, is designed to work in coordination with Executive Order 2008-03, signed by Mayor Peyton on Sept. 26, 2008. The executive order created a new sustainability office and policies for the operation of city government, including requirements for right-sizing the city fleet, implementation of energy and water conservation mechanisms, publication of new environmentally-preferable procurement guidelines and a sustainable buildings ordinance.

Following the signing ceremony, Mayor Peyton and other attendees toured the future City Hall Annex (formerly the Haverty's Building), under renovation at the corner of Laura and Duval streets in downtown Jacksonville. Derek Igou, sustainability officer for the city and Tom Goldsbury, chief of the Building Inspection Division, conducted the tour.

"Once this building is complete, it will be one of the first buildings owned by the city built according to certified sustainable practices," said Igou. "LEED (Leadership in Energy and Environmental Design) standards are recognized as the gold standard in the building industry and accreditation at that level is our goal."

Sustainable building practices included in the ongoing renovation of the City Hall Annex include the following:

- Energy conserving lights, including motion and sound-sensitive activators;
- water conserving devices, including low-flow toilets, sinks and waterless urinals;
- highly reflective cap sheet on roof that refracts sunlight;
- use of low VOC (volatile organic compounds) paint and carpet throughout the building;
- use of regional materials, including flooring material in front foyer, which reduces cost of delivery;
- all window systems contain reflective tint, decreasing heat during the summer months;
- Construction materials removed during the renovation were either abated (asbestos, ash and lead-based paint) and/or recycled for reuse;
- Majority ceiling materials are made from recycled material;
- 90% of all steel used in the renovation is from recycled material, including all wall studs.

Compliance with the Sustainable Buildings Program Ordinance is voluntary for all private construction practices but required for all newly constructed city-owned buildings, including the new Animal Care and Control Facility (under construction on Forest Street in the Brooklyn area) and the new county courthouse. In addition, all modifications to existing city-owned buildings where renovation is more than 50 percent of the total square footage are required to meet the new, sustainable standards.

The ordinance also puts in place incentives for the private industry to build sustainable buildings, with a "fast-track" development review process for green buildings and a Sustainable Building Certification program of recognition. In addition, the Environmental Protection Board will administer the Sustainable Building Certification Refund Grant Program (\$1,000 per project). Grant dollars will be used to encourage initial participation in the Sustainable Buildings Program and shall terminate upon disbursement of \$100,000 or upon final action on all applications received prior to December 31, 2013, whichever occurs first.

#### Fast Facts About Sustainable Buildings:

- 8-9 percent operating cost decreases (water and electricity usage)
- 7.5 percent increase in value of building
- 2-16 percent increase in worker productivity  
(Information courtesy of [www.usgbcnf.org](http://www.usgbcnf.org))

#### Fast Facts About the future City Hall Annex:

- Designed in 1901, construction was completed in 1907
- Building has been mostly vacant for 30 years
- Renovation is being conducted by the Police Fire and Pension Fund
- Renovation began in September of 2007 (demolition and hazardous material abatement began in 2006)
- Total square feet: 60,000 (Building occupies ¼ of a city block)
- Projected Completion Date: Substantially complete in early May, with 6-7 weeks for a final punchlist and installation of furniture. Occupants will move in to the building in June.
- Projected Occupants: Environmental & Compliance, Environmental Quality Division, Municipal Code Enforcement, Pension Office.
- Estimated Total Cost of Sustainable Buildings Features: \$500,000 total
  - \*\$250,000 in design and commissioning, \$250,000 in construction
- Estimated Total Cost of Renovation: \$13,500,000.