



# City of Pittsburgh

510 City-County Building  
414 Grant Street  
Pittsburgh, PA 15219

## Text File

Introduced: 5/5/2009

Bill No: 2009-1367, Version: 2

Committee: Committee on Land Use and  
Economic Development

Status: Passed Finally

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Chapter 915.04.F (Sustainable Development Bonuses) to replace the requirement for Lien Insurance with a requirement for a pre-paid penalty.

Be it resolved by the Council of the City of Pittsburgh as follows:

**Section 1.** Amending the Pittsburgh Code, Title Nine, Zoning, Chapter 915.04.F (Sustainable Development Bonuses) by amending as follows:

915.04.F [Lien Insurance] Penalty

[As a condition of any floor area and height bonus of this section, the applicant shall be required to provide a lien in an amount equal to the value of the bonus. This lien shall be calculated on the square footage of the additional space provided by the bonus multiplied by one hundred dollars (\$100.00) per square foot.]

**(1) If a Project is awarded a density bonus pursuant to this subsection, then the Developer shall provide the City with satisfactory evidence of having completed the following steps in the process toward achieving LEED Silver certification prior to obtaining a building permit for the Project:**

- **Registering the project with the U.S. Green Building Council for Leadership in Energy and Environmental Design (LEED) certification under USGBC Combined Design and Construction Review**
- **Hiring a LEED Accredited Professional (AP) as part of the Project team**
- **Documentation that the Project Team has submitted all Design Phase credits for consideration to USGBC**

**(2) If the project does not attain LEED Silver certification within three years of receiving its initial Certificate of Occupancy, then the Developer shall be subject to a fine equal to 1% of the construction costs. If the fine is not paid within thirty (30) days of the date it is imposed, then the City shall have the authority to revoke the Certificate of Occupancy for the building.**