Legislation Details (With Text)

File #:	91102	**Version:**	2	**Name:**	Requiring LEED Gold for New Buildings, Silver for Renovations
Type:	Resolution			**Status:**	Passed
File created:	12/2/2025			**In control:**	Mayor's Office
On agenda:	1/13/2026			**Final action:**	1/13/2026
Enactment date:	1/16/2026			**Enactment #:**	RES-26-00036

Title: SUBSTITUTE: Requiring LEED Gold Certification for New Building Projects and LEED Silver Certification for Renovations

Sponsors: Satya V. Rhodes-Conway, Badri Lankella, John P. Guequierre, Tag Evers, Sean O'Brien, Davy Mayer, Michael E. Verveer, Sabrina V. Madison

Indexes:

Code sections:

Attachments: 1. 2025_12_22_LEED Resolution to SMC.pdf, 2. Legistar 91102_V1.pdf

Date	Ver.	Action By	Action	Result
1/13/2026	2	COMMON COUNCIL	Adopt Substitute	Pass
12/22/2025	1	SUSTAINABLE MADISON COMMITTEE	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER	Pass
12/9/2025	1	COMMON COUNCIL	Referred	
12/2/2025	1	Mayor's Office	Referred for Introduction	

Fiscal Note

The proposed resolution requires that new City facilities on City-owned land achieve LEED Gold certification and renovations of City facilities on City-owned land achieve LEED Silver certification. This applies to projects that begin the design phase after June 1, 2026. Any fiscal impact on design, construction, and operating costs will need to be considered in future year Operating and Capital Budgets. No additional appropriation required at this time.

Title

SUBSTITUTE: Requiring LEED Gold Certification for New Building Projects and LEED Silver Certification for Renovations

Body

WHEREAS, in January 2008, the Common Council adopted RES-08-00109 which required green building certification for new City buildings; and,

WHEREAS, in March of 2017, the Common Council adopted RES-17-00213 which called on the City to establish a goal for City of Madison operations and community to reach a goal of 100% renewable energy and net-zero greenhouse gas (GHG) emissions; and,

WHEREAS, in March 2019, the Common Council adopted RES-19-00267 which approved the 100% Renewable Madison Report and set the goal of reaching 100% renewable energy and net zero carbon emissions for City operations by 2030 and community-wide by 2050; and,

WHEREAS, buildings and facilities were the source of nearly one half of the GHG emissions from City

operations in 2022; and,

WHEREAS, in August 2024, the Common Council adopted RES-24-00518, which adopted the Sustainability Plan Update and directed staff to implement the recommendations in the plan; and,

WHEREAS, Goal 7 in the Sustainability Plan is to reduce GHG emissions from City facilities and buildings 55% by 2030 from their 2018 baseline; and,

WHEREAS, improving building resource efficiency and energy performance will reduce building energy waste and cut GHG emissions; and,

WHEREAS, sustainable building design, construction, and operation has a significant positive effect on energy and resource efficiency, waste and pollution generation, and the health and productivity of a building's occupants over the life of the building; and,

WHEREAS, the City of Madison desires to provide leadership in sustainable building construction and renovation to both public and private sectors; and

WHERAS, the City already owns fourteen facilities that have achieved LEED© Certification; and,

WHERAS, twelve of these facilities have exceeded the minimum LEED© Silver certification required in RES-08-00109 by achieving LEED© Gold or better.

NOW, THEREFORE, BE IT RESOLVED that this resolution applies to:

a) Any enclosed building constructed for and/or primarily funded by the City; and

b) Any enclosed building constructed on City-owned land; and

c) Any major renovation or change in use of 5,000 gross square feet or more of a City-owned building or a building constructed on city-owned land that requires building, plumbing, electrical, and/or heating permits.

BE IT FURTHER RESOLVED that all new projects that begin the design phase after June 1, 2026, shall be designed, contracted, and built to achieve a minimum LEED© Gold certification and shall strive for the highest level of certification that project resources and conditions permit; and,

BE IT FURTHER RESOLVED that all renovation projects that begin the design phase after June 1, 2026, shall be designed, contracted, and built to achieve a minimum LEED© Silver certification and shall strive for the highest level of certification that project resources and conditions permit; and,

BE IT FURTHER RESOLVED that individual building equipment and material replacements projects that begin the design phase after June 1, 2026, will prioritize energy efficiency, health, safety, durability, and minimize environmental impact; and,

BE IT FURTHER RESOLVED that all projects should use the most recent version of LEED at the initiation of design; and,

BE IT FURTHER RESOLVED that all these projects shall be evaluated for the maximum on-site renewable energy systems feasible in the design process.

BE IT STILL FURTHER RESOLVED that a request for exemption from these requirements may be considered if, due to specific economic circumstances or to the phasing of projects, compliance with this resolution would create an unreasonable burden on the construction project or City department; and,

BE IT FURTHER RESOLVED that the burden is on the project manager to show hardship or infeasibility, and all economic hardship documentation must be performed on a life-cycle cost basis; and,

BE IT FURTHER RESOLVED that a request for exemption, including documentation of hardship or infeasibility, shall be submitted in writing to the Engineering Facilities Manager, the Sustainability and Resilience Manager, and Purchasing Supervisor, who, upon review of the submittal, shall grant, conditionally grant, or deny the request for exemption; and,

BE IT FURTHER RESOLVED that, if it is the Engineering Facilities Manager who is requesting the exemption, the City Engineer, the Sustainability and Resilience Manager, and the Purchasing Supervisor shall review and grant, conditionally grant, or deny the request for exemption; and,

BE IT FINALLY RESOLVED that, in the event an exemption to the requirements of this resolution is granted, the applicant will be notified in writing along with any conditions of the approval and the project will continue to pursue the maximum feasible number of LEED© credits reasonably achievable for the project.