

Summary of ISO Standard Recommended by City Plan Board

On August 15, 20002, the Plan Board asked planning staff to include a requirement that "high-impact" industries comply with the ISO standard as part of the recommendation to the City Commission regarding high-impact industries regulation (Pet. 31TCH-02 PB).

Planning staff has met with Alachua County Environmental Protection staff, an industrial expert with TREEO, and with Clariant Industries staff. From these meetings, staff has learned the following regarding the ISO 14001 standard:

ISO 14001 does not require a reduction in emissions by an business in order to comply with this standard. It requires a business to make a commitment to *monitor* emissions and harmful impacts, and to regularly *strive* to reduce those emissions and impacts by having an on-going "environmental management system" in place. It is a standard of accountability or a "seal of approval" -- a commitment that the business will regularly try to be a "good neighbor."

There are no known communities in the nation which have required their local industries to abide by the ISO 14001 standard.

Compliance with ISO 14001 can almost always be expected to be costly for a business, particularly for small businesses. Planning staff believes that given the above, the City must decide if expected payoffs from such a requirement exceed such an added cost for imposition of this standard. This requirement can also be expected to add costs to the City, should the City decide to certify compliance with the standard, rather than expect self-enforcement.

If the ISO requirement were included, the land development code text could be amended as follows [in bold]:

Article VI. Specially Regulated Uses

Sec. 30-XXX. Specially Regulated Industries

(h) Submittal requirements. The applicant for a "specially regulated industry" shall submit information certified by (a) professional engineer(s)** specifying expected air emissions, surface and groundwater emissions, noise levels, truck traffic volumes (including time-of-day levels), odor levels, and glare impacts to nearby properties. This report shall be submitted to the City and the Alachua County Department of Environmental Protection. The engineer(s) shall certify that these impacts will not violate local, regional, state, or federal limits, nor cause a noticeable degradation to nearby properties or neighborhoods, including incremental degradation when the impacts from the proposed use are added to impacts generated by uses in the area. The engineer(s) shall also certify that "Best Available Technology" is being used to control impacts from the "specially regulated industry." In addition, the applicant shall submit a report showing proposed conformance with an environmental management system consistent with International Organization for Standards (ISO)¹ 14001² standard, or equivalent. This conformance shall be certified every 2 years to the City.

¹ The ISO web site states that "The International Organization for Standardization (ISO) is a worldwide federation of national standards bodies from more than 140 countries, one from each country. ISO is a non-governmental organization established in 1947. The mission of ISO is to promote the development of standardization and related activities in the world with a view to facilitating the international exchange of goods and services, and to developing cooperation in the spheres of intellectual, scientific, technological and economic activity..." "Industry-wide standardization is a condition existing within a particular industrial sector when the large majority of products or services conform to the same standards. It results from consensus agreements reached between all economic players in that industrial sector - suppliers, users, and often governments. They agree

on specifications and criteria to be applied consistently in the choice and classification of materials, the manufacture of products, and the provision of services. The aim is to facilitate trade, exchange and technology transfer through:...improved health, safety and environmental protection, and reduction of waste;...”

² According to an ISO consultant web site:

- A business can be more competitive if it has an ability to demonstrate its commitment to the environment. This would not only deliver a competitive advantage through reduced waste and an increased positive perception amongst consumers, but also security from possible litigation.
- Environmental management such as ISO is the ability of a company to demonstrate control over key issues related to raw materials consumption, energy use, emissions, wastes, products, transport, distribution and services. It not only requires a continuing compliance with legislation but also the commitment to improvement of these concerns.
- ISO 14001 is a management commitment to an environmental policy—a form of “green audit” of practices and suppliers. The environmental policy includes the following:
 - clearly defined objectives
 - a program of activity including a management structure
 - areas of responsibility and training
 - regular reviews and audits to continue improvement