

Staff Recommended Built Green Handbook Edits

The BuiltGreen Staff plan to update the Remodeler Handbook & Checklist yearly and has offered to collaboratively edit the handbook, working with the City. The first update is expected this Fall, 2005. Staff recommends that the City collect comments and edits from all Land Development Team Departments and compile comments to give to BuiltGreen staff to improve the effectiveness and implementability of the program. Following is a summary of comment areas expected to be addressed through a City edit process.

- **Add a few more basic minimum “requirements”** related to high priority green items. For example, perhaps the following items 1 – 3 would be minimum requirements for all projects and items 4 – 6 would apply where applicable.

For all projects

1. **Site permeability.** No additional off-site runoff would result from the project if feasible.
2. **Future or proposed solar panel installation location** indicated on plans to accommodate a level of solar panel performance commensurate with an ability to qualify for State tax credits.
3. **Energy efficiency.** Exceed Title 24 by x%.

Where applicable

- **Grading < 750 cubic yards** total if feasible, including under any new proposed main building footprint area.
 - **Landscaping.** Where landscape plans are proposed, at least 10% of the area to be landscaped is proposed to be vegetated with native and/or edible plant species. Lawn/turf grass must be proposed to cover less than 10% of the lot. No known, highly invasive exotic species are included on the landscape plan.
 - **Pools to be Heated with Solar.** If a pool is proposed, it must be heated with at least half solar equipment.
1. **Give points for some green practices not listed**, such as for using materials such as adobe, cobb or strawbale or for siting a home a generous distance from creeks. Also, update the checklist to include references to the most up-to-date technologies and terms.
 2. **Emphasize more quantitative standard language** rather than qualitative guideline language within the checklist to make assignment of points to projects easier.
- **Focus on Lasting Environmental Benefit.** There are some areas of the checklist which might be improved to better ensure lasting environmental benefit. Some checklist items do not require items integral to the home construction. Examples include Items 4-6 “Doormat & Shoe Rack”, 2-49 “Educate future owners about

green cleaning products” and 2-50 – “...provide worm bins”. Each of these checklist items can grant points for components non-integral to the building and dependent on future homeowner’s carrying out green concepts. For example, regarding shoe racks, results are dependent on the homeowner finding a place for a shoe rack, using it. Worm bins would require maintenance. Green building products would need to be used in lieu of harsh chemicals for green cleaning information to have an environmental benefit. The checklist might easily be shifted to address similar topics, but better guarantee lasting results. For example, rather than providing a shoe rack, providing a “built in” shoe rack and space for seating near all exterior entrances could better guarantee longer lasting benefits. Or, rather than only educating about green cleaning products, also setting construction standards to ensure low maintenance cleaning surfaces might be more effective. For example, a specification for minimized tile grout, or, no white or black tiles or grout, might cut down on the need for chemicals for maintenance with more certainty.

3. **Eliminate Unnecessary Redundancies.** Consider whether some checklist items redundant with State law might be deleted.