



## CITY OF SANTA BARBARA

### Sustainability Council Ad-Hoc Committee Agenda Report

**AGENDA DATE:** November 11, 2019

**TO:** Sustainability Council Ad-Hoc Committee

**FROM:** City Administrator's Office

**SUBJECT:** Revisions to City Green Building Policy and Introduction to Building Electrification Reach Codes

#### **RECOMMENDATION:**

That the Sustainability Council Ad-Hoc Committee receive a presentation by staff on proposed revisions to the City's existing Green Building Policy and provide input and/or direction to staff on the proposed revisions.

#### **DISCUSSION:**

On March 28, 2007, City Council adopted Resolution No. 07-018, which established various "Green Standards" for City-owned and operated buildings. Since 2007, both regulatory and industry standards have changed along with the types of mechanisms to certify compliance with such standards.

Accordingly, staff will discuss proposed revisions to the City's existing Green Building Policy to bring it into alignment with current standards and practices.

**ATTACHMENTS:**

1. Resolution 07-018
2. Proposed Green Building Policy

**SUBMITTED BY:** Matthew R. Fore, Senior Assistant to the City Administrator

## RESOLUTION NO. 07-018

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING A GREEN BUILDING POLICY RELATED TO NEW CITY BUILDING CONSTRUCTION, MAJOR RENOVATIONS, RETROFITS, AND UPGRADES TO EXISTING CITY OWNED AND OPERATED BUILDINGS

WHEREAS, the City is a leader in sustainable policies and programs that protect and enhance the environment, and;

WHEREAS, climate protection and curbing global warming emissions from City owned and operated buildings is a top priority for the City, and;

WHEREAS, buildings account for approximately half of the energy consumption and greenhouse gas emissions in the United States and encouraging green building techniques can reduce the City's impact on climate, and;

WHEREAS, green building practices increase building efficiency and reduce the consumption of energy, water, and materials, reducing impacts on the environment and human health, and;

WHEREAS, the City is using energy technologies in City owned and operated buildings that conserve energy and promote the use of clean, renewable energy sources, and;

WHEREAS, the City provides an expedited plan check process for private development projects to meet the criteria of the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Program or the Santa Barbara Contractors Association Built Green Santa Barbara Program, and;

WHEREAS, the Sustainable Council Committee has considered and recommended the use of the LEED Program as an appropriate green building standard for City owned and operated buildings contingent on the building type.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA that:

1. New building construction and major renovations for City owned and operated buildings will be designed to exceed State Title 24 Energy Requirements by 20%.
2. New building construction and major renovation projects for City owned and operated buildings will achieve a Leadership in Energy and Environmental Design (LEED) Silver certification or, where LEED is not applicable for the project, another green building program certification level contingent on the building type.

Note: Major renovations are defined in the LEED Program as projects that involve major heating, ventilation, or air conditioning (HVAC) renovations, significant building envelope modifications, or major interior rehabilitation. According to the U.S. Green Building Council, if 50% of the building occupants need to move out of the building during construction, the project would be considered a major renovation.

3. Modifications, improvements and upgrades related to energy systems in existing City owned and operated buildings will be designed to exceed State Title 24 Energy Requirements by 20%.
4. Sustainable building materials and processes will be used for modifications, improvements, and upgrades to existing City owned and operated buildings.
5. Architects and engineers hired by the City to design improvements and upgrade existing City owned and operated buildings will:
  - Receive a LEED Existing Building (EB) project checklist;
  - Be required to identify each item on the check list that will be included in their designs and any additional costs associated with sustainable items; and
  - Use the LEED EB criteria as a standard for improvements to existing City owned and operated buildings.
6. City employees will receive training on green building practices and LEED certification programs to assist them in project planning, design, and construction involving new construction, major renovations and upgrades to existing buildings.

RESOLUTION NO. 07-018

STATE OF CALIFORNIA )  
 )  
COUNTY OF SANTA BARBARA ) ss.  
 )  
CITY OF SANTA BARBARA )

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on March 27, 2007, by the following roll call vote:

AYES: Councilmembers Brian B. Barnwell, Iya G. Falcone, Roger L. Horton, Grant House, Helene Schneider, Das Williams; Mayor Marty Blum

NOES: None

ABSENT: None

ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on March 28, 2007.

*Susan Ischeck Deputy*  
for \_\_\_\_\_  
Cynthia M. Rodriguez, CMC  
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on March 28, 2007.

*Marty Blum*  
\_\_\_\_\_  
Marty Blum  
Mayor

## CITY OF SANTA BARBARA

# MUNICIPAL GREEN BUILDING POLICY

## Background

The Santa Barbara City Council is committed to environmental, economic, and social stewardship through sustainable building practices for City facilities. The implementation of this Municipal Green Building Policy is expected to yield cost savings to City taxpayers through reduced operating costs, to provide a healthy work environment for City employees and visitors to City buildings, and to contribute to the realization of the City Council's stated goal of protecting, conserving, and enhancing the region's environmental resources along with reducing greenhouse gas emission through efficiency and renewable energy.

The City's current Green Building policy, adopted in 2008, encourages the construction of LEED® Silver Certified buildings. This policy revision elevates the City's standards for sustainable building practices beyond LEED® Certification. Specifically, the policy establishes ambitious energy efficiency targets and sets out to achieve Zero Net Carbon for new building construction and major renovations in order to advance the City's sustainability goals and significantly reduce greenhouse gas emissions.

## Policy Intent

The City of Santa Barbara will incorporate green building practices into the design, construction, renovation, retrofitting, and operation of all **City-owned and occupied facilities**. The intent of these practices is to exercise environmental stewardship, protect occupant health, enhance productivity, stimulate local economic development and create local jobs, and to generate resource and financial savings over the lifespan of the building.

## Definitions

**City facilities** include buildings and structures that the City designs, builds, owns, operates, leases, and/or maintains.

**City Renewable Energy Investment Fund (CREIF)** is an investment fund in which projects can invest an amount equal to 5% of their total project cost to satisfy their renewable energy or carbon offset requirement. The funds invested will be used to help fund other City-owned renewable energy and/or battery storage projects. A project should first look to site as much renewable energy capacity as possible and attempt to meet all energy needs onsite. For projects that cannot site any renewables and have been given a waiver by the Energy and Climate Staff, the project will contribute 5% of overall project costs to the CREIF. For projects that are able to meet some, but not all, of the onsite energy demands the project can supplement its effort by investing in the CREIF. The equation for the remaining investment is as follows:

$(100\% - X) * 5\%$  overall project cost = Partial CREIF Investment (where "X" is the amount of energy offset by onsite renewables).

For example if a \$1Million project is only able to meet 75% of its energy needs it will pay 25% of 5% of the overall project cost.

EXAMPLE:  $(100\% - 75\%) * 5\%$  (\$1Million) =  $25\% * \$50,000 = \$12,500$  Investment

**Green Steering Committee** is a group of City representatives that will be responsible for reviewing project checklists and approving project exemptions. The GSC will consist of one member from Community Development, one member from Water Resources, one member from Environmental Services, one member from Transportation Planning, one member from the Energy and Climate Program and one member from the Facilities Project Engineering team. The GSC will meet once annually to review and update this policy and as needed to review and advise on projects. The Energy and Climate Program representative will be responsible for convening the Committee.

**Historic Resource** is a City, State or Federally-designated landmark or a City-designated structure of merit.

**Leadership in Energy and Environmental Design (LEED®)** is an ecology-oriented building certification program run under the auspices of the U.S. Green Building Council (USGBC). LEED concentrates its efforts on improving performance across five key areas of environmental and human health: energy efficiency, indoor environmental quality, materials selection, sustainable site development and water savings.

**Living Building Challenge** is a green building certification program and sustainable design framework that visualizes the ideal for the built environment. The end goal of the Living Building Challenge is to encourage the creation of a regenerative built environment. The challenge is an attempt to raise the bar for building standards from doing less harm to contributing positively to the environment.

**Major Renovation and Retrofits** are projects that involve major heating, ventilation and or air conditioning renovations, significant building envelope modifications, or major interior rehabilitations. A renovation or retrofit project triggers this policy if the overall project budget (including design, permitting, and construction) is over \$200,000.

**Occupied Spaces** are defined as a building that is intended for extended occupancy and is heated and/or cooled for occupant comfort. These spaces are predominantly used as office space, workspaces, recreation facilities, and public safety buildings.

**Total Construction Budget** is the cost to achieve the project scope of work as defined in the contract documents, drawings, and specifications. It includes trade permits and any additional code requirements. The cost is most often determined by an engineer or project manager.

**Unoccupied Spaces** are not intended for extended occupancy. They are additionally defined as having no heating and/or cooling capacity, though they may have some ventilation capacity and. These spaces include warehouses, parking garages, park restrooms, storage areas, maintenance areas, and pump stations.

**Zero Net Carbon Buildings** are highly energy efficient buildings that produces on-site and/or procures - if on-site generation is not possible - enough carbon-free renewable energy to meet the annual demand of the building operations, or procure carbon-free energy to offset annual consumption.

## Section 1: Environmental Performance Requirements for New Construction and Major Renovations

*All new or substantially renovated, occupied City buildings over 20,000 square feet and/or with a total construction budget over \$1 Million will:*

- A. Meet the design standards of a Zero Net Carbon building, where all energy required to operate the building, on an annual basis, is provided from renewable, zero emission, sources. Additionally, eliminate or offset any combustion-related greenhouse gas emissions. Projects unable to meet this requirement can apply to the Green Building Steering Committee to satisfy this requirement in part or in total by investing in the City Renewable Energy Investment Fund.
- B. Complete the City's Green Building Design and Construction Checklist, found in Appendix A or on the Facilities website. Projects must receive a minimum of 60 points from the checklist and meet all of the minimum requirements set forth by this policy.
  - a. Achieve a minimum of 20% energy savings beyond Title 24, Chapter 6 Energy Code Requirements.
  - b. Install all electric mechanical systems.
  - c. Meet or exceed current CALGreen plumbing fixture flow rates, utilizing WaterSense labeled fixtures where available.
  - d. Meet or exceed the City's current Landscape Design Standards for Water Conservation. New and renovated City facilities will be designed without the use of turf grass unless approved for recreational purposes.
  - e. Use recycled water for all approved uses if available.
  - f. Provide or lease no more than the minimum automobile parking required by code or as determined by the Green Steering Committee. In extraordinary circumstances, with written approval from the Green Building Steering Committee and with a commitment to implement an approved Transportation Demand Management plan, additional on-site parking above code minimum may be provided. Additional parking shall be limited to the minimum shown in a parking demand analysis approved by the Transportation Planning and Downtown Parking Division.

Extraordinary circumstances may include: visitors or employees arriving or departing from a site when there is no transit service within a quarter mile of the site, or where there is insufficient on-street parking within a quarter mile of the site to meet projected demand. City fleet vehicle parking is exempted from this requirement.
  - g. Provide covered and secure bicycle parking for employees and visitors as well as shower and changing facilities to encourage the use of alternative and active modes of transportation to City buildings.
  - h. Install electric vehicle charging stations in 10% of the installed parking spaces.
  - i. Follow construction waste disposal and prevention guidelines in Section 3.

*All new or substantially renovated, occupied City buildings 5,000 – 20,000 square feet and/or with a total construction budget of under \$1 Million will:*

- A. Meet the design standards of a Zero Net Carbon building, where all energy required to operate the building, on an annual basis, is provided from renewable, zero emission, sources. Additionally, eliminate or offset any combustion-related greenhouse gas emissions. Projects unable to meet this requirement can apply to the Green Building Steering Committee to satisfy this requirement in part or in total by investing in the City Renewable Energy Investment Fund.
- B. Complete the City's Green Building Design and Construction Checklist, found in Appendix A or on the Facilities website. Projects must receive a minimum of 50 points from the checklist and meet all of the minimum requirements set forth by this policy including:
  - a. Achieve a minimum of 10% energy savings beyond Title 24, Chapter 6 Energy Code Requirements.
  - b. If mechanical systems are being replaced, replace with all electric mechanical systems.
  - c. Meet or exceed current CALGreen plumbing fixture flow rates, utilizing WaterSense labeled fixtures where available.
  - d. Meet or exceed the City's current Landscape Design Standards for Water Conservation. New and renovated City facilities will be designed without the use of turf grass unless approved for recreational purposes.
  - e. Use recycled water for all approved uses if available.
  - f. Provide or lease no more than the minimum automobile parking required by code. In extraordinary circumstances, with written approval from the Green Building Steering Committee and with a commitment to implement an approved Transportation Demand Management plan, additional on-site parking above code minimum may be provided. Additional parking shall be limited to the minimum shown in a parking demand analysis approved by the Parking and Transportation Division. Extraordinary circumstances may include: visitors or employees arriving or departing from a site when there is no transit service within a quarter mile of the site and there is insufficient on-street parking within a quarter mile of the site to meet projected demand. City fleet vehicle parking is exempted from this requirement.
  - g. Provide covered and secure bicycle parking for employees and visitors as well as shower and changing facilities to encourage the use of alternative and active modes of transportation to City buildings.
  - h. Install electric vehicle charging stations in 10% of the installed parking spaces.
  - i. Follow construction waste disposal and prevention guidelines in Section 3.

*All new or substantially renovated or retrofitted, unoccupied City structures and facilities will:*

- A. Select ENERGY STAR certified lighting and mechanical equipment to reduce energy use.
- B. Incorporate onsite renewable energy systems to offset at least the onsite energy demand and/or invest in the City Renewable Energy Fund.

- C. Meet or exceed current CALGreen plumbing fixture flow rates, utilizing WaterSense labeled fixtures where available.
- D. Meet or exceed the City's current Landscape Design Standards for Water Conservation. New and renovated City facilities will be designed without the use of turf grass unless approved for recreational purposes.
- E. Recycled water will be used for all approved uses if available.
- F. Provide or lease no more than the minimum automobile parking required by code. In extraordinary circumstances, with written approval from the Green Building Steering Committee and with a commitment to implement an approved Transportation Demand Management plan, additional on-site parking above code minimum may be provided. Additional parking shall be limited to the minimum shown in a parking demand analysis approved by the Parking and Transportation Division. Extraordinary circumstances may include: visitors or employees arriving or departing from a site when there is no transit service within a quarter mile of the site and there is insufficient on-street parking within a quarter mile of the site to meet projected demand. City fleet vehicle parking is exempted from this requirement.
- G. Follow construction waste disposal and prevention guidelines in Section 3.

## Section 2: Environmental Performance Requirements for Existing Buildings, Tenant Improvements, and Leased Spaces.

- 2.1 All municipal building renovation and retrofit projects, to the degree feasible, will adopt the green building best practices in Appendix A
- 2.2 All improvements to occupied, City-owned, City-leased, or leased-out spaces will consider a systems approach. For example, a renovating project which significantly alters one component of a system (such as lighting or HVAC) will explore the full life-cycle cost of upgrading the entire system to align with the green building best practices (Appendix A) as part of the project.
- 2.3 For any instance where the result of a life-cycle cost analysis for an entire system upgrade is cost prohibitive, the project shall replace the system with a system that is 20% more energy efficient than Title 24, Chapter 6 Energy Code requirements.

## Section 3: Construction Waste Prevention, Preservation, Restoration, Salvage, Reuse and Recycling

- 3.1 To meet the City's 75 Percent waste diversion goal, all construction and tenant improvement projects will employ the following waste management hierarchy throughout each project:
  - A. Salvage and Reuse: Materials suitable for reuse will be reused on-site, transferred, sold, or donated.
  - B. Recycle:
    - 1. Where project site space allows, projects will have separated, single stream recycling for metal, unpainted scrap drywall, wood, cardboard, land-clearing debris,

and inert materials (asphalt, brick, concrete). Recycling containers or designated areas should be clearly labelled to indicate acceptable materials.

2. Where project site space allows, projects will have separated organics recycling for all landscaping and greenwaste. Organics containers or designated areas should be clearly labelled to indicate acceptable materials.
3. Where project space does not allow for separated, single stream recycling or organics recycling, applicable construction debris recyclables will be comingled for recycling. Comingled recyclables must be delivered to a facility that actively sorts comingled construction waste prior to disposal to achieve a minimum of 75% diversion.

- C. Landfill or Hazardous Waste Disposal: Construction waste not suitable for reuse or recycling will be disposed of according to applicable local laws.

#### Section 4: Historic Resources

4.1 Exterior changes to City-owned historic resources will follow City code regulations for properties that are designated historic landmarks or structures of merit or buildings and structures located in landmark districts.

4.2 Interior changes to designated City-owned historic resources are not subject to Historic Landmarks Commission review. However, impact of alterations to potentially character-defining historic features and materials will be considered, and the City's Urban Historian should be consulted for advice on how to minimize adverse impacts.

#### Section 5: Green Building Steering Committee

With the adoption of this policy, the City Council establishes the Green Building Steering Committee to oversee and assist in advancing the sustainable performance of City construction projects. The Green Building Steering Committee shall consist of at least one representative from each of the following City divisions: Water Resources Division, Energy & Climate Program, Planning Division, Building & Safety Division, and the Solid Waste Division.

The Green Building Steering Committee shall have the ability to grant exemptions and alternative pathways to policy conformance as well as to update the policy as needed.

#### Section 6: Training, Financing, Technical Assistance, Reporting, Policy Updates

6.1 The Energy and Climate Program, in conjunction with the City's General Services and Human Resources Divisions, will identify green building training opportunities for project managers and operations and maintenance staff. All appropriate project managers and operations and maintenance staff will pursue green building training.

6.2 The City will pursue federal, state, and local incentives to facilitate the implementation of the Green Building Policy when appropriate

6.3 Project managers can seek technical assistance and resources from Energy and Climate program staff whenever necessary to ensure the successful implementation of this policy.

6.4 The Energy and Climate Program will assist all City projects and project managers in meeting the requirements of this policy.

6.5 The Energy and Climate Program will track policy implementation annually and update the Green Building Policy every four years, or as needed. Progress updates will be included in the Energy and Climate Program's Annual Climate Report to Council.

6.6 The Energy and Climate Program will convene relevant division staff to share green building and operations and maintenance best practices that support implementation of this policy.

## Section 7: Exemptions

7.1 Each department and office is responsible for incorporating this Green Building Policy into its projects, capital improvement plans, operations and maintenance, purchasing practices, and staff training. Projects that cannot meet the policy requirements due to size, function, cost or building and zoning regulations may request exemptions from the Public Works Director, but will incorporate green building measures to the maximum extent possible.

### 7.2 Example Policy Exemption Scenarios

- A. New buildings under 5,000 square feet.
- B. Buildings for which meeting the all of this policy's requirements will significantly reduce the effectiveness of the building's primary purpose.
- C. Historic resources with design considerations which limit the inclusion of green materials or building techniques.
- D. Projects for which meeting the all of this policy's requirements would increase costs such that the project is no longer financially feasible. In this case projects will be required to prove that the financial feasibility of the project is jeopardized by building to the LEED standard by providing detailed pro formas to the Green Building Steering Committee for review.
- E. No practical green alternative for the proposed tenant improvement project exists.