



REPORT TO DEVELOPMENT OVERSIGHT COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
November 5, 2007

Honorable Members of the Development Oversight Commission:

Subject: Green Building Program

Location/Council District: Citywide

Recommendation: Staff recommends the review and comment on the proposed Green Building Program and recommends that the Commission forward an endorsement of staff recommendations to the City Council for adoption.

Contact: Jamie Cutlip, Assistant Planner and (916) 808-8684

Presenters: Bob Chase, Chief Building Official;
Jamie Cutlip, Assistant Planner

Department: Development Services

Division: Building

Organization Number: 4881

Description/ Analysis:

Issue: On June 2005, the Sacramento City Council directed staff to develop a Sustainability Agenda with goals and objectives to move the City towards using resources more efficiently, to prevent pollution and improve the economic, environmental and social well-being of current and future generations.

On April 3, 2007, a draft Sustainability Master Plan was presented to the City Council identifying key focus areas, goals and targets for implementation and to serve as a policy framework. One of the focus areas is centered on Urban Design, Land Use, Green Buildings and Transportation.

As a component of the Sustainability Master Plan, Development Services is designing a green building program to promote sustainable, private development in the City of Sacramento. Green building is defined as a whole-system approach to designing and building comfortable and durable buildings in a way

that provides community and environmental benefits. Green building techniques target site selection, water efficiency, energy efficiency, material & resource conservation, and Indoor Air Quality. This program is being developed in phases with the first phase to be heard by City Council in early December 2007. At that time, staff will be presenting an overview of green building, voluntary and mandatory programs, guidelines, and potential incentives, checklists and rating systems.

Rating systems have been developed to measure and certify buildings as green. Green building guidelines, checklists and rating systems vary in requirements, scope, and sponsorship. Some green building programs are sponsored by the building industry; some are designed by government agencies, others by nonprofits. Some programs are localized, while others have a national focus.

By acquiring a specified number of points a developer or homeowner is able to qualify their project for recognition as a green project. Many of the existing rating systems have a third party verification systems that requires special inspection of targeted green features. This preserves the integrity of the project as green and frees staff to focus on retain such as life safety and structural review.

The most widely accepted and recognized rating system is the *Leadership in Energy and Environmental Design* (LEED) program developed by the U.S. Green Building Council. LEED has four levels of certification:

	Level for LEED Certification	Points Required
1	Certified	26-32 points
2	Silver	33-38 points
3	Gold Level	39-51 points
4	Platinum Level	52-69 points

LEED offers green building guidelines and checklists for the following development types: 1) New Construction, 2) Existing Buildings (Operations and Maintenance), 3) Commercial Interiors, 4) Core and Shell, 5) Home (in pilot phase), and 6) Neighborhood (in pilot phase), 7) Retail (in pilot phase), 8) Schools, and 9) Lodging.

Alameda County has developed a set of green building guidelines specifically for new home construction, residential remodels and multi-family. A checklist based on a minimum achievement of 50 points provides a builder or homeowner with a pass/fail certification under the *GreenPoints Rated* system.

With the establishment of a green building program, staff will be asking the City Council to adopt the two above rating systems. In addition, staff is recommending that the City Council also pass a resolution establishing a taskforce to further define appropriate incentives, target new green building policies, and identify appropriate zoning and building ordinance changes.

A key component of the green building program is ongoing public outreach and education coupled with internal training. As part of program development, Development Services has partnered with the Sacramento Municipal Utilities District (SMUD), Build It Green and the local chapter of the U.S. Green Building Council to establish a Public Agency Council (PAC). The PAC, along with a monthly meeting of Sacramento Valley building officials, provides an ongoing forum for regional jurisdictions to dialogue and develop best green building practices.

Staff has met with several groups including the Building Industry Association, American Institute of Architects and the Sacramento Area Realtors to discuss the design of a green building program (Attachment 4). Similarly, educational resources are being developed for the City's public website and public counter. Several LEED orientations for employees have been held in April 2007 and additional training is being developed.

Policy Considerations:

The General Plan 2030 Vision and Guiding Principles was adopted by the City Council in November 2005. The guiding vision is for Sacramento to become "the most livable city in America"-- and encouraging green building practices is identified as one of the strategies to accomplish this. Likewise, establishing a green building program is one of the key focus areas under the Sustainability Master Plan adopted by the City Council in April 2007.

On September 21, 2004, City Council adopted Resolution 2004-751, which requires municipal building over 5,000 square feet to reach LEED-Silver. A green building program for private development is consistent with the intent of this resolution and with Executive Order S-20-04, issued by Governor Schwarzenegger in 2004 to establish efficiency measures for state buildings and strongly encouraged private sector green building.

Other measures consistent with a green building program is Council's recent approval of permit fee waivers for solar photo voltaic systems and solar water heaters installation on existing residential. Through our Department of Utilities, we offer storm water reduction credits for the incorporation of low-impact development. Currently, the City of Sacramento's zoning codes allows solar energy systems to exceed building height requirements up to 20% and are allowed to project into yard setbacks by four feet (Sections 17.60.40A and 17.60.40B(7)).

Rationale for Recommendation:

By launching a Green Building program, the City of Sacramento is able to remain consistent with the action many jurisdictions throughout the United States, and in particular California, have been taking and will allow the City to respond quicker to anticipated state and federal building policy changes.

Similarly, by developing a green building program now the City is confirming its role as a leader in the region, as many jurisdictions in the region are watching very closely to model a green building program after ours.

By establishing a green building program, an applicant is able to take advantage of several resource conservations programs offered by various departments under the umbrella of Green Building. By linking and augmenting existing programs, significant value can be added at little additional cost and without overwhelming staff or department budgets. Programs with similar goals such as energy conservation and storm water management measures can be coordinated; leveraging outreach efforts and funds to achieve maximum impact rather than operating programs in isolation.

Financial Considerations: None

DOC Goals and Recommendations:

The Green Building Program and associated internal and public outreach is consistent with the following focus areas listed in the Development Oversight Commission 2006-07 Annual Report:

- Developing partners through communication
- Participate in a leadership role to achieve City’s sustainability initiative
- Integration of low impact development and green building policies

Respectfully submitted by: _____

JAMIE CUTLIP
Assistant Planner

Recommendation Approved:

Bill Thomas
Director of Development Services

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Green Building Timeline

1. On June 2005, the Sacramento City Council directed staff to develop a Sustainability Agenda.
2. On April 4, 2006 City Council held a workshop on Sustainability and took action to support the United Nations Urban Environmental Accords.
3. On April 3, 2007, a draft Sustainability Master Plan was presented to the City Council identifying key focus areas, goals and targets for implementation.
4. LEED orientations held for staff on April 4, May 7 and May 14, 2007; over 65 employees attend.
5. April 16, 2007 Sacramento Valley Regional Building Officials kick-off meeting.
6. May 28, 2007, DSD Green Building Coordinator selected through 6 month Rotational Opportunity.
7. June 28th, 2007, Build it Green Public Agency Kick Off Meeting.
8. July 20, 2007, Green Building 101 Lunch & Learn and beginning of program outreach with internal and external stakeholders.
9. July 31, 2007, Fee Suspension for Photo Voltaic solar systems on existing Residential approved by City Council.
10. August 20, 2007 meeting with San Francisco Green Team to discuss program design parameters.
11. Oct. 2, 2007, Fee Suspension for Solar Water tanks on existing Residential approved by City Council.
12. November 5, 2007 review and comment presentation to the Development Oversight Commission.