

City of San José, California

COUNCIL POLICY

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EFFECTIVE DATE June 9, 2001	REVISED DATE March 6, 2007	
APPROVED BY COUNCIL ACTION		

PURPOSE

The purpose of this policy is to provide leadership by setting a community standard of sustainable/green building, and demonstrating the City's and Redevelopment Agency's commitment to environmental, economic and social stewardship by:

1. Protecting, conserving and enhancing the region's environmental resources;
2. Providing healthy work environments for staff and visitors; and
3. Realizing cost savings to city taxpayers through reduced utility costs associated with water, lighting, heating and cooling.

POLICY

1. The City of San José shall maximize the opportunities to incorporate green building principles and practices into the planning, design, construction, management, renovation, operations and maintenance of all new and existing facilities that are constructed, owned, or managed by the City or the Redevelopment Agency. The City shall also identify opportunities to target LEED certification for all existing buildings.
2. In pursuit of this policy, all City or Redevelopment Agency building projects constructing or adding more than 10,000 square feet of occupied space (as defined in the adopted building code) shall be designed and constructed to achieve at a minimum the USGBC LEED Silver level of certification with a goal of reaching LEED Gold or Platinum. This shall apply to all new projects budgeted in FY 2007-2008 or thereafter.
3. The City of San José shall provide leadership and guidance to encourage the application of green building practices in private sector planning, design, construction, management, renovation, operations, and demolition of buildings and encourage the highest practicable level of building certification under the USGBC LEED program.
4. The City Council may allow exceptions to this policy on a project specific basis.

BACKGROUND

Green Building Principles guide the planning, design, construction, operation, maintenance and demolition of a sustainable facility or group of facilities. These principles include the use of appropriate site selection and building orientation, high energy and water efficiency, healthy living and working environments, conservation of natural resources, diversion of waste from landfills, reduced operational costs over the life of the facility and sustainable long term maintenance practices. The US Green Building Council (USGBC) has developed the Leadership in Energy and Environmental Design (LEED) program as a nationally recognized performance oriented system designed for rating new and existing buildings or groups of buildings based on a variety of Green Building Principles. Different levels of LEED certification (Certified, Silver, Gold and Platinum) are awarded based on the total credits earned. On November 21, 2006, the City Council directed staff to develop

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the Green Building Policy to establish USGBC LEED Silver certification as the minimum standard for all City and Redevelopment Agency building projects with new construction or major retrofit projects adding 10,000 square feet or more.

IMPLEMENTATION GUIDELINES

The City Manager shall ensure the development and maintenance of implementation guidelines and practices that provide sufficient direction and clarity to carry out this policy in an efficient and accountable manner. Implementation guidelines and practices shall be developed and put in use within six months of the effective date of this policy. The following shall be elements of the implementation guidelines.

Executive Steering Committee (ESC)

An Executive Steering Committee (ESC) shall be created and comprised of Senior City and Agency staff and include the directors of departments that construct, manage, maintain or occupy City and Agency facilities subject to this policy. The committee shall meet regularly to review the program and budget proposals and serve as a conflict resolution body to resolve issues as necessary to ensure the successful implementation of this policy. The ESC shall prepare and submit an annual Green Building Report to the City Council.

Budgeting

Budget appropriations for capital construction that falls under this policy shall include funding to meet the LEED Silver rating at a minimum, unless specifically directed otherwise by the City Council. All new projects 10,000 square feet or over shall be required to do a cost benefit analysis to determine the highest practical level of certification along with the appropriate budget. All budget proposals for projects subject to this policy must be reviewed by the Executive Steering Committee prior to submitting to the Council and Redevelopment Agency Board for approval during the Capital Budget process.

Private Development Projects

Staff shall encourage and explore incentives for private developers to incorporate Green Building Principles into their projects. Staff shall be dedicated to facilitate the processing of green building permits and plan review; serve as a resource for training and education on incorporating green building principles into private development projects; and maximize outreach opportunities with developers on the benefits of sustainable building and the certification process.