

INTRODUCED: January 26, 2015

A RESOLUTION No. 2015-R8-15

To amend Res. No. 2008-R152-2009-14, adopted Jan. 12, 2009, which implemented policies requiring the application of green, high performance building standards to all City construction projects and incentive programs to encourage the private sector to apply green high performance building standards to private sector construction projects and requiring that all new building or facility construction, major renovation or improvement projects undertaken on existing buildings or facilities which exceed 10,000 gross square feet meet the Leadership in Energy and Environmental Design Green Building Rating System's Silver rating, to implement recommendations by the Green Building Commission concerning standards for the construction of City-owned buildings and facilities with costs of \$5,000,000 or less and for new building construction and renovations to existing building or facilities that are less than 10,000 square feet.

\_\_\_\_\_  
Patron – Vice President Hilbert

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: FEB 23, 2015 AT 6 P.M.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

I. That Resolution No. 2008-R152-2009-14, adopted January 12, 2009, be and hereby is amended as follows:

WHEREAS, by Resolution No. 2006-R19-29, adopted February 27, 2006, the Council of the City of Richmond found that it was in the best interests of the citizens of the City of

AYES:                    9                    NOES:                    0                    ABSTAIN:                    \_\_\_\_\_

ADOPTED:            FEB 23 2015            REJECTED:            \_\_\_\_\_            STRICKEN:            \_\_\_\_\_

Richmond to study the costs and benefits of implementing “green high performance building” standards for certain City construction projects and a “green high performance building” incentive program to encourage the use of such standards on private sector construction projects; and

WHEREAS, by Resolution No. 2006-R157-171, adopted November 27, 2006 [~~and~~] , as amended by Resolution No. [~~2007-R123-112~~] 2007-R123-112, adopted July 23, 2007, the Council of the City of Richmond established a Green Building Advisory Commission as a appointed by its Land Use, Housing and Transportation Standing Committee to recommend (i) specific City construction projects to which green high performance building standards should be applied and (ii) incentive programs to encourage the private sector to apply green high performance building standards to private sector construction projects; and

WHEREAS, the Council of the City of Richmond has determined that numerous North American municipalities have implemented policies requiring the application of green, high performance building standards to their construction projects, including Portland, OR, Scottsdale, AZ, Vancouver, BC, Seattle, WA, San Francisco, CA, San Diego, CA, Arlington, VA, Atlanta, GA, Baltimore, MD, Boulder, CO, Calgary, Alberta, Dallas, TX, Houston, TX [~~and~~] , Kansas City, MO, Washington, DC, New York, NY, and Boston, MA, as well as others; and

WHEREAS, the Council of the City of Richmond has determined that applying green, high performance building standards to certain City projects would help create healthy workplaces, increase energy efficiency and productivity, protect the environment, contribute to the reduction of greenhouse gases associated with adverse climate change and advance the City’s stewardship role by saving millions of dollars in future operations costs; and

WHEREAS, the Council of the City of Richmond has determined that applying green, high performance building standards to certain City projects would provide the City with a leadership position in the very important process of stimulating sustainable development, would provide City staff with training and knowledge of the practical application of such standards and create models for others in the region to experience the benefits of high performance buildings; and

WHEREAS, by Resolution No. 2012-R148-2013-8, adopted January 14, 2013, the Council of the City Richmond directed the Green City Commission to recommend, in consultation with the Department of Procurement Services, to the City Council any legislation, plans, policies and programs imposing mandatory “green” building standards for the construction of City-owned buildings and facilities with a cost of \$5,000,000 or less; and

WHEREAS, the Green City Commission has made certain recommendations for changes to this resolution, the substance of which is generally reflected in amendments hereto;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That from now henceforth, the following shall be the policy of the City of Richmond and that the indicated actions shall be undertaken:

1. **Policy.** All City departments and offices and their contractors responsible for financing, planning, designing, developing, constructing and managing City-owned facilities or buildings shall seek to cause such facilities or buildings to be Integrated Sustainable Facilities.
2. **Standard.** Integrated Sustainable Facilities are buildings or facilities which are optimally integrated on all parameters-initial affordability, timeliness of completion, net life-cycle cost, durability, functionality for programs and persons, health, safety, accessibility, aesthetic and

urban design, maintainability, energy efficiency and environmental sustainability (including without limitation efficient management of water resources, reduction of green house gas impacts, management of material resources and waste, protection of environments quality and reinforcement of natural systems). Such building or facilities will be achieved using an integrated design process.

3. **Implementation.** All facilities and buildings will not be able to meet this standard as Integrated Sustainable Facilities immediately. Furthermore, additional guidelines and standards must be developed by the City to achieve this standard. The following are the specific interim standards, exemptions and additional steps necessary and applicable for implementation of this policy:

A. All new building or facility construction, major renovation or improvement projects undertaken on existing buildings or facilities which exceed 10,000 gross square feet shall meet the Leadership in Energy and Environmental Design (LEED) Green Building Rating System's Silver rating as follows:

- i. LEED for New Construction & Major Renovations (LEED-NC), LEED for Commercial Interiors (LEED-CI), LEED for Schools (LEED-S), or LEED for Existing Buildings (LEED-EB).
- ii. All qualifying projects started in FY 2010 shall use LEED Silver as a guideline and while meeting such guideline shall not be required to actually be LEED certified.
- iii. All qualifying projects started in FY 2011 or afterwards shall be required to be certified by the U.S. Green Building Council or another approved entity as determined by the Chief Administrative Officer or designee as LEED Silver at a minimum.

B. Existing or newly constructed buildings or facilities, or any major renovation or improvements thereto, that (i) the Administration determines are unoccupied by people [Ø] , (ii) are not presently in use for storage of material [Ø] , (iii) have been declared by City Council as surplus property [Ø] , (iv) serve specialized functions (such as pumping stations, garages or storage buildings) or (v) are less than 10,000 gross square feet shall be exempt from this Policy but shall be subject to the ~~following~~:

(i) ~~The City Administration shall promulgate and the Chief Administrative Officer shall approve the Sustainable Design, Development, Construction and Demolition Guidelines by December 31, 2009.~~

(ii) ~~Qualifying~~ requirement that qualifying projects, not used for storage or declared surplus, beginning in FY [2010] 2015 shall be subject to the [Sustainable Design, Development, Construction and Demolition Guidelines] 2012 International Green Construction Code for any new construction or improvements to such buildings or facilities that exceed \$25,000 in construction cost. Certification by LEED or EarthCraft under applicable programs shall be an acceptable alternate path for compliance with this requirement.

C. As determined by the Green Building Commission, all existing buildings and facilities in excess of 20,000 gross square feet except those buildings and facilities that have been declared by City Council as surplus property shall meet the U.S. Green Building Council's LEED® Green Building Rating System™ Silver rating as follows:

i. LEED for Existing Buildings (LEED-EB) shall apply by FY 2010.

- ii. All qualifying projects started in FY 2010 shall use LEED Silver as a guideline and while meeting such guideline shall not be required to actually be LEED certified.
- iii. All qualifying projects started in FY 2011 or afterwards shall be required to be certified by the U.S. Green Building Council or another approved entity as LEED Silver at a minimum. (See Attachment A for current projects)

D. Existing buildings or facilities that are unoccupied or serve specialized functions (such as pumping stations, garages or storage buildings) or that have been declared by City Council as surplus property or are less than 20,000 gross square feet shall be exempt from this policy but shall be subject to the Green Building Operations and Maintenance Guidelines when developed if maintenance projects exceed \$25,000. The City Administration is requested to promulgate, and the Chief Administrative Officer is requested to approve the Operations and Maintenance Guidelines by December 31, 2009.

E. The Council of the City of Richmond shall continuously monitor green building rating systems and standards and re-evaluate its choices every three years[?].

F. The Council of the City of Richmond shall cause the following documents in (i) and (ii) to be prepared within one year of the adoption date of this [~~Resolution~~] amendatory resolution:

- i. [~~A Sustainable Design, Development, Construction and Demolition Guidelines which would supplement and describe the steps for achieving Integrated Sustainable Facilities, would describe the standards that would be applicable to projects exempted from the initial application of the policy and describe the standards for demolition of buildings and facilities and cleanup in the event of catastrophic circumstances.~~]

~~iii.]~~ A Green Building Operations and Maintenance Guidelines which would describe the steps for maintaining Integrated Sustainable Facilities so that their properties are properly maintained and enhanced where feasible.

~~[iii.]~~ ii. At the end of two years after the adoption date of this Resolution, a Progress Report describing the steps that have been taken pursuant to this policy and the resulting performance benefits shall be prepared by or on behalf of the Land Use, Housing and Transportation Standing Committee and submitted to the Council.

4. **Fiscal Impact.** The fiscal impact to include Green Building LEED requirements will be approximately a 3% additional outlay on proposed construction.

II. This amendatory resolution shall be in force and effect upon adoption.



# Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

## Ordinance/Resolution Request

**RECEIVED**  
JAN 16 2015

**TO** Allen Jackson, City Attorney

**THROUGH** Lou Ali, Council Chief of Staff *W*

**FROM** Steven Taylor, Council Policy Analyst *ST*

**COPY** Chris Hilbert, 3<sup>rd</sup> District Council Member  
Lisa Townes, 3<sup>rd</sup> District Liaison  
Haskell Brown, Deputy City Attorney  
Vincent Jones, Council Deputy Chief of Staff *V. Jones*

OFFICE OF CITY ATTORNEY

**DATE** January 15, 2014

**PAGE/s** 1 of 2

**TITLE** Recommended Amendments to Res. No. 2008-R152-2009-14 regarding Green Building Standards in City owned buildings from the Green Building Commission for projects less than \$5 million and under 10,000 square feet.

This is a request for the drafting of an **Ordinance** ☐ **Resolution** ☒

**REQUESTING COUNCILMEMBER/PATRON**

Hilbert

**SUGGESTED STANDING COMMITTEE**

Land Use Housing and Transportation

**ORDINANCE/RESOLUTION SUMMARY**

Patron requests that amendments to Res. No. 2008-R152-2009-14 be drafted to implement changes that were recommended by the Green Building Commission concerning "green" standards for the construction of City owned buildings and facilities with a costs of \$5,000,000 or less, and new building constructions and renovations on existing buildings or facilities that are less than 10,000 sq. ft.

Further recommended amendments include:

- 1.) deletion of the existing paragraph 3(B)(1), and
- 2.) revising the remaining portion of 3(B) so that qualifying projects are those that are not used for storage or declared surplus, subject to the 2012 International Green Construction Code (IgCC) for new construction and any building that exceeds \$25,000, and allowing certification by LEED or Earthcraft, as an alternate path for compliance with this requirement.
- 3.) That the current paragraph 3(F)(i) be deleted because it is not applicable since no



sustainable design, development, construction and demolition guidelines have been developed.

#### BACKGROUND

The Council amended No. 2008-R152-2009-14, which established policies regarding the application of LEED green building systems silver rating practices to City, owned building projects which exceed 10,000 sq. feet.

The City Council (Res. No. 2012-R148.2013-8) directed the Green City Commission to study the City's existing policies, ordinances, resolutions, policies, and State laws and recommend changes to City policies on green building construction for projects costing less than \$5,000,000 and less than 10,000 sq. feet. The Commission worked with the City's Procurement Department to conduct its review and to make its recommendations.

#### FISCAL IMPACT STATEMENT

Fiscal Impact Yes ☐ No ☒

Budget Amendment Required Yes ☐ No ☒

Estimated Cost or Revenue Impact \$ N/A

Note: It is not possible to estimate costs of such policies to an actual project at this time. It is hoped that the adoption of green building practices will save on energy costs to the City. However, the possibility exists that these techniques may lead to higher construction costs.

Attachment/s Yes ☐ No ☒