CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 01/24/06
AGENDA ITEM 5
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Adoption of Alameda County Residential Green Building Guidelines and Adoption of LEED "Silver" Standard for Municipal Buildings

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolutions adopting the Alameda County Waste Management Authority (ACWMA) Residential Green Building Guidelines for multi-family projects of 20 units or more and adopting the Leadership in Energy Efficient Design (LEED) "Silver" standard for municipal buildings.

DISCUSSION:

On December 6, 2005, the City Council held a work session on the subject of Green Building. The staff report for that work session provided a definition of green building, outlined the community benefits of green building and discussed the LEED rating system for commercial projects and the ACWMA Green Points rating system used to evaluate multi-family projects.

After considerable discussion, the sense of the Council was that the City of Hayward should move toward adoption of a green building program. The staff report recommended adoption of a voluntary set of residential green building guidelines developed by the ACWMA as the first step in creating a green building program for development in Hayward. Attached is a draft resolution.

Beginning March 1, 2006, private residential developers of 20 units or more would be requested to submit the ACWMA Green Points checklist as part of an application for land use permits. The goal would be to achieve fifty points or more on the attached Green Points checklist (Attachment A). The number of points achieved by each residential development would be addressed in project reports to the Planning Commission and City Council. After one year, staff could provide a report on the degree of voluntary compliance achieved and the Council could evaluate whether to adopt a mandatory ordinance for residential development.

The Council also expressed a desire to institute green building standards with respect to municipal building projects. The attached resolution states Council policy that municipal building projects involving new construction or renovation that either have a construction cost that exceeds three million dollars or twenty thousand square feet, meet a minimum standard of LEED "Silver." To achieve such rating, the project would need to meet between 33 and 38 points on the LEED rating system (Attachment B).

The proposed actions are categorically exempt under CEQA as regulatory actions to protect the environment.

Prepared by:

Hilary Herman
City Building Official

Recommended by:

Sylvia Ehrenthal
Director of Community and
Economic Development

Approved by:

Jesús Armas, City Manager

Attachments: A. Green Points
B. LEED Registered Project Checklist
Resolutions

Multifamily Green Points Project Summary

<Project Title>, <City>

Design Review Phase

Planning & Design (min. 22)	Possible	Achieved
Landscaping: Low-Water Plantings	Req.	N
Rec&Waste Collection: Central Collection Area	Req.	N
Rec&Waste Collection: Collection Systems	Req.	N
Infill Sites	20	0
Mixed-Use Developments	2	0
Building Placement & Orientation	3	0
Design for Walking & Bicycling	3	0
Social Gathering Places	4	0
Design for Safety	3	0
Vandalism Deterrence & Management	1	0
Landscaping	5	0
Cool Site	1	0
Stormwater Management	3	0
ENERGY STAR® Certified Homes	1	0
Moisture Shedding & Mold Avoidance	2	0
Adaptable Buildings	4	0
Affordability	5	0
		0

Sitework (min. 3)	Possible	Achieved
C&D Waste Management: 50% Diversion		N
C&D Waste Management	3	0
Efficient Use of Construction Materials	1	0
Construction IAQ Management	2	0
Hazardous Materials & Waste	1	0
		0

Extra Credit	Possible	Achieved
Innovative Design	3	0
		0

Plan Check / Building Permit Phase

Structure (min. 7)	Possible	Achieved
Durable Roofing: 3-Year Guarantee	Req.	N
Recycled Aggregate	1	0
High-Volume Flyash in Concrete	3	0
FSC-Certified Wood	3	0
Engineered Lumber	3	0
Advanced Framing Design	2	0
Steel Framing	2	0
Structural Insulated Panels	3	0
Raised Heel Trusses	1	0
Insulation	3	0
Durable Siding Materials	1	0
Durable Roofing Materials	1	0
Cool Roof	2	0
High Performance Windows	1	0
		0

Systems (min. 11)	Possible	Achieved
High Efficiency Lighting: Min. Efficiencies	Req.	N
ENERGY STAR® Appliances	Req.	N
Water-efficient Fixtures: Faucets & Toilets	Req.	N
Passive Solar Heating	3	0
Thermal Mass Flooring	1	0
High-Efficiency Heating	1	0
Radiant Hydronic Space Heating	1	0
Solar Water Heating	2	0
High-Efficiency DHW	1	0
Avoid Air Conditioning	2	0
High Efficiency A/C & Refrigerant	1	0
Duct Effectiveness	2	0
Advanced Ventilation Practices	3	0
Garage Ventilation	1	0
Daylighting	4	0
High-Efficiency Lighting	2	0
Light Pollution Reduction	2	0
Onsite Electricity Generation	9	0
Elevators	2	0
ENERGY STAR® Clothes Washers	1	0
Central Laundry	2	0
Water-Efficient Fixtures	2	0
ENERGY STAR® Certification	1	0
		0

Finishes & Furnishings (min. 7)	Possible	Achieved
Interior Paint: Low-VOC	Req.	N
Rec. & Waste Collection: In Units	1	0
Entryways	2	0
Interior & Exterior Paint	2	0
Adhesives & Sealants	1	0
Metal Coatings	1	0
Carpeting	3	0
Natural Linoleum	2	0
Wood Flooring Alternatives	3	0
Reclaimed Materials	1	0
Cabinets, Counters & Trim	4	0
Furniture & Outdoor Play Structures	3	0
		0

Extra Credit	Possible	Achieved
Training & Manuals	3	0
Educational Signage & Tours	2	0
Innovative Design	2	0
		0

Subtotal		Achieved
DESIGN REVIEW PHASE (min. 25)	67	**0**
PLAN CHECK/BP PHASE (min. 25)	99	**0**

Total Credits Achieved	0

Green Points developed by: GREEN BUILDING in Alameda County

LEED-NC

LEED-NC Version 2.2 Registered Project Checklist

<< enter project name >>
<< enter city, state, other details >>

Yes	?	No				
			Sustainable Sites			**14 Points**
Y			Prereq 1	**Construction Activity Pollution Prevention**		Required
			Credit 1	**Site Selection**		1
			Credit 2	**Development Density & Community Connectivity**		1
			Credit 3	**Brownfield Redevelopment**		1
			Credit 4.1	**Alternative Transportation**, Public Transportation Access		1
			Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms		1
			Credit 4.3	**Alternative Transportation**, Low-Emitting and Fuel-Efficient Vehicles		1
			Credit 4.4	**Alternative Transportation**, Parking Capacity		1
			Credit 5.1	**Site Development,** Protect of Restore Habitat		1
			Credit 5.2	**Site Development,** Maximize Open Space		1
			Credit 6.1	**Stormwater Design,** Quantity Control		1
			Credit 6.2	**Stormwater Design,** Quality Control		1
			Credit 7.1	**Heat Island Effect,** Non-Roof		1
			Credit 7.2	**Heat Island Effect,** Roof		1
			Credit 8	**Light Pollution Reduction**		1

Yes	?	No				
			Water Efficiency			**5 Points**
			Credit 1.1	**Water Efficient Landscaping**, Reduce by 50%		1
			Credit 1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation		1
			Credit 2	**Innovative Wastewater Technologies**		1
			Credit 3.1	**Water Use Reduction**, 20% Reduction		1
			Credit 3.2	**Water Use Reduction**, 30% Reduction		1

Yes	?	No				
			Energy & Atmosphere			**17 Points**
Y			Prereq 1	**Fundamental Commissioning of the Building Energy Systems**		Required
Y			Prereq 2	**Minimum Energy Performance**		Required
Y			Prereq 3	**Fundamental Refrigerant Management**		Required
			Credit 1	**Optimize Energy Performance**		1 to 10
			Credit 2	**On-Site Renewable Energy**		1 to 3
			Credit 3	**Enhanced Commissioning**		1
			Credit 4	**Enhanced Refrigerant Management**		1
			Credit 5	**Measurement & Verification**		1
			Credit 6	**Green Power**		1

continued...

Yes	?	No			
			Materials & Resources		**13** Points
Y			Prereq 1	**Storage & Collection of Recyclables**	Required
			Credit 1.1	**Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof	1
			Credit 1.2	**Building Reuse**, Maintain 100% of Existing Walls, Floors & Roof	1
			Credit 1.3	**Building Reuse**, Maintain 50% of Interior Non-Structural Elements	1
			Credit 2.1	**Construction Waste Management**, Divert 50% from Disposal	1
			Credit 2.2	**Construction Waste Management**, Divert 75% from Disposal	1
			Credit 3.1	**Materials Reuse**, 5%	1
			Credit 3.2	**Materials Reuse**,10%	1
			Credit 4.1	**Recycled Content**, 10% (post-consumer + ½ pre-consumer)	1
			Credit 4.2	**Recycled Content**, 20% (post-consumer + ½ pre-consumer)	1
			Credit 5.1	**Regional Materials**, 10% Extracted, Processed & Manufactured Region	1
			Credit 5.2	**Regional Materials**, 20% Extracted, Processed & Manufactured Region	1
			Credit 6	**Rapidly Renewable Materials**	1
			Credit 7	**Certified Wood**	1

Yes	?	No			
			Indoor Environmental Quality		**15** Points
Y			Prereq 1	**Minimum IAQ Performance**	Required
Y			Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**	Required
			Credit 1	**Outdoor Air Delivery Monitoring**	1
			Credit 2	**Increased Ventilation**	1
			Credit 3.1	**Construction IAQ Management Plan**, During Construction	1
			Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy	1
			Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
			Credit 4.2	**Low-Emitting Materials**, Paints & Coatings	1
			Credit 4.3	**Low-Emitting Materials**, Carpet Systems	1
			Credit 4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	1
			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
			Credit 6.1	**Controllability of Systems**, Lighting	1
			Credit 6.2	**Controllability of Systems**, Thermal Comfort	1
			Credit 7.1	**Thermal Comfort**, Design	1
			Credit 7.2	**Thermal Comfort**, Verification	1
			Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces	1
			Credit 8.2	**Daylight & Views**, Views for 90% of Spaces	1

Yes	?	No			
			Innovation & Design Process		**5** Points
			Credit 1.1	**Innovation in Design**: Provide Specific Title	1
			Credit 1.2	**Innovation in Design**: Provide Specific Title	1
			Credit 1.3	**Innovation in Design**: Provide Specific Title	1
			Credit 1.4	**Innovation in Design**: Provide Specific Title	1
			Credit 2	**LEED® Accredited Professional**	1

Yes	?	No		
			Project Totals (pre-certification estimates)	**69** Points

Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-69 points

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO._____

Introduced by Council Member_____

mel
1/19/06

RESOLUTION RELATING TO THE ALAMEDA COUNTY RESIDENTIAL GREEN BUILDING GUIDELINES (FOR NEW MULTIFAMILY CONSTRUCTION) AS A CITY REFERENCE DOCUMENT

WHEREAS, the City of Hayward's General Plan sets forth goals for preserving and improving the City's natural and built environment, protecting the health of its residents and visitors, and fostering its economy; and

WHEREAS, green building is a whole systems approach to the design, construction, and operation of buildings, which employs materials and methods that promote natural resource conservation, energy and water efficiency, and good indoor air quality; and

WHEREAS, green buildings benefit building industry professionals, residents and communities by improving construction quality, increasing building durability, reducing, utility, maintenance, water and energy costs, creating healthier homes, and enhancing comfort and livability; and

WHEREAS, in recent years, green building design, construction, and operational techniques have become increasingly widespread in California and the nation, with many homeowners, businesses, and building professionals voluntarily seeking to incorporate green building techniques into their projects; and

WHEREAS, the Alameda County Waste Management Authority has developed a series of voluntary guidelines designed specifically for the residential building industry for New Home Construction, Home Remodeling and Multifamily ("Residential Green Building Guidelines") that provide helpful and valuable guidance for applying these techniques to residential building projects; and

WHEREAS, the practices contained in these Multi Family Green Building Guidelines were selected for their viability in today's market and their ability to promote sustainable buildings and communities; and

WHEREAS, a number of cities and counties throughout California have used these guidelines; and

WHEREAS, the adoption of this Resolution is exempt from the California Environmental Quality Act ("CEQA"), pursuant to section 15308, regulatory action to protect the environment.

NOW, THEREFORE, BE IT RESOLVED, commencing March 1, 2006, private residential developers of 20 units or more shall be requested to submit the Green Points checklist as part of any application for land use permits.

BE IT FURTHER RESOLVED, that the City Council of the City of Hayward adopts the Alameda County Waste Management Authority's Multi Family Residential Green Building Guidelines, as they may be amended from time to time, as a City reference document.

IN COUNCIL, HAYWARD, CALIFORNIA,_____, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: CITY COUNCIL:
MAYOR:

NOES: CITY COUNCIL:

ABSTAIN: CITY COUNCIL:

ABSENT: CITY COUNCIL:

ATTEST:_____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

_____
City Attorney of the City of Hayward

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO.____

mhl
1/19/06

Introduced by Council Member_____

RESOLUTION REGARDING LEADERSHIP IN ENERGY EFFICIENT DESIGN (LEED) SILVER RATING FOR NEW MUNICIPAL PROJECTS

WHEREAS, the City of Hayward, through the design, construction, operation and deconstruction of its own facilities and facilities in funds, wishes to provide leadership to both the private and public sectors by incorporating green building strategies in City buildings; and

WHEREAS, the City Council finds that the design, construction and maintenance of buildings within the City can have a significant impact on the City's environmental sustainability, resource usage and efficiency, waste management and the health and productivity of residents, workers and visitors to the City; and

WHEREAS, the City Council hereby finds that, based on studies by the Alameda County Waste Management Authority (ACWMA), construction and demolition debris comprise up to 21% of materials disposed in Alameda County landfills; and

WHEREAS, the City Council finds that green building design, construction, and operation can have a significant positive effect on energy and resource efficiency, waste and pollution generation, and the health and productivity of a building's occupants over the life of the building; and

WHEREAS, the City Council finds that green building benefits are spread throughout the systems and features of the building. Green buildings use recycled-content building materials, consume less energy and water, have better indoor air quality, and use much less natural resources than conventional buildings; and

WHEREAS, the City Council finds that green design and construction decisions made by the City in the construction and remodeling of City buildings can result in significant cost savings to the City over the life of the buildings; and

WHEREAS, the City Council finds that it is critical to both the economic and environmental health of the City that the City provide leadership to both the private and public sectors in the area of green building; and

WHEREAS, the most immediate and meaningful way to do so is to include green building elements in City buildings and to encourage private projects to include green building elements; and

WHEREAS, the adoption of this Resolution is categorically exempt from environmental review pursuant to 14 California Code of Regulations Section 15308, actions by regulatory agencies to protect the environment; and

NOW THEREFORE, BE IT RESOLVED that the City Council finds the adoption of this Resolution categorically exempt from CEQA and that all new construction or renovation projects of municipally-owned buildings intended for human occupancy which exceed either twenty thousand square feet or a construction cost of three million dollars and which are initiated after the adoption of this Resolution shall meet a minimum LEED "Silver" standard.

NOW THEREFORE, BE IT FURTHER RESOLVED, that all new construction or renovation projects of municipally-owned buildings intended for human occupancy that do not meet the threshold that triggers compliance with the requirements of this Resolution shall seek to achieve as many LEED credits as practicable.

IN COUNCIL, HAYWARD, CALIFORNIA_____, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:_____
City Clerk of the City of Hayward