



City of Rohnert Park Sustainability Workshop

August 22, 2006

What is Sustainability?



“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

- *The Bruntland Report (1987)*

Equity · Economy · Environment

History



- 5/11/04 City sets goal for GHG reduction
- 7/12/05 Council directs staff to begin formulation of Green Building Ordinance
- 3/14/06 Council adopts *New Home Construction Green Building Guidelines* as referenced standard
- 5/23/06 Council approves development agreement with University District LLC, which contains high level of green building standards
- 7/14/06 Rohnert Park hosts “*Climate Protection Everybody Profits II*”

How did we get from Green Building to Sustainability?



- Council has directed staff to develop green building ordinance
- Council has identified Sustainability as one of its top five goals
- General Plan Sustainability Element won't happen immediately
- Green Building is only one component of sustainability

Objectives



- Develop and implement measures that support and encourage sustainability in the community. These measures must be designed to utilize the strengths of the market, combined with only the necessary strategic government regulation, such that responsibility for implementation is shared equally by all stakeholders and community members.

(Objectives cont.)



- Design all measures and programs to reflect the City's goals for sustainability.
- Use the minimum amount of staff time and resources necessary for implementation of measures
- Bring components of sustainability together under one umbrella
- Start small to create a firm foundation upon which to expand

Primary Areas of Focus



- Energy Efficiency & Energy Retrofits
- Green Building
- Construction & Demolition Debris
- Solar Access
- Water Conservation
- Transportation
- Affordable Housing and Universal Design
- Climate Neutral Construction

Organization



- Create “*Title 14 – Sustainability*” as a new title in the Rohnert Park municipal code
- Each of the Primary Areas of Focus would be a chapter under Title 14
- Construction and Demolition Debris would be the first chapter proposed for adoption followed by Energy Efficiency and Green Building
- The Sustainability Ordinance would establish organizational structure, while specific thresholds of compliance would be set by resolution

Energy Efficiency



- Increase energy efficiency in new residential construction (and additions more than 500 sq. ft.) by 15% over the State minimum energy requirements
- Increase energy efficiency in new commercial buildings by 5% to 10% over State minimums
- Staff's research indicates these increases would be cost effective

Energy Retrofits



- There is great potential for increasing the overall energy efficiency in buildings by retrofitting existing buildings
- Berkeley requires energy *retrofits* whenever homes are sold and also requires *energy audits* of commercial buildings whenever they are sold
- This issue would require additional public participation



Construction and Demolition Debris

- Construction projects with a valuation of more than \$75,000 would need to divert at least 60% of their construction and demolition debris from the landfill
- Model ordinance is ready to submit to council



Water Conservation

- Water conservation measures are found elsewhere in the Municipal Code
- Organization of water issues in the municipal code pertaining to sustainability is currently being studied



Transportation

- Staff is currently studying how to include transportation measures under the Sustainability Ordinance

Affordable Housing



- Benefits from green building and energy efficient technologies by providing durable and healthy homes with lower operating costs
- The City's affordable housing provisions found elsewhere in the municipal code would be referenced in the sustainability ordinance

Solar Access



- Ensures access to sunlight for passive solar design, photo-voltaic generation, and solar water heating
- Solar access is becoming increasingly important as “plug-in hybrid technology” enters the marketplace

Green Building



- Most types of construction would be affected by green building requirements
- Different GB standards would be used for the different types of construction
- Three “Tiers” would be established for each type of construction
- Tiers would be set by ordinance, while the threshold level of green would be determined by resolution

Construction Types



- **New Single-Family Dwellings (SFD)**
- **SFD Additions (greater than 500 sq. ft.)**
- **New Multi-Family Dwellings (MFD)**
- **New Commercial buildings and Tenant Improvements less than 20,000 sq. ft.**
- **New Commercial buildings and Tenant Improvements greater than 20,000 sq. ft.**
- **Mixed-Use**
- **Live-Work**
- **City-Owned buildings**

Build It Green



- Non-profit organization whose mission is to support healthy, energy efficient, and environmentally responsible buildings
- BIG publishes and prints a family of residential green building guidelines
- BIG provides certification for inspectors through their GreenPoints Rated program

Green Building Standards



- **New Single-Family Dwellings (SFD)**
- **SFD Additions** greater than 500 sq. ft.
- **New Multi-Family Dwellings (MFD)**
 - Would all use one of Build It Green's family of residential green building guidelines

(Standards cont.)



- **New Commercial buildings and Tenant Improvements (TI) greater than 20,000 sq. ft.** would be covered by the U.S. Green Building Council's LEED™ rating system.
- **Commercial buildings (new and TI) less than 20,000 sq. ft.** would be covered by a green building standard yet to be determined.

(Standards cont.)



- **Mixed-Use** buildings would be covered by a green building standard yet to be determined.
- **Live-Work** units would be covered by either the *New Home Construction Green Building Guidelines* or the *Multi-Family Green Building Guidelines*.
- **City-Owned** buildings would be covered by the U.S. Green Building Council's LEED™ rating system.

Green Building Tiers Based on Construction Type



	Tier 1	Tier 2	Tier 3
SFD New	≤ 20 Homes	≤ 50 Homes	>50 Homes
SFD Addition	> 500 ft ²	N/A	N/A
MFD New	≤ 20 units	≤ 50 units	> 50 units
Commercial New	≤ 20,000 ft ²	≥ 20,000 ft ²	≥ 50,000 ft ²
Commercial TI	≤ 20,000 ft ²	≥ 20,000 ft ²	≥ 50,000 ft ²
Mixed-Use	≤ 20,000 ft ²	≥ 50,000 ft ²	≥ 50,000 ft ²
Live-Work	Same as SFD or MFD	Same as SFD or MFD	Same as SFD or MFD
City-Owned	< 10,000 ft ²	≥10,000 ft ²	≥ 20,000 ft ²

Plan Check and Inspection Residential



- Use Build It Green's *GreenPoint Rated* program (consistent with the greater Bay Area)
- Plan check and inspection overhead would be built in to building permit fees
- Building Division would use outside plan check consultants that are *GreenPoint* certified

Plan Check and Inspection Non-Residential



- Large commercial (more than 20,000 sq.ft.) would be verified through U.S. Green Building Council's LEED™ program
- Smaller commercial buildings could use LEED™ on a “self-certifying” basis. May need to consider other methods of verification

Green Building Status



- Development of a Green Building chapter in the Municipal Code needs to coincide with creation of the Energy Efficiency chapter
- Proposed Green Building chapter will be submitted to council with a resolution that defines the various threshold levels of green

Universal Design



- Provides critical component of a sustainable community by “enhancing the accessibility and usability of homes to potential buyers”
- State has provided model ordinance for local adoption

Climate Neutral Construction



- To reduce our impact on global climate change, we must have goals that eliminate the use of fossil fuels
- U.S Conference of Mayors Resolution 50
- Great Britain has program to promote carbon neutral homes
- Consider incentives for Climate Neutral construction

We can all do something



Comments and Direction

