

RESOLUTION No.

Adopt a comprehensive update to the Green Building Policy for City government facilities to reflect advances in green building (Resolution)

WHEREAS, conventional development and construction practices deplete natural resources and cause air and water pollution, solid waste, deforestation, toxic wastes, health hazards, global warming, and other negative consequences; and

WHEREAS, buildings use one-quarter of all the world's wood harvest, consume two-fifths of all materials and energy flows, and account for more than one-third of Portland's carbon emissions; and

WHEREAS, the increasing urgency of climate change, rising energy prices, and a fragile economy pose serious threats to Portland's ability to thrive, now and in the future; and

WHEREAS, green building complements existing policies related to development and natural resource conservation; including solid waste and recycling policies, sustainable procurement policies, the Stormwater Management Manual, 1% for Green Streets, the Local Action Plan on Global Warming, the Portland Plan, and Metro 2040 Framework Plan; and

WHEREAS, sustainable development practices present a major economic development opportunity for Portland and Oregon; and

WHEREAS, the City of Portland recognizes its responsibility to implement and promote building practices that protect the quality of the air, water, and other natural resources; reduce construction practices that impact native fish, vegetation, wildlife and other ecosystems; and minimize human impact on local and worldwide ecosystems; and

WHEREAS, the United States Green Building Council has, in a national collaborative process, created Leadership in Energy and Environmental Design (LEED) standards that identify a range of actions that define green buildings and establish certification processes for new and existing buildings; and

WHEREAS, in 1999 the City Council accepted the *Green Building Options Study and Green Building Initiative* to develop an inter-bureau effort to implement green building standards for all City design, construction, operation, and maintenance practices; and

WHEREAS, in 2001, City Council adopted the City's Green Building Policy to require all new City facilities to register and certify at the LEED Certified level and incorporate green building strategies in tenant improvement and operation and maintenance practices; and

WHEREAS, in 2005, City Council revised the City's Green Building Policy to raise the certification level of new City facilities to LEED Gold, require ecoroof coverage on new and replacement roofs and define inter-bureau efforts to support community-wide green building practices; and

WHEREAS, the City of Portland has designed and constructed three LEED-registered projects and numerous green remodel, tenant improvement, ecoroof and public infrastructure projects; and

WHEREAS, the Bureau of Development Services' Process Management assistance and Alternative Technology Review Committee are available to support the permitting of green building projects; and

WHEREAS, the City of Portland seeks to improve understanding and compliance with this Policy, retain its leadership and respond to advancements in the green building industry and applied practices.

NOW, THEREFORE, BE IT RESOLVED, that the City of Portland Green Building Policy attached hereto as **Exhibit A**, is adopted; and

BE IT FURTHER RESOLVED that the City of Portland shall finance and staff its green building projects at a level suitable to meet the policy requirements; and

BE IT FURTHER RESOLVED that this resolution is binding City policy and supersedes the prior Green Building Policy (2001) and update (2005) adopted in Resolution No. 35956.

Adopted by the Council:

Commissioner Sam Adams
Prepared by: Alisa Kane
Date Prepared: April 1, 2009

GARY BLACKMER
Auditor of the City of Portland
By

Deputy

Exhibit A: City of Portland Green Building Policy

I. Policy Statement

The City of Portland shall incorporate green building practices into the design, construction, remodeling, and operation of all City-owned facilities. The intent of these practices is to provide environmental benefits, create local jobs, improve employee health, productivity and the quality of workspace, and generate lifecycle financial savings for the City.

Background

Building construction, remodeling, and operation are major contributors to carbon emissions, air and water pollution, deforestation and other environmental and human health hazards. Green building practices provide design and construction strategies that mitigate these harmful consequences and conserve natural resources, improve efficiency and protect human health. Enhancing the performance of buildings, infrastructure and sites benefits the City and its citizens. Green building will save the City money through increased operational efficiencies, support local economic development and strengthen established goals related to carbon emissions and livability.

Decisions the City makes today about the design and construction of its buildings will impact the physical, environmental and social health of the community for many years to come. By utilizing green building practices in the construction and operation of its own facilities, the City serves as a model for all development in Portland. This policy is expected to yield long-term savings by efficiently managing energy, water, waste and stormwater and improving the health and comfort of building occupants.

II. Policy Descriptions

Policy Strategy #1: The City of Portland shall incorporate green building practices into all building projects.

Building Type

New Construction and Major Renovations

- All new, occupied City-owned facilities will register and certify for the US Green Building Council's Leadership in Energy and Environmental Design (LEED) New Construction (NC) at the Gold level including the following performance levels:
 - Recycle at least 85% of all construction, remodeling and demolition waste.
 - Improve water savings 30% beyond the Energy Policy Act of 1992 baseline code requirements.
 - Use no potable water for building-related landscape irrigation, except for the first two years to establish plantings.
 - Achieve 30% energy cost savings beyond applicable LEED baseline requirements.
 - Employ building commissioning strategies as required by the State of Oregon Department of Energy to be eligible for the Sustainable Building Business Energy Tax Credit.

- All new City-owned facilities will have an ecoroof covering at least 70% of the roof and high reflectance Energy Star-rated roof material on remaining roof areas, where practical. When an integrated ecoroof/Energy Star-rated roof is impractical, a high reflectance, Energy Star-rated roof material will be installed.
- On-site renewable energy systems will be incorporated into the design and construction of all new City-owned facilities, as practical or as required by the State.

Tenant Improvements and Leased Spaces

- All interior improvement projects to occupied, City-owned or City-leased spaces will use the Bureau of Planning and Sustainability's Green Tenant Improvement Guide and/or register and certify for LEED for Commercial Interiors (CI) at the Silver level.

Existing Buildings

- All occupied, City-owned existing buildings will pursue LEED for Existing Buildings Operation and Maintenance (EBOM) certification at the Silver level.
- Any roof replaced on a City-owned facility will have an ecoroof covering at least 70% of the roof and high-reflectance Energy Star-rated roof material on remaining roof areas, where practical. When an integrated ecoroof/Energy Star-rated roof is impractical, a high reflectance, Energy Star-rated roof material will be installed.

Site Development and Public Infrastructure

- City projects will follow sustainable site development and public infrastructure best management practices.

Historic Buildings and Structures

- All projects that contemplate removal, demolition or significant alteration to interior or exterior historic materials on City-owned buildings or structures that are designated historic landmarks, listed in the National Register of Historic Places, contributing resources in historic and conservation districts, or listed in Portland's Historic Resources Inventory will consult with the City of Portland Historic Landmarks Commission for advice on preservation, reuse and salvage of historic building materials and advice on the alterations or improvements.

Operations and Maintenance

- All City bureaus will use LEED EBOM to guide operation and maintenance practices to support LEED EBOM certification.

All Buildings

- All projects will practice waste management strategies that minimize waste generation through prevention, preservation, restoration, salvage, reuse and recycling.
- All City bureaus will use LEED EBOM to guide asset management, site maintenance, leasing activities and capital improvements.

- All bureaus will incorporate the Policy directives to the maximum extent possible. Projects that cannot meet the Policy requirements due to size, function, or building and zoning regulations may request exemptions to the Commissioner-in-Charge of the bureau.

Policy Strategy #2: The City of Portland shall finance projects at a level suitable to meet the Policy requirements.

- The City will pursue federal, state and local incentives to facilitate the implementation of the Green Building Policy for its own buildings.
- The City will fund building operation and maintenance strategies for its own buildings that support the implementation of the Green Building Policy.

Policy Strategy #3: Each bureau is responsible for incorporating the Green Building Policy into capital improvements, purchasing practices and training staff.

- City architecture, engineering and construction service contracts will reflect the Green Building Policy goals and requirements.
- All appropriate project managers, maintenance and operations staff will be responsible for pursuing green building training.
- The Bureau of Planning and Sustainability will provide and/or identify green building training opportunities with assistance from Purchases and other bureaus.
- A Green Building Advisory Team (“GBAT”), made up of staff from the bureaus of Water, Management and Finance, Environmental Services, Transportation, Planning and Sustainability, Parks, Development Services, Neighborhood Involvement, Housing and the Portland Development Commission, will be available when requested to advise City project teams on Policy implementation.
- The Bureau of Planning and Sustainability and the Bureau of Development Services will partner on improving the environmental performance of buildings through the development review process, state and local codes amendments and education.
- The Bureau of Planning and Sustainability will provide technical assistance to help all City bureaus meet the requirements of the Green Building Policy.
- The Bureau of Planning and Sustainability will convene bureaus to create and maintain a citywide Policy Implementation Guide.
- The Bureau of Planning and Sustainability will collaborate with City bureaus to provide biennial progress reports to City Council and the Sustainable Development Commission.