

- All building documents must indicate in the general notes, specifications, and/or individual detail drawings, where feasible, the green building measures employed to attain the applicable LEED rating.
- Plans submitted that do not provide the required information for green building review will be returned as incomplete.

Plan Check Corrections:

1. Upon completion of the Green Building review, the city's LEED consultant will provide comments on why or why not the LEED points indicated have been approved on the Pasadena Plan Check LEED checklist reference guide.
2. If the minimum number of points have not been approved the applicant must make corrections and submit for re-check (typical turn around time 14 days).
3. If the project passes Green Building review and no changes to the points will be impacted by any other department corrections, the project can submit for final sign off (FSO).

Final Sign-Off

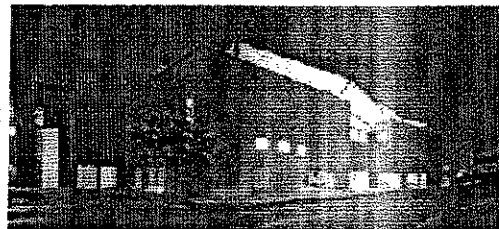
1. The City's LEED AP will review the plans and sign-off if no changes have been made to the project (typical turn around time seven days)
2. The City will retain a hard copy of the project's LEED templates for its record.

Construction:

1. The City's Building inspectors will perform normal building inspections.
2. It is the applicant's responsibility to notify the city of changes in the field that impact LEED points and to seek remedial action and city approval immediately.
3. If discrepancies or changes to LEED credits occur during construction the City may issue a stop-work order if the project LEED points are below the minimum number (the City recommends a three point margin to avoid this situation).

Guidelines

A green building development guide with graphics and sample templates will soon be available to assist project applicants with understanding the LEED requirements applicable to Pasadena.



Permit Center Plans submittal checklists

GREEN BUILDING INCENTIVES

THINK GREEN

 As an incentive to building green, the City offers LEED Accredited Professional experts to guide new projects through the green building review at no cost to the project applicant. For more information on this program contact a plans examiner at the City's Building Division - 626 744 4200.



After a building is completed, the

150

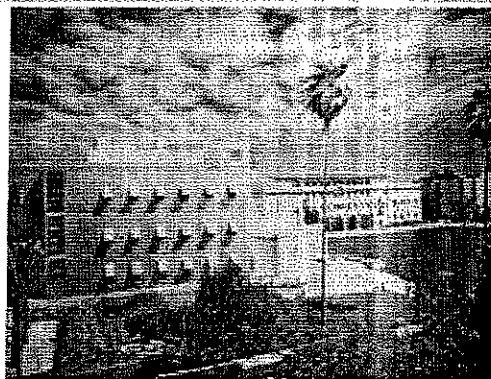
City offers \$1,000 rebates for each affordable housing unit provided in a green building. This is above and beyond other affordable housing incentives offered by the City.

The City's Water and Power Department offers a variety of incentives, assistance, and rebates for green buildings and energy and water saving features.

GREEN BUILDING OUTREACH AND EDUCATION

THINK GREEN

To increase the commercial sector and the general public's awareness of green choices available, the City is offering an informative series of green workshops beginning in Winter 2007 conducted by a leading green building expert, culminating with a tour of City green buildings. See Green Building Workshops for more information on the Green Building Seminar Series.



Green resource guides and green building displays are also available at the City's Permit Center.



THINK GREEN

Last Updated 11/20/2007

175 North Garfield Avenue, Pasadena CA 91109 (626) 744-4009



[Contact Us](#) | [Divisions](#) | [Services](#) | [Forms](#) | [In the News](#) | [Public Meetings](#) | [Site Map](#)
[City Employment](#) | [City Departments](#) | [City Phone Numbers](#) | [City News](#) | [City Council](#) | [Privacy Policy](#)

151

Title 14 BUILDINGS AND CONSTRUCTION*

Chapter 14.90 GREEN BUILDING PRACTICES

14.90.010 Short title.

This chapter shall be known as the "green building practices ordinance." (Ord. 7031 § 2 (part), 2006)

[<< previous](#) | [next >>](#)

Title 14 BUILDINGS AND CONSTRUCTION*Chapter 14.90 GREEN BUILDING PRACTICES

14.90.020 Purpose.

The city recognizes that building construction, maintenance and operations consume resources which have a direct impact on the public welfare and the natural environment. Therefore, it is the purpose of this chapter to:

- A. Enhance the public welfare and assure that civic and private sector development is consistent with the city's desire to create a more sustainable community by incorporating green building measures into the design, construction, and maintenance of buildings;
- B. Improve the health of residents, visitors, and workers by counteracting negative environmental impacts associated with building construction and occupation;
- C. Promote development that fosters sustainable sites, improves energy and resource efficiency, decreases waste and pollution generation, and improves the health and productivity of a building's occupants over the life of the building. (Ord. 7031 § 2 (part), 2006)

[<< previous](#) | [next >>](#)

153

Title 14 BUILDINGS AND CONSTRUCTION*

Chapter 14.90 GREEN BUILDING PRACTICES

14.90.030 Definitions.

For the purposes of this chapter, the following words and terms are defined as follows:

- A. "Applicant" means any individual, person, firm, limited liability company, association, partnership, political subdivision, government agency, municipality, industry, public or private corporation, or any other entity filing an application in compliance with this chapter who is:
1. The owner or lessee of property;
 2. A party who has contracted to purchase property contingent upon that party's ability to acquire the necessary approvals required for that action in compliance with the zoning code, and who presents written authorization from the property owner to file an application with the city; or
 3. The agent of either of the above who presents written authorization from the property owner to file an application with the city.
- B. "Building" means any structure used for support or shelter of any use or occupancy, as defined in the California Building Standards Code.
- C. "City" means the city of Pasadena.
- D. "City building" means a building which was built for use by the city or which is located on city-owned land.
- E. "Construction" means the building of any building or structure or any portion thereof.
- F. "Green building compliance official" means the director of planning and development or his/her designee.
- G. "Gross floor area" means the total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment and mechanical equipment rooms and basement or attic areas having a height of more than seven feet, but excluding area used exclusively for vehicle parking or loading.
- H. "LEED™ accredited professional" means a person who is recognized by the United States Green Building Council as having the knowledge and skills necessary to participate in the design process, to support and encourage integrated design, and to streamline the LEED™ project application and certification process.
- I. "LEED™'s Green Building Rating System (Rating System)" means the Leadership in Energy and Environmental Design Green Building Rating System approved by the United States Green Building Council (USGBC) and as that Rating System may be amended from time to time by the USGBC.
- J. "LEED™'s checklist" means the credit and point checklists developed by the Leadership in Energy and Environmental Design Green Building Rating System for measuring the sustainability, efficiency, and environmental soundness of a building.
- K. "Mixed-use project" shall have the definition as set forth in the city's zoning code.
- L. "Multi-family residential" shall have the definition as set forth in the city's zoning code.
- M. "Story" shall have the definition as set forth in the city's zoning code.
- N. "Tenant improvement" means any improvement which requires a permit pursuant to the California Building Code. (Ord. 7031 § 2 (part), 2006)

<< previous | next >>

154

Title 14 BUILDINGS AND CONSTRUCTION*

Chapter 14.90 GREEN BUILDING PRACTICES

14.90.040 Applicability.

A. Projects meeting the following thresholds shall comply with the provisions of this chapter:

1. City buildings of 5,000 square feet or more of new gross floor area;
2. Nonresidential buildings of 25,000 square feet or more of new gross floor area;
3. Tenant improvements of 25,000 square feet or more of new gross floor area and requiring a building permit as determined by the building official or designee;
4. Mixed-use projects and multi-family residential projects that include a residential building which has four stories in height, or more, of new construction. (Ord. 7031 § 2 (part), 2006)

[<< previous](#) | [next >>](#)

Title 14 BUILDINGS AND CONSTRUCTION*Chapter 14.90 GREEN BUILDING PRACTICES

14.90.050 Standards for compliance.

A. The city shall adopt by reference the United States Green Building Council LEED™ (Leadership in Energy and Environmental Design) Green Building Rating System as the standard for which a project shall be measured as a green building. The specific actions required for project compliance with this chapter are as follows:

1. All applicable projects are required to retain the services of a LEED™ accredited professional and complete LEED™ project registration prior to issuance of a building permit.
2. All applicable projects shall submit a LEED™ checklist and supporting documentation indicating points meeting at a minimum LEED™ "certified" level incorporated into documentation for a building permit. The LEED™ checklist shall be prepared, signed, and dated by the project LEED™ accredited professional. All building documents shall indicate in the general notes and/or individual detail drawings, where feasible, the green building measures employed to attain the applicable LEED™ rating.
3. Applicable city buildings are required to attain LEED™ certification and meet, at a minimum, LEED™ certified level.
4. Building commissioning, although specified as a prerequisite for LEED™ certification, is not required for applicable projects under this chapter except for city buildings. Applicants are encouraged to verify that fundamental building systems are designed, installed, and calibrated to operate as intended. (Ord. 7031 § 2 (part), 2006)

<< previous | next >>

156

Title 14 BUILDINGS AND CONSTRUCTION*

Chapter 14.90 GREEN BUILDING PRACTICES

14.90.060 Compliance.

The green building compliance official shall:

- A. Verify LEED™ project registration and review the required LEED™ checklist and supporting documentation prior to issuance of a grading or building permit.
- B. Verify that the building measures and provisions indicated on the project LEED™ checklist and on the supporting approved documentation, including approved plan sets, are being implemented at foundation inspection, framing inspection, and prior to issuance of a final certificate of occupancy.
- C. Conduct any inspection as needed to ensure compliance with this chapter. (Ord. 7031 § 2 (part), 2006)

[<< previous](#) | [next >>](#)

157

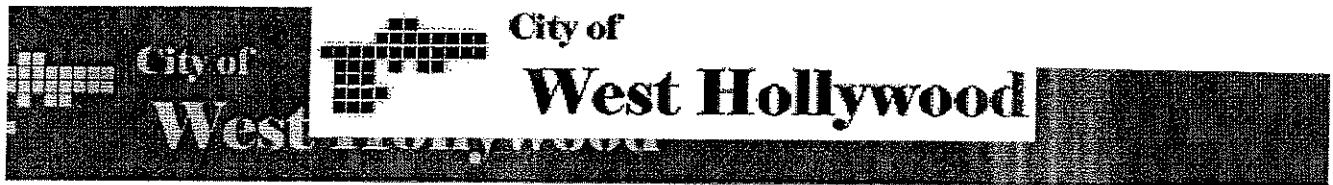
Title 14 BUILDINGS AND CONSTRUCTION*Chapter 14.90 GREEN BUILDING PRACTICES

14.90.070 Penalties and administrative remedies.

A. If, as a result of any inspection, the green building compliance official determines that the applicable project does not comply with the approved documentation, a stop work order may be issued. At the discretion of the green building compliance official, such a stop work order may apply to the portion of the project impacted by noncompliance or to the entire project. The stop work order shall remain in effect until the green building compliance official determines that the project is in compliance with the requirements of this chapter or meets the requirements of subsection B of this section.

B. If the green building compliance official determines that the applicable project has not met the requirements of the LEED™ checklist, as set forth in Section 14.90.060 of this chapter, he or she shall determine on a case-by-case basis whether the applicant has made a good faith effort to comply with this chapter. In making this determination, the green building compliance official shall consider the availability of markets for materials to be recycled, the availability of green building materials and technologies, and the documented efforts of the applicant to comply with this chapter. The green building compliance official may require additional reasonable green building measures be included in the operation of the covered project to mitigate the failure to comply fully with this chapter. (Ord. 7031 § 2 (part), 2006)

[<< previous](#) | [next >>](#)



Green Building Program



West Hollywood adopted one of the nation's first mandatory green building ordinance and it became effective on October 1, 2007. The ordinance ensures that new buildings will be healthier for residents, and use energy and resources more efficiently. Flexibility, responsiveness to local conditions, and cost-effectiveness are key features of the ordinance. The Green Building Ordinance establishes one of the first mandatory "green building" programs in the country.

The Green Building Requirements and Incentives for Private Development Ordinance focus on the following:

- Establishes new development standards that apply to all development, including all new residential and commercial projects as well as remodels and tenant improvements;
- Develops a point system for new construction with incentives for projects that achieve "exemplary" status; and
- Implements "green building" education and outreach program.

The "green" development standards are green building requirements for remodels, tenant improvements, additions and new construction. These standards were incorporated into the Zoning Ordinance so that all projects incorporate elements such as drought-tolerant landscaping, low-flow plumbing fixtures, and energy efficient appliances.

The green building point system will be incorporated in all new structures, with incentives for projects that go above and beyond minimum requirements. The requirements are structured as a point system to allow for maximum flexibility and the points allowed each reflect West Hollywood's unique opportunities and constraints. Specifically, the point system was designed to emphasize locally-available materials, encourage green elements to be incorporated early into project design and provide flexibility to alter green elements as the project evolves.

In addition, any new public buildings will be certified by the Leadership in Energy and Environment Design (LEED) program. A Green Building Resource Center, located on the second floor at City Hall, provides a sampling of green building materials, practices, and additional information. These are a few of the ways that West Hollywood continues our commitment to Responsibility for the Environment. More information can be found below.

- **About Green Building**
The What, Why and How.
 [more](#)
- **Goals - Simple Concept**

159

Green building is a simple concept -- design buildings and use land to save energy and reduce waste. In doing so, residents and businesses will...

 [more](#)

- **Benefits and Gains**

Paying it forward.

 [more](#)

- **Green Building Resource Center**

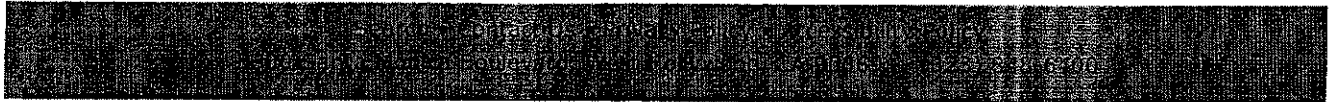
The Green Building Resource Center located on the second floor at West Hollywood City Hall provides a sampling of building materials and practices that increase...

 [more](#)

- **Web Resources**

Links to additional information including design, publications and Green Building programs in other cities.

 [more](#)



160

www.weho.org/greenbuilding **WEST HOLLYWOOD GREEN BUILDING PROGRAM POINT SYSTEM**

CATEGORY & POINTS AVAILABLE		GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER OF PLANS
SITE LOCATION		Locate buildings close to existing services to reduce environmental impacts from transportation and fully utilize infrastructure. Preserve or restore existing natural resources or amenities on the site. Ensure that the building is equipped to support recycling, alternative transportation, water conservation and other operations components.		
Total Points	1 to 3	Preserve Existing Trees Over 6" Diameter (1 pt/tree; 3 pts max.)		
	1	Use Recycled Content Mulch or Other Landscape Amendments		
	4		0	
NATURAL HEATING + COOLING		Reduce energy loads while maintaining comfort through passive design strategies. Increase interior comfort or health through adequate ventilation.		
Total Points	5	Plant Deciduous Canopy Trees (min. 36" box, planted in the ground) on Exposed West and/or South Elevations (1 pt/tree, 5 pts max.)		
	5	Provide Narrow Floor Plates (max. 50 ft. depth) and/or Courtyards to Enable Natural Ventilation		
	2	Provide Operable Windows to Enable Natural Cross Ventilation (min. 20% of total window area)		
	2	Install Exterior Shading Devices on South- and/or West-Facing Windows		
	2	Provide Ceiling Fans (1 pt for each 50% of units or floor area served; 2 points max.)		
	3	Eliminate Air Conditioning (available only if points for narrow floor plates, operable windows, and exterior shading are incorporated)		
	19		0	
FOUNDATION		Reduce resources used and encourage use of recycled-content materials.		
Total Points	1	Use Recycled-Content Base or Backfill Material		
	3	Incorporate Flyash or Slag Ash in Concrete (min. 15%)		
	2	Increase Flyash Percentage (1 pt for each additional 5%)		
	6		0	
STRUCTURAL FRAME		Reduce the amount of old growth sawn wood (wider than 3x and taller than 8x) used in framing, encourage ecologically sensitive forestry, and encourage alternate framing techniques.		
Total Points	5	Use Engineered Lumber or Steel for minimum of 90% of subfloors, sheeting, floor joists, beams, headers, and trusses, as applicable.		
	2	Use Engineered Vertical Wood Studs		
	5	Use FSC-Certified Wood for Framing (1 pt for every 10% of framing lumber; max. 5 pts)		
	2	Use Structural Insulated Panels (SIPs)		
	14		0	
PLUMBING		Increase the water efficiency of plumbing fixtures and reduce energy used for water heating.		
	1	Insulate the full length of all hot water pipes.		
	1	Install Low-Flow Showerheads (< 2.5 gpm)		
	1	Install Water Efficient Kitchen & Bathroom Faucets (<2.5 gpm)		
	1	Install Water Efficient Toilets (Dual-flush or <1.3 gpf)		

161

CATEGORY & POINTS AVAILABLE		GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER OF PLANS
INSULATION		Reduce energy losses through the building envelope and improve occupant comfort. Promote better indoor quality. Increase use of recycled content and rapidly renewable materials.		
	1	Install Formaldehyde-Free, Recycled-Content (min. 25%) Insulation		
	2	Install Cellulose, Cotton Batt, Bio-Based Foam in walls (min. 60% of insulation)		
	2	Install Cellulose, Cotton Batt, Bio-Based Foam in ceilings (min. 60% of insulation)		
Total Points	5		0	
ENERGY EFFICIENCY + RENEWABLE ENERGY		Reduce climate change impacts of building operation by increasing overall building energy efficiency and generating renewable energy. Provide for the future installation of renewable energy systems.		
	5	Exceed Title 24 Energy Code by 5%		
	15	Exceed Title 24 Energy Code by More Than 5%. (1 pt for each additional 1% above 5% ; max. 15 pts)		
	3	Participate in Energy Star (residential) or Savings By Design (commercial) Programs		
	1	Pre-Plumb and Provide Conduit for Solar Water Heating		
	2	Install Solar Water Heating System for Domestic Hot Water		
	2	Install Solar Water Heating System for Pool Heating		
	10	Install Photovoltaic (PV) Panels (1 pt/kW ; max. 10 pts)		
	3	Install Energy Star Lighting (50% of total fixtures)		
	1	Install Energy Star Exit Signs		
	1	Install Energy Star Programmable Thermostats		
	1	Install Timer or Photo Sensor for Exterior Lights		
	1	Seal all Ducts with Mastic (residential) or Install per SMACNA standards (commercial)		
Total Points	45		0	
INDOOR AIR QUALITY		Increase quality of indoor air by reducing exposure to toxic chemicals. Decrease concentration of toxins and dust through ventilation and filtration.		
	2	Use No-VOC Paints on Interior Applications (≤ 5 g/l)		
	2	Use Low-VOC Sealants and Adhesives (≤ 50 g/l)		
	2	Use Composite Wood with No Added Urea Formaldehyde for Counters and Cabinets		
	1	Use Carpet Certified by CRI Green Label Program		
	2	Eliminate the Use of Carpet		
	2	Vent Kitchen Range Hoods to the Outside (min. 80% of units)		
	1	Install Fan with Humidistat Sensor or Timer in all Bathrooms		
	1	Install High Efficiency HVAC Filters (min. MERV 8) or Provide Ductless System		
	1	Provide Daylighting for 50% of occupied spaces		
Total Points	14		0	

CATEGORY & POINTS AVAILABLE		GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER OF PLANS
CATEGORY & POINTS AVAILABLE		GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER OF PLANS
MANDATORY POINTS				
New Code Requirements as part of Green Building Ordinance, effective October 1, 2007	0	Provide Secure Bike Parking (1 space/7 employees or 10,000 sq. ft. or 1 space/ 4 dwelling units)	NA	
	0	Label Storm Drains Adjacent to the Property	NA	
	0	Provide Roof Location and Install Conduit from Roof to Electrical Room for Future Photovoltaic System (PV) Installation	NA	
	0	Install Energy Star Appliances - Refrigerator, Washing Machine, Dishwasher	NA	
	0	Provide Construction Air Quality Management Plan in Specs (at a minimum protect ducts during construction and change filters and vacuum ducts prior to occupancy)	NA	
	0	Use Low-VOC Interior Paints and Wood Finishes (≤ 50 g/l flat; ≤ 150 g/l non-flat)	NA	
	0	Provide owner or tenant with a Green Features/Benefits Manual	NA	
	0	Provide Space for the Collection and Storage of Recyclables	NA	
Existing Code Requirements for Green Building (still applicable)	0	Provide preferential parking for alternative fuel vehicles (min. 2% of total spaces for commercial lots with more than 25 spaces)	NA	
	0	Divert Construction and Demolition Waste (min. of 80%)	NA	
	0	Provide Construction Site Storm Water Management Plan	NA	
	0	Provide Permeable Surfaces in Required Yards (55% of front and 50% of side)	NA	
	0	Treat First 1/2 inch of Storm water with Natural or Mechanical System	NA	
	0	Replace Existing Trees over 6" in Diameter that are Removed for Development (min. 24" box planted in the ground)	NA	
	0	Use Drought Tolerant and Native Species for Landscaping	NA	
	0	Install Water-Efficient Irrigation System	NA	
	0	Parking Landscaping for Surface Parking Areas - Projects must comply with all applicable requirements. See Section 19.28.100(B) on Parking Area Landscaping Requirements.	NA	
	0	Transportation Demand Management - Projects must comply with applicable requirements. See Chapter 10.16 on Transportation Demand Management.	NA	
	0		NA	

ORDINANCE NO. 07-762

AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD APPROVING ZONE TEXT AMENDMENT 2007-001 AND ZONE TEXT AMENDMENT 2007-005 TO CREATE A GREEN BUILDING PROGRAM FOR PRIVATE DEVELOPMENT WITH INCENTIVES FOR EXEMPLARY PROJECTS

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. On December 15, 2005, the City Council directed the Community Development Department the Community Development Department to develop a green building program to include a mandatory green building point system for private development and consider incentives for high-achieving projects.

SECTION 2. At duly-noticed public hearings on March 15, and April 19, 2007, the City of West Hollywood Planning Commission adopted Resolution Nos. PC 07-716 and 07-729, recommending to the City Council approval of Zone Text Amendments 2007-001 and 2007-005 relating to green building for private development.

SECTION 3. A Negative Declaration was prepared in accordance with the provisions of the California Environmental Quality Act. The public review period for the Negative Declaration began on February 9, 2007 and ended on March 1, 2007. No comments were received. Public notice of availability of the Negative Declaration was properly provided by publication in the Beverly Press and the West Hollywood Independent Newspapers on February 8, 2007, and a public hearing was held on March 15, 2007 at the time of the Planning Commission's consideration of the item. The Negative Declaration identifies that the project would not result in any significant environmental impacts. The Planning Commission recommends that the City Council of the City of West Hollywood adopt the Negative Declaration as adequate and complete.

SECTION 4. On June 4, 2007, the City Council conducted a duly noticed public hearing on General Plan Amendment 2007-001 which was noticed by advertisement in the West Hollywood Independent on the Beverly Press on May 24, 2007. In addition, notice was sent to all neighborhood watch groups on May 25, 2006. Copies of the staff report have been on file at the West Hollywood City Hall since June 14, 2007.

SECTION 5. The City Council of the City of West Hollywood hereby finds that the amendment to Chapter 19.20 of Title 19 of the Municipal Code is

164

1. Prior to the issuance of building permits, the applicant shall submit evidence satisfactory to the Director of Community Development that the services of a LEED accredited professional have been retained, and that the project has been registered with the LEED rating program.
2. A LEED checklist and supporting documentation indicating points that achieve a minimum LEED rating of "Certified" shall be incorporated into the documentation for building permit submittal. The LEED checklist shall be prepared, signed, and dated by the project LEED accredited professional.
3. All building documents shall indicate in the general notes and/or individual detail drawings, where feasible, the green building measures employed to attain the applicable LEED rating.

C. Incentives for High-Achieving Projects. Projects that select, and comply with, a minimum of 90 points from the West Hollywood Green Building Point System Table, and that do not include the demolition of a cultural resource, shall be permitted to select one of the following incentives:

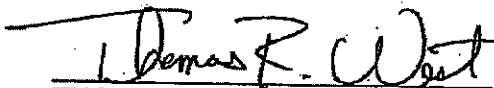
1. In multi-family residential or mixed-use projects; one additional residential unit, not to exceed 700 square feet, may be permitted without additional required parking.
2. In multi-family residential or mixed-use projects, 100% of the required common open space may be provided on the roof if the project installs and maintains a vegetated green roof for at least 50% of the roof area not occupied by mechanical equipment or access stairways. Noise attenuation features shall be incorporated into the projects design.
3. In multi-family residential or mixed-use projects, private open space may be transferred to and provided as common open space area, provided that 50% of the units provide a minimum of 50 square feet of private open space which has a minimum dimension of 5 feet in each direction. Alternately, the project may divide all common open space and add it to private open space areas. These incentives shall not available to projects utilizing any courtyard design incentives.
4. In multi-family residential projects, the area in the side setbacks may be used to satisfy common and/or private open space area requirements. Noise attenuation features shall be incorporated into the project's design.

PASSED, APPROVED AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held the 16th day of July, 2007, by the following vote:

AYES:	Councilmember:	Guarriello, Heilman, Land, Mayor Pro Tempore Prang, and Mayor Duran
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.


JOHN DURAN, MAYOR

ATTEST:


THOMAS R. WEST, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF WEST HOLLYWOOD)

I, THOMAS R. WEST, City Clerk of the City of West Hollywood, do hereby certify that the foregoing Ordinance No. 07-762 was duly passed, approved and adopted by the City Council of the City of West Hollywood at a regular meeting held on the 16th day of July, 2007, after having its first reading at the regular meeting of said City Council on the 18th day of June, 2007.

I further certify that this ordinance was posted in three public places as provided for in Resolution No. 5, adopted the 29th day of November, 1984.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF JULY, 2007.


Thomas R. West, City Clerk

Newsweek

Small City, Big Impact

How West Hollywood is casting itself as a green leader

Sponsored By

Kodak

By Andrew Murr

NEWSWEEK WEB EXCLUSIVE

Updated: 11:38 AM ET Oct 18, 2007

Being green means different things in different parts of the country. In St. Louis, Seattle and other places, eco-friendly construction standards apply only to city-owned or city-funded buildings. In Boston and a few other cities, green construction codes also apply to major commercial or residential developments.

So which American city thinks it can lay claim to the most comprehensive green building standards? Look west to tiny city of West Hollywood, Calif., a 1.9-square-mile patch of Los Angeles with 37,000 people, making it the city with the highest population density west of the Mississippi. Starting October 1, every private and public development must meet the city's ambitious new green building requirements. The policy includes new construction, rehabs and additions. The only exemptions: duplexes and single-family homes. Requiring so many of the city's real estate projects to meet green building standards puts West Hollywood in the forefront of the move to thrust eco-friendly design closer to the mainstream of architecture and planning.

According to city officials, thinking about smaller projects was the only way to make a big dent in West Hollywood's carbon footprint. "We thought it was important to involve everybody [to be part of the solution]," says councilmember Abbe Land, coauthor of the new ordinance.

Developed with the help of consultant Global Green USA, a nonprofit based in Santa Monica, as well as through community meetings that included developers, the idea was to make up local rules to be administered by local officials, not a national building council. The city installed a green resources center at city hall to make education simple. Officials wanted to be encompassing without being punitive. "It's best when you can develop public policy that is doable," says Land.

Under the strict but more doable rules, developers can't get city construction permits until a project has earned at least 60 points (from a menu of 160 possible points). For example, planting canopy trees can get five points. Using exposed concrete floors can net developers up to five points, bamboo or other rapidly renewable floors up to three points. Cellulose wall insulation gets two points, Energy Star-certified lighting, three points. Projects can earn up to 10 points (1 point per kilowatt) for using solar panels. In addition, all developers must meet mandatory requirements, such as reducing to 20 percent the construction waste they haul to the dump, making all roofs solar panel-ready, and using low-volatility paints and Energy Star appliances.

Once they get to 90 points, developers can choose between eight incentives, including expedited permitting and variances, like approval of an extra housing unit. That was enough for Enrique Melcer, managing partner of a family-owned development firm, who is building seven condos on a "challenging" and narrow site on Detroit Street. Melcer's attempting to earn 90 points to take advantage of an incentive that would let him build city-mandated common space on the roof rather than on the street. "If we had to put it on the ground level, it would make the project very difficult," says Melcer. To boost his point total he's putting in energy-efficient windows and insulation (up to 15 points), tankless water heaters (two points) and a green roof (eight points).

West Hollywood officials hope that the system is simpler than the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system. (Some



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Aldinger and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Rod Uyeda, Chief of Police
Lindy Coe-Juell, Assistant to the City Manager
Richard Thompson, Community Development Director
Bruce Moe, Finance Director
Jim Arndt, Public Works Director

DATE: November 20, 2007

SUBJECT: Presentation of City Council's Work Plan Item Regarding Current Environmentally Friendly Practices Used by the City of Manhattan Beach as well as Environmental "Best Practices" and Alternatives to Enhance Public Participation In Order to Create a Sustainable Future for the Community.

RECOMMENDATION:

Staff recommends that the City Council receive the report "Working Toward a Greater, Greener Manhattan Beach." This is a comprehensive report on current environmentally friendly practices used by the City of Manhattan Beach to reduce global warming, decrease pollution and conserve natural resources. This report also presents a number of environmental "Best Practices" for the City to consider in future plans and alternatives for enhancing public participation. Additionally, Staff recommends that Council agree to a January study session in order to review, discuss and prioritize alternative actions identified in this report.

FISCAL IMPLICATION:

There is no immediate fiscal impact with the recommended action. The need for additional City resources is likely, depending on the complexity of actions taken in the future to create a more sustainable community. For example, one such action could include hiring a full-time Staff person to implement additional environmental programs, monitor these programs and report on the status of the City's efforts in this area.

BACKGROUND:

In April of 2007, the City Council met with City Staff to discuss their Work Plan for the next fiscal year. At that meeting, the City Council unanimously agreed to have Staff prepare a report on programs currently implemented by the City of Manhattan Beach to protect our environment as well as environmental "Best Practices" among other cities. The Council also requested information on alternative ways to encourage public involvement. The City Council did not

want to focus solely on global warming, but to address all environmental areas including water conservation, storm water run off, pollution, urban forests, buildings, protecting our beaches and engaging in environmentally friendly purchasing.

In the Summer of 2007, the City Manager formed his "Green Team", made up of the Community Development Director, Public Works Director, Finance Director, Assistant to the City Manager and led by the Chief of Police. Over the past three months, the "Green Team" has been compiling data on the environmental programs currently implemented by the City of Manhattan Beach and researching "Best Practices" among other cities.

"Working Toward a Greater, Greener Manhattan Beach" documents the Green Team's findings. The City Council will be provided an oral presentation by the Green Team in the following order:

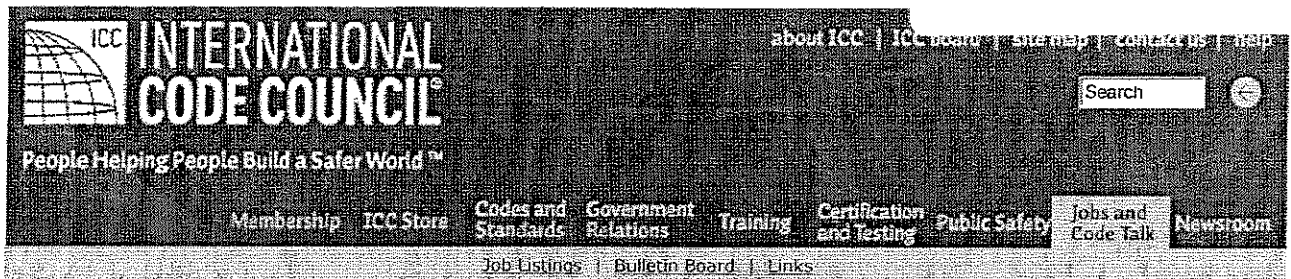
- Police Chief Rod Uyeda – Global Warming and Emissions Footprint
- Public Works Director Jim Arndt – Energy, Vehicles and Fuel, Street Lights and Traffic Controls, Water Conservation and Storm Water Management, Urban Forests and Beaches.
- Community Development Director Richard Thompson – Sustainable Buildings, Transportation and Parking
- Finance Director Bruce Moe – Procurement
- Assistant to the City Manager Lindy Coe-Juell – Community Involvement

It is clear that the City has been engaged in a number of environmentally friendly practices for many years. However, there were few specific goals to attain and, for the most part, the results of the City's efforts were not being tracked. This report will allow the City to start tracking its environmentally friendly efforts and the impact those efforts produce.

Due to the complexities and breadth of the subject matter, Staff believes that each area will need to be discussed at length in order to make informed decisions about future environmental programs. In addition to considering benefits of new or enhanced environmental programs, these discussions will likely focus on costs, ease of implementation, available resources and competing needs. A January study session is recommended to begin these discussions about enhancing our environmental programs and for Council to provide direction to Staff on the preferred model for community involvement.

Staff further believes that should City Council decide to move forward with implementing new environmentally friendly programs, strong consideration should be given for a full-time Staff person to handle all aspects of this project as the compilation of this report took a tremendous amount of Staff time to research, coordinate, liaison and document. Virtually all cities that have taken an aggressive approach towards environmentally friendly practices have full-time Staff dedicated to their programs.

Attachment: "Working Toward a Greater, Greener Manhattan Beach", the November 2007 Manhattan Beach Green Team Report



Job Listings

[Job Seeker Section](#)
[Career Center Home](#)
[My Account](#)
[Job Search](#)
[Resumes / Letters](#)
[Job Alerts](#)
[Help](#)

 Welcome Guest - [log in / create account](#)

GREEN BUILDING/ENVIRONMENTAL SPECIALIST

[Back to Results](#)

Job ID:	3726398	Posted:	December 21, 2007
Position Title:	GREEN BUILDING/ENVIRONMENTAL SPECIALIST	Job Type:	Full-Time
		Job Duration:	Indefinite
Company Name:	City of Santa Cruz Human Resources Dept.	Min Education:	Associates Degree
		Min Experience:	2-3 Years
Job Function:	Manager - Building Department		
Entry Level:	No		
Location(s):	Santa Cruz, California, 95060, United States		

APPLY FOR THIS JOB

Contact Person: City of Santa Cruz Human Resources Dept.

Phone: (831)420-5040

 Apply URL: <http://www.ci.santa-cruz.ca.us/hr>
[Save Job](#)
[Email Job](#)
[Print Job](#)

Job Description

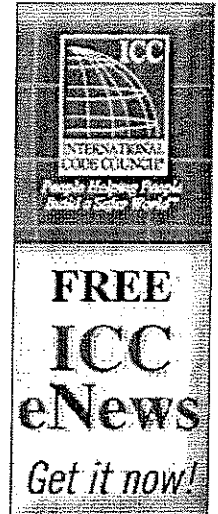
GREEN BUILDING/ENVIRONMENTAL SPECIALIST

\$3,721 - \$5,496 Monthly

Helps manage and enhance the City of Santa Cruz Green Building Program, reviews plans for compliance with local green building regulations, performs field inspections on structures during various stages of construction for compliance of pre-approved green building measures; performs related tasks as assigned. Typical qualifications: Three years of journey level experience in the green building construction industry or related building trades which include at least three months experience in green or sustainable building OR two years of college level course work related to environmental studies, and/or practical application of alternate methods of construction. To apply, submit a completed City application, an original DMV printout and a response to the required supplemental questions by 1/11/08.

REGULAR POSITIONS INCLUDE EXCELLENT BENEFITS & PERS RETIREMENT

For required application materials contact:
City of Santa Cruz Human Resources Dept.



170

Going Green in DENVER

BY MARY BARRON

The Denver Housing Authority (DHA) is now the first housing authority in the state of Colorado to successfully negotiate and plan an Energy Performance Contract (EPC). The DHA awarded an \$11.6 million, 12-year contract to Honeywell to implement a comprehensive energy-efficient program that will upgrade traditional infrastructures, add renewable energy technology, improve facilities, lessen environmental impact, and decrease utility costs.

What is an Energy Performance Contract?

Energy Performance Contracts are part of the utility incentives HUD implemented in 1992. A housing authority enters into a contract with an Energy Service Company (ESCO), which makes energy efficiency improvements to the authority's buildings. The energy and cost savings produced by the project must be sufficient to cover all project costs. These energy

savings are guaranteed by the ESCO, so the building owner assumes very little risk and reaps great economic rewards. According to HUD, more than 70 housing authorities have completed such projects since 1992, generating guaranteed savings of more than \$25 million a year and enabling capital investments of more than \$200 million.



A family receives the keys to their new energy-efficient apartment.

Basic Performance Contracting Process

Source: HUD Field Office Review Procedure – Energy Performance Contracting, February 24, 2006.

1. Independently assess the project opportunity
2. Issue a Request for Proposals and select an ESCO
3. Complete a detailed engineering study
4. Negotiate an energy services agreement
5. Implement and commission the project
6. Monitor and verify the utility savings

The average utility cost for

The Projected Impacts of Denver Housing Authority's Energy Performance Contract



Projected cost savings for DHA under a Honeywell audit indicated that there will be sufficient energy savings over a twelve-year period to fund approximately \$16 million in energy efficient improvements to the DHA.

DHA will save an average of 25% of its annual energy usage, or approximately \$1.8 million in energy costs annually. This equates to 706,000 therms of natural gas, 4.7 million Kilowatts of electricity and 120 million gallons of water.

Over 3,700 public housing units or nearly 7,700 very low-, low- and moderate-income public housing families will receive the benefits of the EPC.

Over the twenty-year life cycle, the building improvements will have the same environmental impact as planting 460,000 trees and enough water savings to fill 80 lakes the size of City Park Lake.

Energy measures include a pilot geothermal heating and cooling system, one of approximately 30 systems in the State of Colorado and the largest in the Denver area.

Denver's public housing units is \$2.61 per square foot, nearly double the area average. The DHA began the EPC process by hiring Honeywell to conduct an energy audit examining weatherization, electricity and water consumption of DHA buildings. The audit showed that the DHA would derive significant benefits by implementing comprehensive energy saving measures. A plan was devised to install energy improvements in 3,700 public housing units throughout Denver, including installing retrofit common and tenant lighting areas; high efficiency appliances and furnaces; low flow water faucets, showerheads and toilets; windows; building envelope improvements; irrigation systems; high limit thermostats; demand control ventilation and high efficiency boilers. The planned energy-saving measures also include a pilot geothermal heating and cooling system.

Phase I of the project, which focuses on traditional infrastructure upgrades, is scheduled to be complete in August 2008. Phase I is expected to reduce the DHA's annual energy use by 25 percent. Phase II will include installation of the geothermal HVAC system, new boilers, roofs and windows. Honeywell also plans to provide DHA residents with employment opportunities throughout construction, as well as educational seminars on energy conservation.

"More than half of a city's greenhouse gas emissions are generated by buildings," says Joe Puishys, president of Honeywell Building Solutions. "Given the number of facilities involved in the project, this is an important undertaking not only for the DHA and its residents, but the entire Denver community."

At the end of the initial 12-year financing period, the DHA will

HUD/Housing Authority Responsibilities in the EPC Process

Source: HUD Field Office Review Procedure - Energy Performance Contracting, February 24, 2006.

HUD Field Office:

- Reviews and approves the PHA's initial request to enter into an EPC.
- Reviews and approves the final request to enter into an EPC.
- Processes the initial and yearly financial incentive and/or adjustment through the operating fund.
- Serves as a technical resource for all energy performance contracting issues.
- Periodically reports EPC progress to HUD headquarters.

Housing Authority:

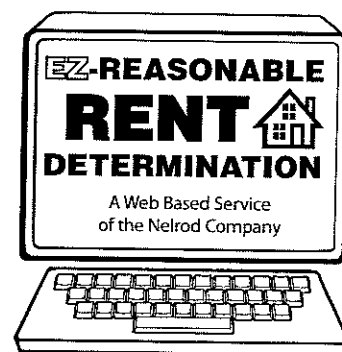
- Initiates and finalizes requests to HUD to enter into an EPC.
- Develops procurement documents.
- Ensures compliance with regulations,
- Monitors implementation of the EPC. Ensures yearly oversight activities are completed as required and are well documented. Conducts due diligence.
- Conducts proper record keeping.

keep all of the improvements, many of which have a usable life of 20 or more years. At that time, HUD will begin to capture the energy savings through paying decreased utility bills and operating subsidy, lessening the need to rely on taxpayer dollars to subsidize low-income housing costs.

The DHA and Honeywell unveiled their EPC project in August at Quigg Newton Homes, one of DHA's housing developments. At the end of the presentation, keys were presented to Salina Newman and her two sons, the first family to move into a DHA energy-efficient home. "DHA's investment in these massive energy upgrades demonstrates our commitment to conservation," said Ismael Guerrero, DHA's Executive Director, upon presentation of the keys. "In the process, we are educating 7,700 residents to be green-minded consumers."

The DHA's EPC has the full support of the city, which has a goal of reducing greenhouse gas emissions 10% by 2012 through the Greenprint Denver initiative. "Sustainability is not only about creating a strong economy that also protects the environment," said Denver Mayor John Hickenlooper. "True sustainability should ensure that economic opportunity flows out into all neighborhoods. We are grateful to the Denver Housing Authority Board of Commissioners and staff, HUD and other partners for this ambitious program—an important step in our journey to becoming a balanced energy capitol of the west."

More information and details about Energy Performance Contracting can be found on HUD's website at www.hud.gov/offices/pih/programs/ph/phecc/eperformance.cfm. ■



Section 8 Rent Reasonableness & Public Housing Flat Rent

- ✓ Fast
- ✓ Compliant
- ✓ Accurate
- ✓ Confidential

No Software Maintenance

No Installation

EZ to Use

More Info.: call Janell at 817-922-9000

Fax 817-922-9100

E-mail: janell@nelrod.com

3109 Lubbock Avenue

Fort Worth, Texas 76109

Web Site: www.nelrod.com



GMS Accounting and Financial Management Software

GMS Revolving Loan Servicing Software

In search of portfolio management or accounting software?

GMS Accounting and Financial Management System:

- Over 20 years experience in nonprofit accounting, cost allocation & reporting for funding sources
- Provides the ability to account, report and monitor budgets for multiple grants and contracts even if they have differing funding periods.
- Full accounting package includes General Ledger, Payroll, Accounts Payable, budgeting & more
- Automatically handles cost allocation issues - for common costs, general and admin costs, indirect costs, fringe benefits, leave costs and various specialized cost pools.
- Specialized training at your location, continuing service and support for your staff

GMS Revolving Loan Servicing Software:

- ✓ Portfolio management and reporting for funding sources – Subsidiary ledger to any accounting system
- ✓ GMS-RLSS is designed to track all types of loans - handle any size portfolio
- ✓ Powerful reporting capabilities - statistical as well as monetary
- ✓ Affordable for any size agency - saves time when reporting to funding sources