City Working Group Meeting #3 Notes
May 15, 2018

<u>Meeting Minutes</u>
- Global Green started the meeting by reviewing main themes identified in Meetings #1 and #2. These themes included:

    Meeting #1
    - o Water is an emerging issue with the greatest potential for innovation
    - o The energy code has gotten increasingly stringent as we move towards ZNE
    - o We shouldn't ignore infrastructure in our consideration of the Green Building Program update
    - o WeHo's unique characteristics (e.g. east-west orientation, topography, etc.) --- How do we take advantage of these natural features?

    Meeting #2
    - o Most of WeHo's existing land use is residential (66%), with remaining 23% commercial, 6% public, and 5% vacant/ parking
    - o Solar is a viable option for achieving ZNE in single-family, low-rise multi-family, and high-rise multi-family, but not for buildings exceeding 3 stories
    - o Water management should be just as important as energy
    - o How the Green Building Program Update is implemented is key; education and awareness are important too
    - o Existing buildings have big potential for innovation
    - o Topics that aren't covered in existing green building programs and certifications should be considered (on-site greywater systems, microgrids, etc.)

<u>Framework Options</u>
- Global Green presented the Green Building Program Update Framework options by comparing the following approaches:
    1. **Code Change (amending the Building & Zoning Codes)**
        a. Green Building Standard: Changes to the Building Code and Zoning Code
            i. Building Code Amendment Examples: Battery-ready, micro-grid, green roof, dual-plumbing, energy performance, lighting efficiency, air filters, water efficiency
            ii. Zoning Code Amendment Examples: Solar access, ventilation, daylight
        b. Applicability: Code changes are applicable to all building types (New construction and major remodels)
        c. Administration: Program would be administered by City staff
        d. Incentives: Internal checklists can provide code flexibility, case-by-case consideration for innovation, and for some programs, fee waiver reductions
        e. Estimated Cost to Applicant: No cost

      f.   Case Studies:
-    *i.   Santa Monica ZNE Code*
  - *First ZNE Ordinance in the country*
  - *Proactive step before solar requirement in 2019 Energy Code*
  - *Allows for case-by-case exemptions, where necessary*
-   *ii.   City of Palo Alto Green Building Ordinance*
  - *City of Palo Alto Green Building Ordinance*
  - *CALGreen Mandatory Checklist + Tier II with local amendments*
  - *Green Building compliance includes MWELO compliance*
  - *ZNE Roadmap (ZNE by 2026)*
  - *Initiative overseen by Green Building Advisory Group*

2. Internal Checklist

a. Green Building Standard: West Hollywood-specific checklist, with a possible incentive or requirement for 3rd party rating system (LEED, GreenPoint Rated, Enterprise Green Communities)

b. Applicability: An internal checklist is applicable to all building types (New construction and major remodels)

c. Administration: Program would be administered by City staff or a consultant

d. Incentives: Code changes provide code flexibility, case-by-case consideration for innovation, and for some programs, fee waiver reductions

e. Estimated Cost to Applicant: Cost of Consultant and/or 3rd Party (Registration: $0; Certification: $.25/sf; Consultant: $10,000+)

f.   Case Study: City of Mountain View Green Building Code

-    *i.   Amends CALGreen to include local green building standards, exceeds 2008 Building Energy Efficiency Standards*
-   *ii.   Projects required to "meet the intent" of 3rd party program*

3. 3rd Party Program

a. Green Building Standard: LEED, GreenPoint Rated, Enterprise Green Communities

b. Applicability: 3rd Party Programs can be applicable to all new residential, and/or new construction and major remodels

c. Administration: Program would be administered by 3rd Party Program

d. Incentives: 3rd Party Programs can provide code flexibility, case-by-case consideration for innovation, recognition, and for some programs, fee waiver reductions

  i. Recognition is a notable incentive unique to 3rd party programs – developments get certification plaque

e. Estimated Cost to Applicant: Cost of 3rd Party Program (Registration: $1200-6000; Certification: $.50/sf; Consultant: $25,000+)

f.   Case Studies:

I. *San Jose, CA: Requires new commercial and industrial buildings less than 25,000 sf to submit a LEED Checklist; new commercial or industrial buildings exceeding 25,000 sf must achieve LEED Silver*

II. *Baltimore, MD: All City and City-funded projects, commercial buildings and multi-family residential exceeding 10,000 sf budgeted or permitted after July 1, 2009 must achieve LEED Silver*

III. *Miami, FL: Requires all new private development exceeding 50,00 sf to achieve LEED Silver and requires the owner to post a performance bond to guarantee LEED Silver Certification, but also provides density bonuses for projects that achieve LEED Gold or Platinum*

Discussion

- CA Energy Commission officially announced this week that as of January 1, 2020 all single-family and low-rise residential multifamily residential (3 stories or less) buildings required to have solar (2019 Energy Code)
    - The state is still finalizing exemptions and/or alternate compliant pathways
- What are the energy performance differences between CALGreen 2019 Tier I and Tier II v. 3rd party programs? How would it be commissioned?
- How does CA Energy Commission define ZNE?
- Code change is popular option for the following reasons:
    - CA Energy Code is already stringent, so it might be better to focus on updating and resolving inconsistencies in the WeHo code
    - Meeting the intent of a 3rd party rating system (option 2) can be hard to implement due to different interpretations
    - Regarding Option 3, there is often a lag time between when a building is built and when it is certified, which threatens the assurance that buildings will achieve the required certification.
- The creation of a "task force" was discussed for mitigating the fast-changing landscape of green building (ex. Menlo Park and Palo Alto)
- Trade offs/ points system was suggested – some green building aspects would be required while others developers could pick and choose from
- What are the incentives that can be offered to developers?
- Verification – City of Los Angeles has their own CALGreen Department to oversee green development; can this be replicated in WeHo?
    - Compliance-checking could include annual benchmarking, maintenance records, etc.
    - Utility monitoring tools are already in the code (i.e. sub-meters)

Next Steps

- Global Green will present the following at Meeting #4:
    - List of possible code changes
    - Suggestions for incentivizing innovation
    - List of innovations

- We will take a summer break from Working Group meetings in order to meet for a mid-project check-in with the Planning Commission and City Council for feedback
- Working Group meetings will reconvene in August for the fourth and final meeting to present draft Green Building Program update and incorporate final thoughts