

# City of West Hollywood Green Building Program Update

Stakeholder Working Group Meeting #3  
May 15<sup>th</sup>, 2018



# Meeting #1 Recap

- Water is an emerging issue with the greatest potential for innovation.
- The energy code has gotten increasingly stringent as we move towards NZE – is this the next step?
- Let's not ignore infrastructure in our consideration of the updated Green Building Program.
- How do we take advantage of West Hollywood's unique characteristics (i.e. east-west orientation, topography, passive design, etc.)?



# Meeting #2 Recap



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

# Questions to Consider with Framework Options



What are the challenges of the current Green Building Program?

What are the incentives?

# Green Building Program Updated Framework Options

Approach	Code Change	Internal Checklist	3 <sup>rd</sup> Party Program
<b>Green Building Standard</b>	Zoning Code  Building Code	WeHo-specific checklist  LEED  GreenPoint Rated  Enterprise Green Communities	LEED  GreenPoint Rated  Enterprise Green Communities
<b>Applicability</b>	All Buildings – New Construction and Major Remodels	All Buildings – New Construction and Major Remodels	All New Residential  New Commercial and Major Remodels >25,000 sf
<b>Administration</b>	City Staff	City Staff or Consultant	3 <sup>rd</sup> Party (GBCI, BIG, EGC)
<b>Incentives</b>	Code Flexibility  Case-By-Case Consideration for Innovation  Fee Waiver Reduction	Code Flexibility  Case-By-Case Consideration for Innovation  Fee Waiver Reduction	Code Flexibility  Case-By-Case Consideration for Innovation  Fee Waiver Reduction  Recognition
<b>Estimated Cost</b>	None	Registration (\$0) Certification (\$0.25/sf) Consultant (\$10,000)	Registration (\$1200-\$6000) Certification (\$0.50/sf) Consultant (\$25,000+)

# Code Change: Pros & Cons

Approach	Code Change	Internal Checklist	3 <sup>rd</sup> Party Program
<b>Green Building Standard</b>	<p>Zoning Code (Solar access, ventilation, daylight)</p> <p>Building Code (Battery-ready, microgrid, green roof, dual-plumbing, energy performance, lighting efficiency, air filters, water efficiency)</p>	<p>WeHo-specific checklist</p> <p>LEED</p> <p>GreenPoint Rated</p> <p>Enterprise Green Communities</p>	<p>LEED</p> <p>GreenPoint Rated</p> <p>Enterprise Green Communities</p>
<b>Applicability</b>	All Buildings – New Construction and Major Remodels	All Buildings – New Construction and Major Remodels	All New Residential New Commercial and Major Remodels >25,000 sq. ft.
<b>Administration</b>	City Staff	City Staff or Consultant	3 <sup>rd</sup> Party (GBCI, BIG, EGC)
<b>Incentives</b>	<p>Code Flexibility</p> <p>Case-By-Case Consideration for Innovation</p> <p>Fee Waiver Reduction</p>	<p>Code Flexibility</p> <p>Case-By-Case Consideration for Innovation</p> <p>Fee Waiver Reduction</p>	<p>Code Flexibility</p> <p>Case-By-Case Consideration for Innovation</p> <p>Fee Waiver Reduction</p> <p>Recognition</p>
<b>Estimated Cost</b>	None	<p>Registration (\$0)</p> <p>Certification (\$0.25 per sq. ft.)</p> <p>Consultant (\$10,000)</p>	<p>Registration (\$1200-\$6000)</p> <p>Certification (\$0.50 per sq. ft.)</p> <p>Consultant (\$25,000+)</p>

# Case Study Green Building Program Framework: City of Palo Alto

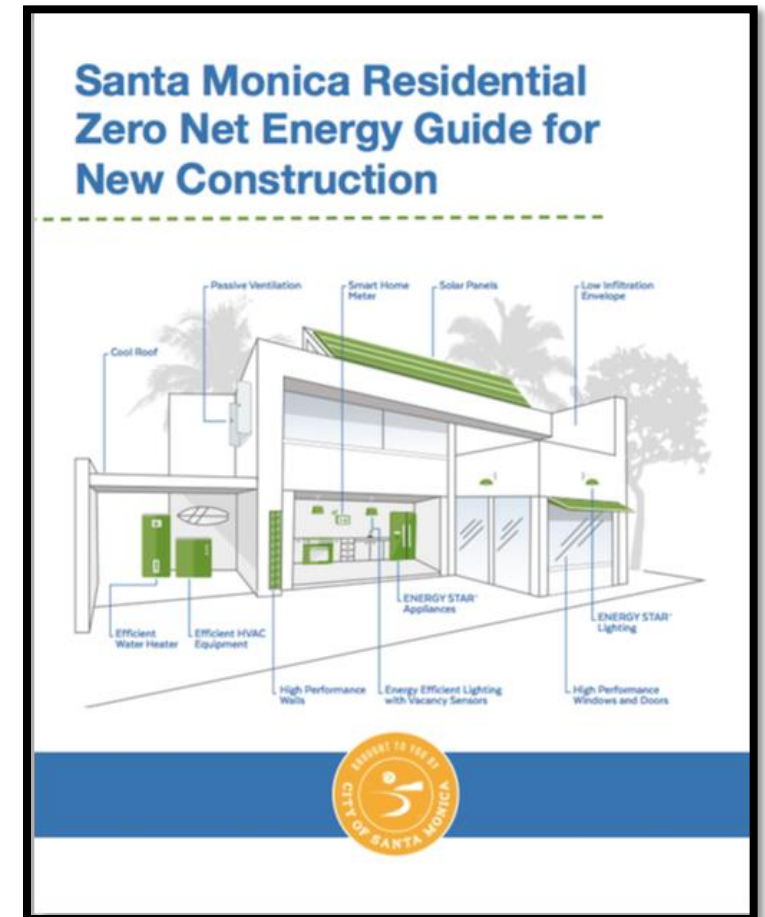


Approach	Code Change
<b>Green Building Standard</b>	Palo Alto Green Building Ordinance No.5393
<b>Applicability</b>	All Buildings – New Construction and Major Remodels
<b>Administration</b>	City Staff or Consultant
<b>Incentives</b>	Code Flexibility Case-By-Case Consideration for Innovation Fee Waiver Reduction
<b>Estimated Cost</b>	None

- CALGreen Mandatory Checklist + Tier 2 with local amendments
- Green building compliance includes MWELO compliance
- ZNE Roadmap (ZNE by 2026)
- Initiatives overseen by Green Building Advisory Group

# Case Study: Santa Monica ZNE Ordinance, 2017

- First ZNE Ordinance in the country
- Proactive step before CALGreen 2019
- May 2018, CAC adopted regulation requiring solar photovoltaic systems for residential buildings in 2020





# Internal Checklist: Pros & Cons

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<b>Administration</b>	City Staff	City Staff or Consultant	3 <sup>rd</sup> Party (GBCI, BIG, EGC)
<b>Incentives</b>	Code Flexibility  Case-By-Case Consideration for Innovation  Fee Waiver Reduction	Code Flexibility  Case-By-Case Consideration for Innovation  Fee Waiver Reduction	Code Flexibility  Case-By-Case Consideration for Innovation  Fee Waiver Reduction  Recognition
<b>Estimated Cost</b>	None	Registration (\$0) Certification (\$0.25/sf) Consultant (\$10,000)	Registration (\$1200-\$6000) Certification (\$0.50 per sq. ft.) Consultant (\$25,000+)

# Case Study Green Building Program Framework: City of Mountain View



Approach	Internal Checklist
Green Building Standard	Mountain View Green Building Code (MVGBC)
Applicability	All Buildings – New Construction and Major Remodels
Administration	City Staff
Incentives	Code Flexibility  Case-By-Case Consideration for Innovation  Fee Waiver Reduction/ Fee Exemption
Estimated Cost	Registration (\$0) Certification (\$0.25/sf) Consultant (\$10,000)

- MVGBC amends CALGreen to include local green building standards & exceeds 2008 Building Energy Efficiency Standards
- Projects required to “meet the intent” of 3<sup>rd</sup> party rating system

# 3<sup>rd</sup> Party Program: Pros & Cons

Approach	Code Change	Internal Checklist	3 <sup>rd</sup> Party Program
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<b>Estimated Cost</b>	None	Registration (\$0) Certification (\$0.25 per sq. ft.) Consultant (\$10,000)	Registration (\$1500-\$6000) Certification (\$0.50/sf) Consultant (\$25,000+)

# Cities Requiring LEED Certification



- **San Jose, CA**

The San Jose Green Building Ordinance (2009) requires new commercial and industrial buildings <25,000 sf to submit a LEED Checklist. New commercial or industrial buildings of 25,000+ sf must achieve LEED Silver.

- **Baltimore, MD**

All City and City-funded projects >10,000 sf and commercial buildings or multi-family residential buildings >10,000 sf budgeted or permitted after July 1, 2009 must achieve LEED Silver.

- **Miami, FL**

Municipal Code Ordinance Article III (2009) requires all new private development >50,000 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.