

City Commission Policy 172

Green Building Policy

DEPARTMENT: Environmental Services and Facilities

DATE ADOPTED: July 7, 2021

DATE OF LAST REVISION: New Policy

172.01 **AUTHORITY:** City Commission

172.02 **PURPOSE:** To adopt and implement a policy that supports and contributes to the City of Tallahassee's commitment to using 100% renewable energy by 2050, codifies current City practices, and establishes green, energy efficient, sustainable, resilient, and healthy building standards and expectations for City-owned building renovation and new construction projects.

172.03 **STATEMENT OF POLICY:** In accordance with the City of Tallahassee's goal to reach 100% renewable energy by 2050 as provided in City Resolution No. 19-R-04, it shall be the policy of the City of Tallahassee that City-owned building renovation and new construction projects:

1. Incorporate energy efficiency, sustainability, resilience, health, and wellness to the maximum extent practicable,
2. Include the necessary infrastructure for achieving high-performance building objectives and future transition to net-zero energy consumption, including electric vehicle charging stations and rooftop solar,
3. Meet or exceed a level equivalent to United States Green Building Council's LEED Gold, Green Globes, WELL Building, Florida Green Building Coalition, or other nationally recognized sustainability rating system,
4. Upon completion, obtain confirmation that the project was constructed to meet and achieve the energy efficiency standards in accordance with design specifications, and
5. Throughout the life cycle of the building, conduct regular audits to assess building performance and to identify and implement additional strategies to further advance these green building goals.

172.04 **BACKGROUND AND INTENT:** Buildings are a primary source of greenhouse gas emissions. In the United States, buildings account for nearly 40 percent of total energy use, 70 percent of total electricity consumption, and 40 percent of carbon dioxide emissions. However, environmental impacts from building renovation, new construction, day-to-day operation, and eventual deconstruction can be significantly reduced through proper site selection, design, materials, and proactive maintenance.

If planned properly, a building can also foster sustainable practices well beyond its four walls by supporting the use of alternative modes of transportation, educating employees on sustainable practices that can be implemented both at work and at home, and much more. Efficiently designed buildings reduce operating costs and minimize strain on local infrastructure. Studies also demonstrate that employees who work in green buildings are more productive, feel healthier, and have a better overall experience at their workplace.

The City is a full-service municipality providing a broad range of public amenities and essential services to the region. To fulfill this mission, the City operates and maintains a diverse range of physical structures and buildings across more than one hundred properties located in three different counties. The City, as a demonstrated leader in environmental sustainability, has an opportunity and obligation to reduce impacts to the environment to the maximum extent practicable, while realizing the co-benefits of reduced operating costs and enhanced employee wellness, and to set an example for others to follow.

The City, through adoption and implementation of this policy, desires to formalize its commitment to environmental protection, energy conservation, and health and wellness, as they relate to new construction and renovation projects.

172.05 **SCOPE AND APPLICABILITY:** This policy applies to all City-owned building renovation and new construction projects over 5,000 square feet, including the architects, engineers, contractors, and other professionals working on or assisting with these projects.

172.06 **EXCEPTIONS:** This policy shall not apply to projects:

1. That are not heated and cooled,
2. That are secured or are safety-sensitive such as those associated with the airport, electric generation, wastewater treatment, or heavy equipment or fuel storage,
3. That are horizontal or linear in nature such as sidewalks, roads, or utilities infrastructure,
4. Where green, sustainable or well-building principles would create reliability concerns jeopardizing the provision of essential or emergency services to the public, or
5. Where an exception request has been approved by the Environmental Services and Facilities Department and the City Manager or designee in writing, and such exception includes the circumstances and justification for the exception.

172.07 **ADMINISTRATION:** The City's Environmental Services and Facilities Department shall be responsible for the oversight, implementation, and periodic update of this Policy, and shall provide an annual summary of results.

172.08 **SUSNET PROVISION:** This policy is subject to sunset review by the City Commission no later than five (5) years from the date of adoption. Subsequent reviews by the City Commission are to occur no later than five (5) years from the date of the prior review. Revisions will become effective immediately upon City Commission approval.

172.09 **EFFECTIVE DATE:** July 7, 2021

REVISIONS: None