DRAFT EXHIBIT A

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON ADOPTING A NEW CHAPTER 20.26 GREEN BUILDING CODE TO INCORPORATE THE EXISTING PROVISIONS OF CHAPTER 17.50 GREEN BUILDING, TO BE REPEALED, AND ADOPT BY REFERENCE THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE AND RELATED LOCAL AMENDMENTS, AND CORRESPONDING AMENDMENTS TO CHAPTER 20.04 ADMINISTRATIVE CODE

WHEREAS, Pleasanton has long had an interest and taken action towards the conservation of energy, water and other natural resources, as well as has been providing for sustainable built environments which are healthy for residents, workers and visitors to the City; and

WHEREAS, Pleasanton adopted in 2002 a Green Building ordinance (Ord. 1873, set forth in Municipal Code Chapter 17.50) applicable to certain new commercial and civic buildings; and

WHEREAS, in 2006, Pleasanton amended the Green Building ordinance (by Ord. 1934) to extend requirements to certain new residential construction; and

WHEREAS, in 2010, the State of California Building Standards Commission has adopted the California Green Building Standards (CALGreen) Code, which will take effect state-wide on January 1, 2011; and

WHEREAS, Pleasanton desires to maintain the provisions of its existing Green Building ordinance, and harmonize those provisions with the adoption by reference of the California Green Building Standards (CALGreen) Code at Title 24 California Code of Regulations, Part 11, with amendments particular to Pleasanton's climatic, topographic and geological conditions; and

WHEREAS, CALGreen Section 101.7 specifically provides for local agencies to adopt additions, deletions, or additional measures (referred to as tiers); and

WHEREAS, Pleasanton has determined that most CALGreen Tier 1 measures are appropriate for projects that were already subject to the City's Green Building ordinance because of generally equivalent requirements, but that other new construction projects should only be subject to CALGreen's basic mandatory requirements, unless otherwise exempt; and

WHEREAS, additional amendments to CALGreen are needed to harmonize with the City's existing Construction and Demolition Debris ordinance (No. 1992, in Municipal Code Chapter 9.21); and

WHEREAS, amendments are also needed to CALGreen to require compliance with the Stormwater Management and Discharge Control provisions of Municipal Code

Chapter 9.14 and the Municipal Regional Stormwater NPDES Permit issued by the California Regional Water Quality Control Board, San Francisco Bay Region Order R2-2009-0074, NPDES Permit No. CAS612008 (October 14, 2009); and

WHEREAS, CALGreen should also be included as one of the uniform state codes subject to the Administrative Code in Chapter 20.04 of the Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Adds a new Chapter 20.26 Green Building Code to the Municipal Code as provided in the attached Exhibit 1.

Section 2. Repeals Chapter 17.50 Green Building of the Municipal Code, as it is being incorporated into Chapter 20.26 Green Building Code, except for a notation to be stated in the Municipal Code as follows:

Chapter 17.50 Green Building. *Note: The provisions of this chapter have been incorporated into Chapter 20.26 Green Building Code.*

Section 3. Amends Chapter 20.04, Administrative Code, of the Municipal Code, Section 20.04.010. to add reference to CALGreen as follows:

20.04.010 Uniform Administrative Code adopted.

A. There is adopted for the city of Pleasanton an administrative code for the technical codes including the 2006 International Building and Existing Building Codes, the 2010 California Green Building Standards Code, the 2006 Uniform Mechanical Code, the 2006 Uniform Plumbing Code and the 2005 National Electrical Code as herein described. The administrative code shall be known as the Uniform Administrative Code and the same is adopted and incorporated as set out in this chapter.

B. Where there is a reference in Administrative Code to the "building official," code official," or "authority having jurisdiction" it shall mean the chief building and safety official or in the absence of the chief, the interim, temporary or acting chief building and safety official.

Section 4. Adopts the findings set forth in Exhibit 2 to support the adoption of Chapter 20.26 Green Building Code and the amendments to the California Green Building Standards (CALGreen) Code.

Section 5. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 6. This ordinance shall be effective January 1, 2011.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on October 17, 2010 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jennifer Hosterman, Mayor

ATTEST:

_____
Karen Diaz, City Clerk

APPROVED AS TO FORM:

_____
Jonathan Lowell, City Attorney

EXHIBIT 1

Chapter 20.26

GREEN BUILDING CODE

Sections:

20.26.10 California Green Building Standards (CALGreen) Code adopted.

There is adopted by reference that certain code known as the California Green Building Standards (CALGreen) Code at Title 24 California Code of Regulations Part 11 (2010 edition), as more particularly described in this section, except such provisions that are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out in this chapter. A copy of said code is available for use by the public at the City of Pleasanton's Building Division.

20.26.15 Section 101.3 Scope and Applicability.

Section 101.3 Scope is amended to add the following:

The "newly constructed buildings or structure" subject to CALGreen and this chapter do not include:

A. Renovations, including additions, to historic buildings, defined as any building listed or eligible for listing on a national, state or local register or listing of historic resources.

B. Additions of less than 2,000 s.f. to residential buildings, except as provided in Section 20.26.20., Subsection A., part 8, below.

C. Additions of less than 20,000 s.f. of conditioned space to nonresidential buildings.

20.26.20 Mandatory CALGreen Tier 1 for Specified Projects (Sections 304, 305, 305.1.1, 305.1.2, 306, Appendix A4, and Appendix A5).

A. Section 304 of CALGreen is amended to read as follows:

304.2 Mandatory Tier 1 Projects. CALGreen Tier 1, except for Construction Waste Reduction, Disposal and Recycling as provided in Section 20.26.30, shall be mandatory for the following new construction projects:

1. any city sponsored project;

2. commercial project that includes 20,000 gross square feet or more of conditioned space;

3. renovation of any commercial project or city sponsored project that adds 20,000 gross square feet or more of additional conditioned space, but not a renovation project that consists solely of interior improvements to an existing building;

4. any single-family residential project that is 2,000 square feet or more in size;

5. any multi-family residential project;

6. any mixed use project;

7. additions to residential projects where the addition is 2,000 square feet or greater;

8. additions of any size to residential projects where the residential project was less than 2,000 square feet when built and it has been less than five years from the date the certificate of occupancy was issued.

Excepting from this CALGreen Tier 1 requirement shall be new construction of commercial and mixed use projects within the Downtown Specific Plan planning area, which new construction shall otherwise be subject to CALGreen's minimum mandatory requirements, as set forth in Section 20.26.10.

And as used in this chapter, the following words shall have the following definitions:

(a) "City sponsored project" means a building(s) primarily funded and sponsored by the city or on city owned land.

(b) "Commercial project" means any retail, office, industrial, warehouse or service building(s) within city limits, which is not a city sponsored project, a residential project, or a mixed use project.

(c) "Mixed use project" means a building(s) within city limits that combines the uses of a commercial project and a residential project.

(d) "Multi-family residential project" means a residential project containing more than one attached dwelling unit, including duplexes, apartments, condominiums, and townhouses.

(e) "Renovation" means any change, addition, or modification to an existing building.

(f) "Residential project" means any building within city limits used for living, sleeping, eating, and cooking. For the purposes of this chapter, a residential project includes assisted living facilities and senior housing. A residential project does not include hotels, motels, inns, or similar commercial enterprises wherein rooms or suites of rooms are rented for transient occupancy and are considered commercial projects.

(g) "Single-family residential project" means a residential project containing one dwelling unit.

B. Compliance with CALGreen Tier 1 also may be achieved by:

(a) alternative materials, methods of design and methods of construction as provided in Section 105A of the Administrative Code (Chapter 20.04) and CALGreen Section 101.8; and

(b) modifications as provided in Section 106A of the Administrative Code (Chapter 20.04), which may include, but is not limited to, allowing for the waiver of a discrete mandatory Tier 1 requirement upon the demonstration of the technical code impracticability, and subsequent compliance with CALGreen's minimum mandatory standards for that requirement, if possible.

C. Section 305 of CALGreen is amended to delete all references to "CALGreen Tier 2".

D. Section 305.1.2 of CALGreen is deleted.

E. Section 306 of CALGreen is amended to delete the word "voluntary", and replace it with the words "Tier 1".

F. A new Section 306.1.2 is added to provide: "As an alternative to achieving Tier 1 requirements, a project may instead achieve compliance through: (i) the U. S. Green Building Council's Leadership in Energy and Environmental Design (LEED); (ii) Build It Green (BIG)'s GreenPoint rating system; or (iii) another recognized and approved organization. Such equivalent certification to Tier 1 requirements will occur upon provision of a certification of compliance to the City from the applicable organization, approved by the City, which must occur prior to final building approval or occupancy."

G. Appendix A4 of CALGreen is amended to delete the word "voluntary", and replace it with the words "Tier 1"; and delete all references to Tier 2 and Tier 2 requirements.

H. Appendix A5 of CALGreen is amended to delete the word "voluntary", and replace it with the words "Tier 1"; and delete all references to Tier 2 and Tier 2 requirements.

20.26.25 Sections 4.106.2, 4.106.3, 5.106.1, A5.106 - Site Development and Storm Water.

CALGreen Sections 4.106.2, 4.106.3, A5.106.1 and A5.106 are amended to read: Design storm water provisions in conformance with Municipal Code Chapter 9.14 Stormwater Management and Discharge Control, or any other requirements in effect at the time of application.

20.26.30 Sections 4.408, 5.408 and Appendix A4 and A5 - Construction Waste Reduction, Disposal and Recycling.

A. As provided in Municipal Code Chapter 9.21, "regulated projects" as defined therein shall comply with Municipal Code Chapter 9.21, except that nonresidential regulated projects shall additionally comply with CALGreen Section 5.408.4 Excavated soil and land clearing debris.

B. Projects that are not regulated by Municipal Code Chapter 9.21 shall comply with CALGreen Section 4.408 or Section 5.408, as applicable.

C. The following provisions of CALGreen are deleted: Section A4.408; Section A4.601.4, subsection 4, part 4.3; Section A5.408; and Section A5.601.2.4, subsection 3(b).

20.26.35 Sections 5.304.2 and A5.304.2.1 Outdoor Water Use.

CALGreen Sections 5.304.2 and A5.304.2.1 Outdoor potable water use are amended to require a separate water meter and related water connection for the specified landscaped areas.

20.26.40 Checklists.

The Director of Community Development or his or her designee may administratively implement changes to CALGreen Appendix A4 - Residential Occupancies Application Checklist and Appendix A5 - Nonresidential Checklists to incorporate the provisions of this chapter.

20.26.45 Fees and plan review.

Fees for plan review and inspection to implement this chapter shall be as set forth in the Master Fee Schedule (on file in the Office of the City Clerk).

20.26.50 Penalties for violation.

Penalties for violation of this chapter will be as provided in Sections 1.12.020 and 1.12.030 of the Pleasanton Municipal Code.

EXHIBIT 2—Findings

The City Council of the City of Pleasanton adopts the following findings pursuant to California Health & Safety Code sections 17958, 17958.5 and 17958.7 in support of Chapter 20.26 Green Building Code, adopting by reference the California Green Building Standards Code (CALGreen 2010) and the respective local amendments based on the following local climatic, geological or topographic conditions:

A. Pleasanton receives its about 75-80% of its potable water from Zone 7 of the Alameda County Flood Control and Water Conservation District (Zone 7 Water Agency). The City itself supplies to balance of the 20-25% of needed water for the community from the City's annual groundwater entitlement of 3,500 acre-feet. The Zone 7 Water Agency in turn obtains its water from the State Water Project's South Bay Aqueduct, surface water runoff collected in the Del Valle Reservoir, and local groundwater. Court-ordered reductions in State Water Project deliveries via the ecologically fragile Bay Delta, which provides about 80% of Zone 7 Water Agency's water, require local water conservation in an area with otherwise high water demand. This is due to the local climatic conditions in Pleasanton's Climate Zone 12 (assigned by the California Energy Commission), which is characterized by periods of extremely hot, dry weather during the summer and fall months, when water demand increases while groundwater availability decreases. Due to this local climatic condition, combined with reductions in water deliveries, water conservation provisions are needed, such as the outdoor water use provisions which will decrease demand for potable water to be used for landscaping, and allow for water reduction, or even shut-off in the event of a drought, when separate water meters are used for outdoor landscaping.

B. Pleasanton's topography includes natural and manmade surface water resources, including: the Alamo Canal, Arroyo de la Laguna, Arroyo del Valle, Arroyo Mocho, Bernal Creek, Chabot Canal, the Chain of Lakes, natural streams, culverts and engineered channels. Stormwater runoff management efforts have been focused on reducing downstream flooding risks, as well as reduction or avoidance of urban pollutants into these surface water resources. As a result of this local topographic condition, site development and stormwater regulations are required, to achieve compliance with the Municipal Regional Stormwater NPDES Permit issued by the California Regional Water Quality Control Board, San Francisco bay Area Regional Order R2-2009-0074, NPDES Permit No. CAS612008 (Oct. 14, 2009) to reduce pollution of surface water resources, and the City and Zone 7 Water Agency's groundwater resources, which are critical potable water resources.

C. Pleasanton's development pattern and topography, particularly the surface water resources described, above, have not permitted the current operation of a landfill for solid waste within the Pleasanton City limits. Pleasanton's solid waste is disposed of at the Vasco Road Landfill in Livermore, a facility that is expected to

reach capacity in approximately 2037. Pursuant to the California Integrated Waste Management Act of 1989, the Alameda County Waste Reduction and Recycling Act of 1990 (Measure D), and the City's Source Reduction and Recycling Element, the City must meet the countywide goal of 75% reduction of waste going to landfills. Because local topographic conditions and land use patterns do not allow for the current operation of a landfill in Pleasanton, combined with the capacity limits at the Vasco Road Landfill and mandatory waste reduction requirements, construction waste reduction, disposal and recycling provisions are required.

D. Pleasanton is located in the Tri-Valley, which has local topographic conditions which effect air quality. These conditions include being ringed by the Diablo Range of hills, and being a sheltered inland valley with its floor at an altitude of about 400 feet. Hills rising from a height of 1,000 to 1,500 feet border the valley floor on the west and east, with only narrow gaps in the hills allowing wind movement. The Tri-Valley does have violations of federal and state air quality standards based on these local topographic conditions, as well as local climatic conditions, particularly the summer high heat where local average temperatures are 53 to 84 degrees in June, 55 to 89 degrees in July and August, 53 to 86 degrees in Sept., with highs regularly in the 90s and low 100s. These local topographic and climatic conditions, combined with the local environmental condition as set forth in the Air Quality and Climate Change Element and Energy Element of the *Pleasanton General Plan 2005-2025* (July 2009), adopted herein by this reference, are the basis for the CALGreen amendments allowed by CALGreen section 101.7. These conditions contribute to the Bay Area's status as a "nonattainment area" under the federal Clean Air Act for ozone and particulate matter, and therefore these air quality considerations need the CALGreen mandatory and Tier 1 measures, as applicable, to improve indoor and outdoor air quality, reduce energy usage, and decrease greenhouse gas emissions.

E. The topography (the arrangement of the natural and man-made physical features) of many of the developed areas of the Pleasanton are generally characterized by nearly full use of available building envelopes, and often significant required set backs from other buildings and natural features. Particularly in the area of the Downtown Specific Plan, the local topographic conditions feature dense sites with historic development patterns. CALGreen's Sections 4.105 and 5.105 reserves for future updates the development of provisions for deconstruction and reuse of existing buildings. Similarly, these local topographic constraints give rise to the need for clarification of the non-applicability of CALGreen to renovations and additions to particular existing buildings in developed areas.

F. Pleasanton has inventoried greenhouse gas emissions from City operations and from the community through the International Council for Local Environmental Initiatives (ICLEI). This action was prompted by the Global Warming Solutions Act of 2006 (AB 32) and SB 375 (regarding transportation planning and sustainable communities strategy.) Pleasanton is undertaking the preparation of a

Climate Action Plan for the development of policies for the reduction of greenhouse gas emissions; because the resulting higher temperatures arising from global warming create local climatic conditions, such as decreased air quality and water availability, as well as increased energy demand for air conditioning. Such greenhouse gas considerations, and resulting temperature increases, further exacerbate the local climatic and topographic conditions described above, and support the adoption of CALGreen mandatory and Tier 1, as well as the amendments related to: site development and stormwater; construction waste reduction, disposal and recycling; and outdoor water use.

Exhibit B
Minutes and Notes of Stakeholder Meetings

Summary of Stakeholder Comments

- **Chamber of Commerce—Pleasanton 2015 Forum (August 11, 2010)**

- A request for economic analysis of the effects of CALGreen, based upon a reasonable estimate of actual activity in the City.
- A concern was noted about the continual elevation of the level of compliance that the Planning Commission requires for projects that come before them above the state mandated requirements.
- A request for information on the costs of green building particularly compared with other cities.
- A request for staff to craft a list of known and anticipated future development projects.
- A concern was noted about offering rewards over regulations and asked if fees could be reduced for those choosing a higher level of compliance.
- A suggestion was provided for some form of education be provided for the public.
- A concern was noted about the ever-increasing energy requirements mandated by the State Energy Commission and the increased costs associated with them.
- A request for a complete list of electives to be included in the presentation, so as to clarify that an applicant will still have many choices for their designs.

- **Economic Vitality Commission—Subcommittee (August 19, 2010)**

- A concern was noted that projects that go to hearing are required to go above the current Green Building code.
- A concern was noted about the time spent on merging the two regulations if what is required still will be pushed beyond at hearings.
- A concern was noted that current standards that had been raised so often that they have become the standard [waste diversion percentages]. It was specifically note that projects that have already (voluntarily) stated that the project will go beyond the code standards should not be asked for additional increases.
- A concern was noted that if other jurisdictions are just adopting the minimum, developers might go elsewhere rather than try to do business here.
- A suggestion was made for staff to do a workshop with Planning Commission where they get a chance to hear the stakeholders' concerns.
- A suggestion was made for staff to show the costs for Tier 1 vs. Pleasanton's current level.

- **Committee on Energy and the Environment (August 25, 2010)**

- A suggestion was made for staff focus on the savings and payback of these measures.
- A suggestion was made to offer incentives for going to Tier 2

- **James Paxson (Hacienda Business Park Owners Association) (August 31, 2010)**

- A request was made for weather based moisture-detecting irrigation devices being required over the soil based devices.
- A request was made for the City to do outreach to property management companies in this regard.
- A request was made for that a "GREEN TEAM" with Daniel Smith, Director of Operation Services, to look at incentives.
- A request was made for the City to offer help to the construction community that may want to submit to BIG™ or LEED™; an incentive to make it feel less imposing.
- A suggestion was made for the presentation to be more focused on showing how Title 24 [State building code's energy requirements] gets a project through a lot of these points/measures.
- A request was made for a memo to be provided before the September 16 meeting and that the attachments should be posted on the City's web page.

- **Pleasanton Downtown Association—Downtown Vitality Committee (September 7, 2010)**

- A concern was noted about impacts on the costs for building affordable housing.
- A concern was noted about impacts of Proposition 23, if passed at the November general election, potentially repealing this code.
- A concern was noted about the green costs for demolishing existing structures to build new green buildings.
- A concern was noted about waste diversion requirements creating costs and feasibility challenges for small construction companies.
- A suggestion was noted to find a way to provide all requirements in a list that a contractor can just insert into plans.
- A concern was noted about discouraging development and revenue generation in the downtown.
- A request was made to have information/updates provided.

- **Economic Vitality Commission (September 16, 2010)**

- A concern was noted that code requirements should not be added to in the hearing process.
- A request for an understanding with the hearing bodies to not increase the requirements at the hearing stage.
- A request for rebates to be part of the discussion.
- A statement that the building industry will support a Tier 1 requirement but will not support a Tier 2 level.
- A request for incentives to be part of this process, including how the City will help people to move into the new system and identify resources.
- A request for the cost analysis to indicate the increase over the current code.

Chamber of Commerce - Pleasanton 2015 Forum

Meeting Notes

August 11, 2010: 18 chamber attendees and 4 City staff

Director David Stark started the meeting, and began with self introductions around the table.

President/CEO Scott Raty asked for an economic analysis of the effects of CalGreen, based upon a reasonable estimate of actual activity in the City.

Pam Hardy was concerned about the continual elevation of the level of compliance that the Planning Commission requires for projects that come before them above the state mandated requirements.

Janice Phalen asked about the costs of green building, particularly compared with other cities.

Planning Commission Chair Arne Olsen responded that the Planning Commission has asked for additional requirements, but usually only for the very large custom home type of projects.

Janice Phalen suggested that staff craft a list of known and anticipated future development projects.

Jan Batcheller also expressed concern about the economic effects of these requirements. She spoke of favoring the carrot versus the stick analogy, asking if fees could be reduced for those choosing a higher level of compliance.

Gary Schwaegerle asked if the Pleasanton Downtown Association or the Pleasanton Heritage Association was involved in the outreach process.

Sharrell Michelotti asked how these requirements will affect historic properties and additions, and also had the same concern as Pam Hardy regarding the Planning Commission. She also suggested that some form of education be provided for the public.

Zone 7 Public Information Specialist Boni Brewer asked if these regulations were consistent with the State mandated water reduction requirements.

Pam Hardy also expressed her concerns about the ever-increasing Energy requirements mandated by the Energy Commission and the increased costs associated with them.

Commissioner Olsen asked that the complete list of electives be included in the presentation, so as to clarify that applicants will still have many choices for their designs.

THE CITY OF PLEASANTON

Economic Vitality Committee

Subcommittee Meeting

MINUTES

Large Conference Room
200 Old Bernal Avenue, Pleasanton, CA 94566
Thursday, August 19, 2010

The meeting was called to order at 3:45 p.m. by staff, Rosalind Rondash.

1. INTRODUCTIONS

Subcommittee Members Present:
Janice Sangster-Phalen; Mark Herberger; and Sharrell Michelotti.

City Staff Present:
Janice Stern, Planning Manager; Dennis Corbett, Senior Plan Checker; and Rosalind Rondash, Assistant Planner

Subcommittee Members Absent:
James Paxson, Pam Hardy, John Mahoney, and Jay Galvin

2. PRESENTATION

a. **Adoption of the California's Green Building Code (CALGreen) and related amendments to Chapter 17.50 (Green Building) of the Pleasanton Municipal Code (PRZ-55, City of Pleasanton).**
Consider and make a recommendation regarding: (1) Proposed amendments; (2) Adoption of local Building Code amendments; and (3) Application of the codes to additions, etc.

Rosalind Rondash opened the meeting by stating that there were familiar faces from the recent Chamber meeting, but that there was one new face. Rosalind introduced herself as staff assigned to lead this project and stated that the City has had an ordinance in effect for Green Building, but the State has introduced its own green building code, called CALGreen. City staff has been charged with the task harmonizing the current ordnance with the building codes that are coming down. Teaming up with Dennis Corbett, the Senior Plan Checker with the Building and Safety Division, they are looking at how to make the best out of the transition to the new code.

Janice Sangster-Phalen commented that they had volunteered for this subcommittee in advance of the Chamber of Commerce meeting presentation that staff did recently. That is why there is duplicate attendance, not because they really liked the topic of Green Building.

Rosalind responded by offering to shorten this presentation and stated that the meeting would be recorded for future meeting minute preparation. Questions or comments can be interjected or they can be held until the end, whichever was the preference, but requested that the speakers state their name before proceeding with their comment or question.

A roundtable introduction was conducted.

Rosalind then started the PowerPoint presentation by stating that currently the City uses LEED and Build It Green (BIG) requirements. There is still discussion on where the Pleasanton Municipal Code should be amended to house the CALGreen directives. Originally, the City was proposing to amending 17.50, but have since started to consider repealing 17.50 and amending Title 20 to incorporate the CALGreen codes. This would provide all building code information in the same location. She noted that was probably a little technical, but it is a change from what was stated at the Chamber meeting.

Rosalind presented information on what is building green, historical dates starting from the inception of Pleasanton's green building code in 2002, to the current CALGreen adoption date, and stated that the building inspectors would be inspecting these measures as they do with all other elements for the building code. The City of Pleasanton currently deals with two outside agencies, the USGBC for LEED (commercial and civic buildings) and BIG (Build it Green) for the residential (single family and multi-family) projects. Examples of the scorecards and checklists were displayed and explained.

The comparison of the current scorecards and checklists to the requirements of CALGreen was done. The comparison was based on applying points to the CALGreen measures to see how a CALGreen project would rate against the current standards. This showed that applying just the basic CALGreen measures would not reach the current standard of green building in Pleasanton. If the measures for Tier 1 were used, the project would then meet the current green building standards in Pleasanton.

The benefits of going to the one system - CALGreen code (with Tier 1) rather than running both (17.50 and CALGreen) are:
Creates a harmonized code
Streamlines customer service
- One checklist
- Uniform standards for the whole State
- Pre-established update timelines (on a 3 year cycle)
- New building inspectors would likely already be trained

Mrs. Rondash stated that as the City goes forward there are opportunities for enhancement of the CALGreen code to incorporate: additions to structures, specific language for exempting historic structures, and modifying the checklists, but retaining the flexibility of the code.

Mrs. Rondash noted that the Chamber of Commerce wants information on the cost impacts. Though there is not a lot of information in this regard, but staff was able to obtain some information from the CBIA. Based on a 2100 sq ft house in Pleasanton, they would see about a $1.60 to $2.14 per sq ft increase in total building costs. Mrs. Rondash went on to explain the areas of construction that would see those increases.

Janice Stern interjected to clarify that this is all green measures (basic plus Tier 1), this is not an increase from the current costs (under our current green code). Dennis Corbett confirmed that those were the numbers for Basic and Tier 1 level measures on a single family home not building to a green level in our climate zone. Mr. Corbett further states that the $4,000.00 increase in construction costs is relatively minor, and notes that the end user will benefit from it in the long run with reduced energy bills and reduced water bills.

Sharrell Michelotti questioned if that standard is going to apply no matter what square foot size the home is?

Dennis responded stating that some of the measures are automatic, the energy compliance is the largest portion of the increase and this dependent on the size of the home and the standard is to design to be 15% better than the base line for that size building.

Mrs. Rondash interject to clarify that the increase in cost is no different then today's current cost for homes in Pleasanton, because we already require these measures in the current green code.

Janice Sangster-Phalen questioned if the City totally scrapped the current code and the City adopted that we were going to a minimum of Tier 1, but was concerned that as Pam Hardy stated [at the Chamber Meeting] that her last project was required to go over the current code [by the Planning Commission]. Why then, are we spending so much time talking about Tier 1 if developers are going to be forced to go beyond that?

Janice Stern responded by acknowledging the situation and clarified that this presentation is about what staff is recommending for the code as a basic requirement. But the comment is very apt in regards to Planning Commission and City Council needing to hear the concern of why are additional requirements being asked for. Janice further stated that there are certain reasons and certain cases because of additional density or something like a trade on amenities, etc. that would be a trade-off for support of the project.

Janice Sangster-Phalen questioned why we would go through the exercise of merging the two if what is stated here will be pushed beyond it anyways? Is there any benefit to merging the two?

Janice Stern replied that the benefits would be, as Rosalind has indicated, we would get regular updates as compared to the current situation when we don't know when the updates are happening, a training structure that is state wide for building inspectors and planning staff rather than keeping our own specific system which is not going to be familiar to people outside; by adopting it [the CALGreen Basic] and doing the minor tweaks needed to meet the current code standard.

Rosalind Rondash added that we need to keep in-mind outside areas as well. We have to show that we are meeting our current standard or we will need to provide additional reasoning for why we are stepping down, this could also mean doing environmental reports to show what it means to our greenhouse gases, what it means to our climate action plan if we go backwards in this area. There are many facets that we have to be aware of, and that is why our charge is to figure out what the comparable level is to where we are at today. Thus, utilizing minor local amendments to make sure that we are keeping the level comparable to what we have today. As well as getting feedback and input from our local stakeholders to make sure we go forward with a recommendation that is ultimately going to be supported.

Sharrell Michelotti stated that Pam said [at the Chamber Meeting] that there were current standards that had been raised so often that the higher level has now become the standard [waste diversion percentages]. She feels that it is important the Planning Commission and City Council be advised of how this has come up already, and they need to understand that people have already gone (voluntarily) way beyond the standards before they start the discussion and asking for more exactions. Janice Sangster-Phalen added to Sharrell's comment with the fact that they were now asking people to go from 80% [the imposed standard that is above code] to 100%- what are we getting as a point of benefit to the environment verses costs. The Commission and Council is just going to arbitrarily keep pushing because we have the "Pleasanton standard" that says we are always going to be 50% better or something.

Sharrell Michelotti further stated that Scott really summed it up well at the end [of the Chamber meeting] when he said what we are looking at and what Economic Vitality might be looking at too is what is the overall effect in comparison to other jurisdictions. If other jurisdictions are just adopting the minimum, will developers go else where rather than try to do business here?

Mark Herberger questioned what the frequency of development that goes above the current standard (voluntarily, not by condition of approval)?

Rosalind Rondash responded that it is hard to quantify that because the applicants are aware of our code and have worked out their plans before they meet with staff. As an estimate it is about 90% that come in with some area above what would get them a

specific point, whether they have access to that material or they prefer that material or that is they way that they do business, as Pam was saying [at the Chamber meeting] they already doing 80-85% waste diversion as a business practice.

Mark then stated that it should then be stated that they are already going above and that there is no need to go and set standards that are even higher than the code.

Janice Stern questioned if it would be true to say that the CALGreen checklist provides for more flexibility than the current checklists?

Dennis responded that both programs have a lot of room for flexibility; in the CALGreen program there are a lot of options to pick from.

Rosalind stated that another part of the discussion is that the current system is point based, which allows someone that doesn't understand MERV filter or sun orientation to say that they want to increase the points or percentage. The current system lends itself to be extracted upon, were as, the new system you would really have to say this is the area where we want to see an improvement over.

Rosalind then continued with the presentation stating that staff did survey the surrounding jurisdictions. For surveying the City of Fremont that we still need to look into. Rosalind stated that staff recently talked to the County of Ventura and the City of Camarillo, neither one of them have an existing green building ordinance and they both have adopted the CALGreen basic already. As for the surrounding jurisdictions, Rosalind provided the summary of where Dublin, Livermore, San Ramon, Walnut Creek, and Palo Alto are in their review process. Rosalind clarified that though it may seem like our surrounding jurisdictions are only going with CALGreen basic, staff feels that they haven't really thought how their existing green ordinances and how everything will be harmonized. They are now starting discussions with us to see what information we have. From an environmental stand point they may also be faced with needing to go with a Tier 1. Dennis added that we are still vary early in the process. We have only been working with the Adopted version of the code a week ago, before that we were looking at draft versions trying to get a head start.

Janice Sangster-Phalen stated that she also could see Dublin and Livermore will be doing whatever we do.

Dennis stated that there was a lot of involvement from the primary organization of the construction industry in the creation of this code. They did look at our ordinance to try to allow a level what would allow us to transition into the code.

Rosalind then explained how the Climate Action Plan fits into the makeup of this topic. There may be some additional changes that will come about as a result of the Climate Action Plan study that is currently going on.

Janice Stern stated that the City will be striving to reach the State target for Green House Gas reductions. Using the Climate Action Plan to get us there in the next few months.

Staff is moving forward with our initial recommendation to the stakeholders so that we can get comments to craft our solid recommendation. We are moving forward with amending the PMC and adopting CALGreen basic for projects that are not currently subject to our current Green Building ordinance, and Basic plus Tier 1 for those projects that are currently covered and to incorporate CALGreen as our reference standard.

Sharrell Michelotti asked about defining historic structures.

Janice Stern described the structures that are on the City list of historic structures or by use of a DPR-523 form to determine if the structure is historic.

Rosalind described the timeline, having the item before PC September 29th and to the CC on the 19th of Oct. and a second reading by Nov. 16th with staff training Nov to Dec. and ready to service the public with the new codes January 1, 2011.

Suggestions from the group were:

- Staff should make sure that Pam gets her comments in (Sharrell Michelotti).
- Staff should do a workshop with Planning Commission where they get a chance to hear the stakeholders (Sharrell Michelotti).

- The costs need to be shown for Tier1 vs. Pleasanton's level (Janice Sangster-Phalen)

- Staff should allow a bigger menu (Sharrell Michelotti)

Dennis stated that we will also be building in an option for projects to still be able to opt to use BIG or LEED as an alternative to the CALGreen measures. They will be paying those other agencies for that process.

- Janice Sangster-Phalen wants staff to be clearer in how electives are factored in.

- Sharrell wants staff reports to state that the project staff report to specifically state that it meets and exceeds the state requirements, to reduce the tendency to have additional measures required. The officials need to be educated that we are already higher then others and that they should not ask for more.

- Janice Sangster-Phalen wants the new terms to be used- stop using the old terms and doesn't feel that these regulations are going to turn off a developer from coming here.

- The other attendees agreed with that comment.

The meeting was then concluded at 5:00 p.m.

Respectfully,

Rosalind Rondash
Recording Secretary

Meeting Notes
CITY OF PLEASANTON
COMMITTEE ON ENERGY AND ENVIRONMENT
August 25, 2010

The regular monthly meeting of the Committee on Energy and Environment was called to order at the hour of 6:00 p.m.

Present: Members: Mark Posson, Thomas Kato, William Carrick, Howard Royer, Meera Jaeel Mike McGinley

Others: Daniel Smith, Thomas Fullam, Laura Ryan and Donna D'Abate, Rosalind Rondash,

Absent: Craig Higgins

INFORMATIONAL REPORT:

1, Green Building Presentation from the Planning Department – Daniel introduced Rosalind Rondash, Assistant Planner, to review the City's proposed green building ordinance amendments.. The Planning Department has already presented this overview to the EVC sub-committee and to the Chamber and will be making further presentations to the Downtown Association, Rotary Club, etc.. Roslyn stated that the City must adopt CALGreen standards by January 2011, so it is possible that we may need to update the ordinance again after the Climate Action Plan is developed. Attached to these minutes is the presentation from the Planning Department.

The Planning Department is proposing that the City adopt an ordinance that requires conformance with CALGreen basic and Build It Green Tier 1 standards. A question was raised regarding savings and payback. A member of the public said that currently, it appears that Pleasanton is adding additional costs to new construction without any explanation. It would be good idea to express to the public what the cost savings would be down the road. There was a brief discussion on considering Tier 2 and why we should or should not consider that and if we could find incentives for this. The Committee feels that if we were to impose extremely rigorous requirements and exorbitant fees that builders would go elsewhere.

Daniel said we are not looking for a resolution but rather for a motion from the committee or comments, since the new ordinance will be going to City Council in October. The Committee's recommendation is to Support the adoption of the CALGreen plus Tier 1 ordinance as presented by the Planning Department but for the City to consider incentives for developers and builders to go to Tier 2. Motion – all in favor.

THE CITY OF PLEASANTON

James Paxson Meeting NOTES

Council Chambers
200 Old Bernal Avenue, Pleasanton, CA 94566
Tuesday, August 31, 2010

PRESENTATION

a. **Adoption of the California's Green Building Code (CALGreen) and related amendments to Chapter 17.50 (Green Building) of the Pleasanton Municipal Code (PRZ-55, City of Pleasanton).**
Consider and make a recommendation regarding: (1) Proposed amendments; (2) Adoption of local Building Code amendments; and (3) Application of the codes to additions, etc.

Rosalind Rondash opened the meeting by providing a handout of the presentation that was used for the other stakeholder meetings. Given James' level of green building knowledge, many of the slides for only glanced at. stating that currently the City uses LEED and Build It Green (BIG) requirements.

The comparison of the currently scorecards and checklists to the requirements of CALGreen was done. The comparison was based on applying points to the CALGreen measures to see how a CALGreen project would rate against the current standards. This showed that applying just the basic CALGreen measures would not reach the current standard of green building in Pleasanton. If the measure for Tier 1 were used the project would then meet the current green building standards in Pleasanton.

The benefits of going to the one system- CALGreen code (with tier 1) rather than running both (17.50 and CALGreen) are:
Creates a harmonized code
Streamlines customer service
- One checklist
- Uniform standards for the whole State
- Pre-established update timelines (on a 3 year cycle)
- New building inspectors would likely already be trained

Mrs. Rondash stated that as the City goes forward there are opportunities for enhancement of the CALGreen code to incorporate additions to structures, specific language for exempting historic structures, and modifying the checklists, but retaining the flexibility of the code.

Mrs. Rondash noted that though there is not a lot of information in regard to costs, staff was able to obtain some information from the CBIA. Based on a 2100 sq ft house in

Pleasanton, they would see about a $1.60 to $2.14 per sq ft increase in total building costs. Mrs. Rondash went on to explain the areas of construction that would see those increases.

Dennis Corbett noted that those were the numbers for Basic and Tier 1 level measures on a single family home not building to a green level in our climate zone. Mr. Corbett further states that the $4,000.00 increase in construction costs is relatively minor, and notes that the end user will benefit from it in the long run with reduced energy bills and reduced water bills.

Dennis responded stating that some of the measures are automatic, the energy compliance is the largest portion of the increase and this dependent on the size of the home and the standard is to design to be 15% better than the base line for that size building.

There was some discussion on how sub meters for water and separate meters for water were going to be required. James asked what legal right would the City have to review sub meter records? Staff responded that reading sub meters is not in our work plan.

There was some discussion about purple lines and the amount of water used for irrigation. James stated that weather detecting devices are better than soil ones for irrigation purposes, and would like to see the City require the weather devices over the soil ones. James also requested that the City do outreach to property management companies in this regard.

Mrs. Rondash interject to clarify that the increase in cost is no different then today's current cost for homes in Pleasanton, because we already require these measures in the current green code.

Rosalind Rondash added that we need to keep in-mind outside areas as well. We have to show that we are meeting our current standard or we will need to provide additional reasoning for why we are stepping down, this could also mean doing environmental reports to show what it means to our greenhouse gases, what it means to our climate action plan if we go backwards in this area. There are many facets that we have to be aware of, and that is why our charge is to figure out what the comparable level is to where we are at today. Thus, utilizing minor local amendments to make sure that we are keeping the level comparable to what we have today. As well as, getting feedback and input from our local stakeholders to make sure we go forward with a recommendation that is ultimately going to be supported.

Rosalind stated that staff has surveyed the surrounding jurisdictions and provided the summary of where Dublin, Livermore, San Ramon, Walnut Creek, and Palo Alto are in their review process. Rosalind clarified that though it may seem like our surrounding jurisdictions are only going with CALGreen basic, staff feels that they haven't really thought how their existing green ordinances and how everything will be harmonized.

They are now starting discussions with us to see what information we have. From an environmental stand point they may also be faced with needing to go with a Tier 1. Dennis added that we are still vary early in the process. We have only been working with the Adopted version of the code a week ago, before that we were looking at draft versions trying to get a head start.

James requested that a "GREEN TEAM" with Daniel Smith to look at incentives.

There was some discussion about commissioning and staff noted that this process still needs to be worked out.

James requested that the City offer help to the construction community that wanted to submit to BIG or LEED to make it feel less imposing.

Rosalind then explained how the Climate action Plan fits into the makeup of this topic. There may be some additional changes that will come about as a result of the Climate Action Plan study that is currently going on.

Staff is moving forward with our initial recommendation to the stakeholders so that we can get comments to craft our solid recommendation. We are moving forward with amending the PMC and adopting CALGreen basic for projects that are not currently subject to our current Green Building ordinance, and Basic plus Tier 1 for those projects that are currently covered and to incorporate CALGreen as our reference standard.

James suggested that the presentation be more focused on showing how T24 get you through a lot of these points/measures.

In closing, James requested that a memo be provided before the Sept 16 meeting and that the attachments should be posted on the web page.

Respectfully,

Rosalind Rondash
Recording Secretary

Meeting Notes
CITY OF PLEASANTON
Downtown Vitality Committee
September 7, 2010

CALL TO ORDER

The special of the Committee was started at the hour of 12:05 p.m.

ATTENDEES

Jeb Bing
Mike Trifah
Peter MacDonald
Mike Cheney
Janice Stern
Howard Long
Mike Hosterman
Rosalind Rondash

INFORMATIONAL PRESENTATION:

Green Building Presentation from the Planning Department
Staff provided a presentation on the various aspects of the CALGreen code and a comparison to the City's current Green Building requirements.
The questions/comments/concerns that came from the group are as follows:

1. Impacts on the costs for building affordable housing should be considered.
2. Impacts of Proposition 23 repealing this code should be considered.
3. What are the green costs for demolishing existing structures to build new green buildings?
4. Concerns of waste diversion requirements having a cost and feasibility challenge for small construction companies.
5. Staff should find a way to provide all requirements in a list that a contractor and just insert into plans.
6. Concerns about discouraging development and revenue generation in the downtown.
7. Can staff provide information/updates via a website?

ADJOURNMENT: The meeting was closed at 1:15pm

Respectfully submitted,

Rosalind Rondash

THE CITY OF PLEASANTON

Economic Vitality Commission Notes

Thursday, September 16, 2010
7:30 a.m.
Operation Service Center
3333 Busch Road

CALL TO ORDER
James Paxson convened the meeting at 7:39 a.m.
Committee members:
Pam Hardy
Natalie Alvanez
Mark Herberger
Gary Dominques
Janice Sangster-Phalen
John Mahoney
Sima Yazdani
James Paxson
Judy Wheeler
Jerri Thorn
Chris Crabtree

City staff members:
Economic Development Director Pamela Ott,
Community Development Director Brian Dolan,
Senior Plan Checker Dennis Corbett,
Assistant Planner Rosalind Rondash
Economic Development Coordinator Rebecca Perry.

GREEN BUILDING-CALGreen BUILDING CODE
City staff Dennis Corbett and Rosalind Rondash the Pleasanton Building Department gave a presentation on the Green Building Code changes that are happening at the state level that will affect us. Currently the city standards are done with LEED and Build it Green programs. The current programs are point based which calculates points for the various green measures that are used in the project.

The new state building code- CALGreen was adopted in July 2010 and will automatically go into effect January 1, 2011. The City is trying to avoid having dual ordinances in effect come January 1, 2011. Our goal is to have a transition into a single code that is not better or worse than our current standards.

The green building points that we currently use will have a different philosophy and we will need to talk in the new terms which isn't based on a point system. We were charged with a task at comparing a point

system to a non point system so we converted the measures into our own term of points. The City will amend the Pleasanton Municipal Code 1750 and move to chapter 20 that houses the building code regulations.

The CALGreen regulations are set up with mandatory and voluntary measures, the voluntary measures are known as Tier 1 and Tier 2. The measures also contain electives. The voluntary measures are identified as a way for local jurisdictions to take green building to the next level. The new system is not a point system. The best way to compare the current system to the CALGreen was to convert the measures of the CALGreen system to our current system by assigning points to the measures that were the same as the current system. In doing that we were able to see that the CALGreen basic measures did not meet our current green standards. When we did the same exercise for the Tier 1 measures, we found that our current system is equivalent to the measures found in CALGreen Tier 1 with the required electives being applied. The same exercise was done for all the project types, commercial, residential, and multi-family projects.

Jerry Thorn raised a question regarding the application of the Climate Action Plan and if there will be a need for additional requirements to meet our objectives of the Climate Action Plan? Brian Dolan responded that ultimately we will have to do a complete analysis. We could be revisiting this in the next couple of months as the City does the Climate Action Plan, but if we wait until then to address all the issues, we will have two codes in effect and that will be a big mess for anyone who comes to the counter to do business in the City.

Chris Crabtree asked what level of LEED would Basic plus Tier 1 of CALGreen get you? Rosalind responded to clarify that LEED Certified (level) is what is required by our current code (40points) so looking at the table you can see that CALGreen plus Tier 1 gets you to the LEED certified level (40 points). John Mahoney added in that CALGreen plus Tier 1 gets you to the minimum level of LEED and they should be claiming all the rebates allowed such as: IRS179P

Dennis Corbett added that everyone has been talking Green and the State Governor reviewed cities like ours that already had some type of green ordinance. Therefore the state created levels to go along with cities that already had a green building ordinance established thus creating a tier 1 level to make the transition easier.

Janice Sangster-Phalen said that now we have to go to Green Building codes, so we have to do what is mandated by the state and we have to do what is mandated by the state.

Pam Hardy-said there are a certain amounts they will have difficulty meeting the Tier 2 requirements. She further stated that the changes in Title 24 (T-24) should also be folded into the discussion. There should not be an impression that we are JUST meeting the minimum measures because there are substantial changes in the T-24 that are difficult to achieve. We are building the most energy effect buildings in the entire nation. The building industry is supporting Tier 1, but we will not support Tier 2.

Dennis confirmed that the Cal. Energy Commission's mandate is to increase the energy efficiency standards by 15% every three years. They are currently working on the 2011 standards; every time you do this leap (15% increase) it does become more difficult and expensive. The energy standards are a large part of CALGreen but they operate independently of each other. California is already 15% to 30% above the rest of the nation.

Pam Hardy disagrees that the electives that staff chose were actually inexpensive or readily available as stated by staff. Dennis said there are 70 items to choose from the list. There are individual conditions for each project that would make one elective better suited for a project over another elective, but that it is up to the application to choose. We don't want to limit designers.

Chris asked how it's different for commercial. Dennis said it's entirely different and have different selections.

Gary Dominiques asked if this applies to existing structures. Cal Green applies to new construction only. Dennis said this will apply to large additions for both commercial and residential because of our existing code does apply to them.

Pam Hardy asked who established the 2,000 sq ft size threshold for additions? Rosalind responded that Planning Commission did in 2006.

Streamlining the process by using one checklist/one program would for customer service would allow customers coming to the counter to know what regulations they have to meet, reduce the burden on the outside customers, updating period is well established, new hires will already have experience and be able to help the public starting day 1.

The proposed local amendments would address Gary's questions about additions. While still exempting historic structures. The Pleasanton checklist would be clear for what is required in the City of Pleasanton.

We were asked at the other stakeholder meetings to provide cost impact analysis and payback information. This information is in comparison to standard construction measures. Because the City of Pleasanton already has a Green Building ordinance, we already have an increase to the construction costs. Increase would be $2.14 for Basic plus Tier 1. Again, based on our current codes you would not see an increase from what is currently required. As for the payback information, staff was able to a study that was published in April 2010 projected payback periods for various types of projects.

The survey of the surrounding cities produced a wide range of responses. Notably, the City of Dublin will run their green building ordinance concurrently with the CALGreen requirements, and the City of Livermore will default to CALGreen, they think that they will similar to ours.

John Mahoney asked about application to buildings downtown and which ones would be exempt. Rosalind responded that when the original Green Building Code went through the process the stakeholders had opposition to including the Downtown area, because the City supports businesses in the downtown and we didn't want to put any addition constantans on the Downtown area. Because we had a choice, we made the concession to exempt the Downtown area. Because CALGreen is mandatory state-wide for the basic measures - We do not have that choice with the CALGreen code. We are not recommending that they go to a tier 1 as with the other projects, but we don't have the ability to exempt them. Dennis added that we can go more restrictive than the code, but you can't have a lesser standard than the code.

Pamela interjected that this presentation has already been made to the PDA.

There was some discussion on the project payback periods. Dennis stated that the study that that information was derived from is available for anyone that would like to read it, but summarized that the

dollar amount are dependent on the equipment that is selected- an application and pick a top packages or the bottom of the barrel and that would impact how long it would take to recover the costs of that system. There are economies of scale, but you could be saving a substantial amount too.

James asked the baseline for the study for the cost over what? Dennis said the baseline for the energy portion is meeting T-24, the current standard.
James asked about a cost increase to our current requirements. Dennis said we would be the same as the current requirements.

James wanted to know if we have any indication for the outcome of the requirements that will come out of the Climate Action Plan and even regionally for Cal Green or just cities in general.

Brian Dolan said no, but very soon we should have something. The consultants are already working on it. The regulations that are being put forward at the State level are helping us.

Mark asked if there are clients on their own that choose to exceed these standards. James said commercial builders, yes. John Mahoney said that they go way above Tier 1 for buildings above 50,000 sq ft, anything under 25,000 sq ft is not financially viable. Pam said that green does not sell the house.

The presentation was concluded with a request for a recommendation from the EVC and hear any comments.

Pam wants the elected and appointed officials to not require additional measures above what is code. James seconded that comment and said that when the Green Building Ordinance was being last reviewed that he had hoped it would curve the upping of points. He shares Pam's frustration. He wants common bases of what the points are- no more increased points in the hearing process.

Jerry said keep in mind this is a political process.

Chris would like TIs to be kept in mind, cost benefit for companies. John said that marketing is a large part of building Green. Rosalind indicated that on of the local amendments is to allow an applicant to utilize the third party rating system as an alternative path of compliance. This would allow a project that wants that marketability to proceed with getting it and not have to go through the City's process; they would just supply us with a certification that they completed the other program.

Rosalind requested a motion that the Committee support staff in our recommendation to adopt Basic plus Tier 1 with local amendments and provide us with any comments or suggestions that you would like taken forward.

John moved to approve with the condition that the cost table be adjusted to show that where we are currently at and with the additional costs would be and show how rebated can offset that cost. Amendment by James that there be an understanding developed with the hearing bodies that we are supporting this codes because we want a common understanding of what the requirements are and that additional requirements being added in the hearing process is not constructive and really does hurt the economy and the community. John accepted the amendment.

Pam asked about incentives. Rosalind said that the City is interested in that but it will be addressed with the Climate Action Plan. James objected to having it done at that time and wants to see the City take it

forward with this project. He would like to hear how the city will work with people to move into the system. What can we do to help applicants work with projects coming in to make the adjustment easy? At least a welcoming hand to the public as the City moves forward with this.

Sima Yazdani-has been following the incentives from federal government when she looks for it locally and she doesn't know where to go to for incentives.

James wants the City to identify resources.

Jerry stated that this is a political process and people are going to pile stuff on. James responded that there are consequences to the piling on.

Motion seconded and passed.

Meeting dismissed at 9:15 a.m.

Exhibit C
Cost Analysis

A 2004 study by Davis Langdon Adamson, a construction cost-planning and management company found that the first costs of constructing a sustainable building tend to match or only slightly exceed those of comparable non-green buildings. The study, *Costing Green: A Comprehensive Cost Database and Budgeting Methodology* measured the square-foot construction costs of 61 buildings seeking certification under the LEED™ green building rating system against those of buildings of similar type that did not aim for sustainability. Taking into account a range of construction factors including climate, location, market conditions and local standards, the study found that for many of the green projects, pursuing LEED™ certification had little impact.

The study's findings also underline that incorporating and integrating green features into a project early is critical to the success of any green building project. "It is the choices made during design which will ultimately determine whether a building can be sustainable, not the budget set," the report concluded.

The study noted that developers who gain expertise in high performance techniques rapidly reap rewards. The costs of adopting new methods and materials quickly fall away, giving rise to better buildings with lower maintenance, operations, and insurance costs, and even more consistent rent or mortgage payments.

Additionally the study indicated that the investment in green affordable housing benefits the regional economy by meeting the need for truly low-cost homes. Energy efficiency not only reduces utility bills for the tenant/owner, but keeps utility rates lower for all customers by reducing demand.

A study performed by ConSol for California Building Industry Association (CBIA) indicated that the costs for building to the CALGreen Basic plus Tier 1 requirements over standard construction for a 2,100 sf home in our climate zone will likely have an increase in total home construction costs of about $1.67 to $2.14 per square foot (which is considered minimal). The study further indicated that the areas incurring the increase costs are:

- Energy compliance = $2,000 to $2,500
- 1.28 gal/flush toilet = $0 to $400
- Weather-based irrigation controller = $250
- Waste Diversion = $0 to $1,500
- Moisture Control = $250 to $2,000

Since Pleasanton already requires new construction to build to a green level over standard construction methods and since staff is proposing amendments that would equate to our current standards for projects that are already subject to green standards, staff believes that the costs to utilize the CALGreen code are the same as for project already covered under the City's Green Building Ordinance. However, staff does acknowledge that CALGreen (Basic measures only) will be applied to some projects that are currently exempt under our current

code, i.e. buildings in Downtown, residential homes under 2,000 square feet, and commercial projects under 20,000 square feet. Therefore, the potential increase in construction costs will be applicable to those projects. It is important to note that the City can not exempt these projects from CALGreen and that the increase in construction costs for these projects are equivalent to those faced state-wide come January 1, 2011.

It is also important to note the benefits for building to a green standard. Staff has reviewed an energy-effectiveness study that was prepared by Gabel Associates, LLC and published in April 2010. The study, *Climate Zone 12 Energy Cost-Effectiveness Study* projected the costs associated with the energy measures and the payback period for those measures. The following is a table to illustrate the information provided in the study:

Building Type	15% above current code	Overall cost increase %	Payback Period
Single-family home, 2,025 sf	$0.62/sf to $1.41/sf	0.5% to 1.14%	10.4 to 13.4 years
Single-family home, 4,500 sf	$0.48/sf to $1.13/sf	0.39% to 0.92%	12.4 to 15.9 years
2 story, 8 unit multi-family building, 8,442 sf	$0.58/sf to $1.82/sf	0.53% to 1.65%	11.0 to 18.7 years
5 story, 40 unit multi-family building, 36,800 sf	$0.69/sf to $2.31/sf	0.55% to 1.85%	8.3 to 17.2 years
1 story office building, 10,580 sf	$1.83/sf to $3.84/sf	1.47% to $3.08%	7.2 to 13.8 years
5 story office building, 52,900 sf	$0.51/sf to $1.30/sf	0.36% to 0.92%	2.5 to 3.8 years

The study states that regardless of the building design, occupancy profile or number of stories, the incremental improvement in overall annual energy performance of buildings which exceed the 2008 Title 24 Building Energy Efficiency Standards by 15% appears cost-effective. However, the study further notes that each building's overall design, occupancy type and specific design choices may allow for a large range of incremental first cost and payback projections.

Though the information regarding initial costs and payback projections (based on operation savings) are meaningful, the availability of incentive programs[1] such as rebates and tax credit should also be considered in the cost analysis of building to a green standard.

Utility providers such as PG&E and Zone 7 Water Agency offer incentives or rebates for related conservation measures. While the City of Pleasanton offers $150 rebate for high efficiency toilets and a $175 rebate for energy efficient washer machines, and a significant incentive to new construction is energy rebates associated with lighting and HVAC retro-commissioning.

Additionally, there are also third party programs for energy efficient equipment such as pumps & motors, hoods, fans, and ozone (used in laundry or textile operations). Those actual

[1] Information provided by John Mahoney, Principal, Sustainable Energy Associates, LLC

incentives range from $0.05 kWh to $0.15 kWh and $0.50 therm[2], depending on the company's NAIC (North American Industry Classification) code.

The U.S. Government's Energy Star program also offers tax credits for 30% of cost for energy efficiency upgrades to furnaces, air conditioners, insulation, water heaters, windows, doors, and roofs. Homeowners may qualify for federal tax credits for energy efficiency under The American Recovery and Retirement Act of 2009 for up to a maximum of $1,500 for making energy-efficient home improvements. New home builders who install solar energy systems may also qualify for an additional tax credit. Commercial property owners are also able to take a tax deduction ranging between $0.60 per square foot up to $1.80 per square foot for buildings that qualify under the Energy Efficient Tax Deduction 179D that was established by the Energy Policy Act.

When combining all available incentives, tax credits, and rebates, building owners can potentially receive a pay back (i.e. break even) in a shorter amount of time when compared to the payback projects that are solely based on reduced energy consumption.

Staff acknowledges the complexity of the information associated with the incentive programs and the additional documentation and effort required obtaining such rebates. However, there are companies that provide assistance in this regard.

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[2] The therm (symbol thm) is a non-SI unit of heat energy equal to 100,000 British thermal units (BTU). It is approximately the energy equivalent of burning 100 cubic feet (often referred to as 1 Ccf) of natural gas. Since meters measure volume and not energy content, a therm factor is used by gas companies to convert the volume of gas used to its heat equivalent, and thus calculate the actual energy use. The therm factor is usually in the units therms/Ccf. It will vary with the mix of hydrocarbons in the natural gas. Natural gas with a higher than average concentration of ethane, propane or butane will have a higher therm factor. Impurities, such as carbon dioxide or nitrogen, lower the therm factor.

EXHIBIT D

This checklist is designed to assist you in meeting the minimum required electives necessary to achieve CALGreen Tier 1 as required in Chapter 20.26 of the Pleasanton Municipal Code (PMC). This checklist shall be completed by the applicant and included in all plans submitted to the Community Development Department for projects that are required to meet CALGreen Tier 1. **Note:** This checklist addresses CALGreen Tier 1 **electives only**. Please refer to the *Pleasanton Residential Tier 1 Mandatory Measures* for mandatory CALGreen Tier 1 requirements.

The applicant shall be responsible for meeting the required number of electives in each division. The required number of electives for each division is noted after its respective heading. Supporting elective materials, documentation, calculations, plans, manuals, etc. may be required upon submittal.

THE CITY OF PLEASANTON

CALGreen Tier 1 Residential Elective Checklist

FEATURE OR MEASURE	ELECTIVE	VERIFICATION: CITY STAFF	VERIFICATION: INSTALLER OR DESIGNER	VERIFICATION: THIRD PARTY
DIVISION A.4.1 - PLANNING AND DESIGN *Select 2 electives from the this section*				
Site Selection				
A4.103.1 A site which complies with at least one of the following characteristics is selected.				
1. An infill site is selected.	☐	○	○	○
2. A greyfield site is selected.	☐	○	○	○
3. An EPA-recognized Brownfield site is selected.	☐	○	○	○
Site Preservation				
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.	☐	○	○	○
Destruction and Reuse of Existing Materials				
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused:				
1. Light fixtures	☐	○	○	○
2. Plumbing fixtures	☐	○	○	○
3. Doors and trim	☐	○	○	○
4. Masonry	☐	○	○	○
5. Electrical devices	☐	○	○	○
6. Appliances	☐	○	○	○
7. Foundations or portions of foundations	☐	○	○	○
**Please refer to PMC 9.21 for additional requirements*				

FEATURE OR MEASURE	ELECTIVE	CITY STAFF	INSTALLER OR DESIGNER	THIRD PARTY
Site Development				
A4.106.1 Orient buildings to optimize the use of solar energy with the long side of the house oriented within 30° of south.	❐	○	○	○
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings utilized in the structural design of the building.	❐	○	○	○
A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following:				
1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy.	❐	○	○	○
2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways.	❐	○	○	○
3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods.	❐	○	○	○
A4.106.3 Post construction landscape designs accomplish one or more of the following:				
1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.	❐	○	○	○
2. Limit turf areas to the greatest extent possible (no more than 50%).	❐	○	○	○
3. Utilize at least 75% native Californian or drought tolerant plant and tree species appropriate for the zone 12.	❐	○	○	○
4. Hydrozoning irrigation techniques are incorporated into the landscape design.	❐	○	○	○
Innovative Concepts & Environmental Conditions				
A4.107.1 Proposed innovation measures which address innovative concepts or local environmental conditions.				
Item 1.	❐	○	○	○
Item 2.	❐	○	○	○
Item 3.	❐	○	○	○

FEATURE OR MEASURE	ELECTIVE	CITY STAFF	INSTALLER OR DESIGNER	THIRD PARTY
DIVISION A4.2 - ENERGY EFFICIENCY ***Select 4 electives from the this section***				
Building Envelope				
A4.205.1 Radiant roof barrier is installed.	❐	○	○	○
A4.205.2 Exterior shading at least 18 inches in depth is provided on south and west windows.	❐	○	○	○
Air Sealing Package				
A4.206.1 Third party blower door test is conducted and passed to verify building envelope tightness.	❐	○	○	●
HVAC Design, Equipment and Installation				
A4.207.1 Radiant, hydronic, ground source and other innovative space heating and cooling systems included in the proposed design shall be designed using generally accepted industry-approved guidelines and design criteria.	❐	○	○	○
A4.207.2 An HVAC system commissioning plan is developed and the following items, as appropriate, pertaining to the heating and cooling systems are inspected and certified by an independent third party agency:				
1. Verify compliance with the manufacturers recommended start-up procedures.	❐	○	○	●
2. Verify refrigerant charge by super-heat or other methods specified by the manufacturer.	❐	○	○	●
3. Burner is set to fire at the nameplate input rating.	❐	○	○	●
4. Temperature drop across the evaporator is within the manufacturers recommended range.	❐	○	○	●
5. Test and verify air flow to be within 10% of the initial design air flow.	❐	○	○	●
6. Static pressure within the duct system is within the manufacturers' acceptable range.	❐	○	○	●
7. Verify that the whole house and exhaust ventilation systems meet Title 24 requirements.	❐	○	○	●
8. Verify that the recommended maintenance procedures and schedules are documented and provided to the home owner.	❐	○	○	●
A4.207.2.3 Results of the commissioning inspection shall be included in the Operation and Maintenance Manual required in Section 4.410.1.	❐	○	○	○

FEATURE OR MEASURE	ELECTIVE	CITY STAFF	INSTALLER OR DESIGNER	THIRD PARTY
A4.207.4 Install gas-fired (natural or propane) space heating equipment with an Annual Fuel Utilization Ratio (AFUE) of .90 or higher.	❒	○	○	○
A4.207.5 If an electric heat pump must be used, select equipment with a Heating Seasonal Performance Factory (HSPF) of 8.0 or higher.	❒	○	○	○
A4.207.6 Select cooling equipment with a Seasonal Energy Efficiency Ratio (SEER) higher than 13.0 and an Energy Efficiency Ratio (EER) of at least 11.5.	❒	○	○	○
A4.207.7 Install ductwork to comply with at least one of the following:				
1. Install ducts within the conditioned envelope of the building.	❒	○	○	○
2. Install ducts in an underfloor crawl space.	❒	○	○	○
3. Use ducts with an R-6 insulation value or higher.	❒	○	○	○
4. Install ductwork which is buried in the ceiling insulation.	❒	○	○	○
A4.207.8 Perform duct leakage testing to verify a total leakage rate of less than 6% of the total fan flow.	❒	○	○	●
A4.207.9 Install a whole-house fan with insulated louvers or an insulated cover.	❒	○	○	○
A4.207.10 ENERGY STAR ceiling fans are installed in all bedrooms and living areas.	❒	○	○	○
Water Heating Design, Equipment and Installation				
A4.208.1 The Energy Factor (EF) for a gas fired storage water heater is higher than .60.	❒	○	○	○
A4.208.2 The Energy Factor (EF) for a gas fired tankless water heater is .80 or higher.	❒	○	○	○
A4.208.3 Where the hot water source is more than 10-feet from a fixture, the potable water distribution system shall convey hot water using a method designed to minimize wait time for hot water to arrive at the fixture.	❒	○	○	○
Lighting				
A4.209.1 Building lighting consists of at least 90% ENERGY STAR qualified hard-wired fixtures.	❒	○	○	○
Appliances				
A4.210.1 Each appliance provided by the builder meets ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.	❒	○	○	○

FEATURE OR MEASURE	ELECTIVE	CITY STAFF	INSTALLER OR DESIGNER	THIRD PARTY
Renewable Energy				
A4.211.1 Install a solar photovoltaic (PV) system in compliance with the California Energy Commission New Solar Homes Partnership (NSHP).	❒	○	○	○
A4.211.2 Install a solar water heating system that complies with the Solar Rating and Certification Corporation (SRCC).	❒	○	○	○
A4.211.3 Space on the roof surface and penetrations through the roof surface are provided for future solar installation.	❒	○	○	○
A4.211.4 A minimum one inch conduit is provided from the electrical service equipment for the future installation of a photovoltaic (PV) system.	❒	○	○	○
Innovative Concepts and Environmental Conditions				
A4.213.1 Proposed innovation measures which address innovative concepts or local environmental conditions.				
Item 1.	❒	○	○	○
Item 2.	❒	○	○	○
Item 3.	❒	○	○	○
DIVISION A4.3 - WATER EFFICIENCY & CONSERVATION *Select 1 elective from the this section*				
Indoor Water Use				
A4.303.2 Non-water supplied urinals or waterless toilets are installed.	❒	○	○	○
Outdoor Water Use				
A4.304.1 Install a low-water consumption irrigation system which minimizes the use of spray type heads.	❒	○	○	○
A4.304.2 A rainwater capture, storage and re-use system is designed and installed.	❒	○	○	○
A4.304.3 A water budget shall be developed for landscape irrigation.	❒	○	○	○
A4.304.5 A landscape design is installed which does not utilize potable water.	❒	○	○	○
Water Reuse System				
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.	❒	○	○	○
A4.305.2 Recycled water piping is installed.	❒	○	○	○
A4.305.3 Recycled water is used for landscape irrigation.	❒	○	○	○

FEATURE OR MEASURE	ELECTIVE	CITY STAFF	INSTALLER OR DESIGNER	THIRD PARTY
Innovative Concepts and Environmental Conditions				
A4.306.1 Proposed innovation measures which address innovative concepts or local environmental conditions. Item 1. Item 2. Item 3.	❒ ❒ ❒	○ ○ ○	○ ○ ○	○ ○ ○
DIVISION A4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY ***Select 2 electives from the this section***				
Efficient Framing Techniques				
A4.404.1 Beams, headers and trimmers are the minimum size to adequately support the load.	❒	○	○	○
A4.404.2 Building dimensions and layouts are designed to minimize waste.	❒	○	○	○
A4.404.3 Use pre-manufactured building systems to eliminate solid sawn lumber whenever possible.	❒	○	○	○
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.	❒	○	○	○
Material Sources				
A4.405.1 One or more of the following building materials, that do not require additional resources for finishing are used: 1. Exterior trim not requiring paint or stain. 2. Windows not requiring paint or stain. 3. Siding or exterior wall coverings which do not require paint or stain.	 ❒ ❒ ❒	 ○ ○ ○	 ○ ○ ○	 ○ ○ ○
A4.405.2 Floors that do not require additional coverings are used including but not limited to stained, natural, or stamped concrete floors.	❒	○	○	○
A4.405.4 Renewable source building products are used.	❒	○	○	○
Water Resistance and Moisture Management				
A4.407.1 Install foundation and landscape drains.	❒	○	○	○
A4.407.2 Install gutter and downspout systems to route water at least 5-feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.	❒	❒	❒	❒

FEATURE OR MEASURE	ELECTIVE	CITY STAFF	INSTALLER OR DESIGNER	THIRD PARTY
A4.407.3 Provide flashing details on the building plans that comply with accepted industry standards or manufacturers instructions.	❐	○	○	○
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.	❐	○	○	○
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.	❐	○	○	○
A4.407.7 A permanent overhang or awning at least 2-feet in depth is provided.	❐	○	○	○
Innovative Concepts and Environmental Conditions				
A4.411.1 Proposed innovation measures which address innovative concepts or local environmental conditions. Item 1.	❐	○	○	○
Item 2.	❐	○	○	○
Item 3.	❐	○	○	○
DIVISION A4.5 - ENVIRONMENTAL QUALITY ***Select 1 elective from the this section***				
Pollutant Control				
A4.504.1 Meet the formaldehyde limits contained in Table 4.504.5 before the mandatory compliance date , or use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.	❐	○	○	○
Indoor Air Quality Control				
A4.506.1 Higher than MERV 6 filters are installed on central air or ventilation systems.	❐	○	○	○
A4.506.2 Direct vent appliances are used or isolated from the conditioned space.	❐	○	○	○
Innovative Concepts and Environmental Conditions				
A4.411.1 Proposed innovation measures which address innovative concepts or local environmental conditions. Item 1.	❐	○	○	○
Item 2.	❐	○	○	○
Item 3.	❐	○	○	○

Please reference the elective numbers that were selected within each division section.

Division Section	Elective Numbers
PLANNING AND DESIGN	
ENERGY EFFICIENCY	
WATER EFFICIENCY & CONSERVATION	
MATERIAL CONSERVATION & RESOURCE EFFICIENCY	
ENVIRONMENTAL QUALITY	

Tier 1 Residential Required Measures

PLANNING AND DESIGN

- A plan must be developed and implemented to manage storm water drainage during construction. **4.106.2, PMC 9.14**
- The site shall be planned and developed to keep surface water away from buildings. Construction plans shall indicate how site grading or a drainage system will manage surface water flows. **4.106.3**
- Topsoil shall be protected or saved for reuse. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion. **A4.106.2.3**
- The post-construction landscape design shall limit turf areas to not more than 50 percent of the total landscaping. **A4.106.3**
- Permeable paving must be utilized for not less than 20 percent of the total parking, walking or patio surfaces. **A4.106.4**
- Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Reflectance Index (SRI) equal to or greater than the values specified in Tables A4.106.5(1). **A4.106.5**

ENERGY EFFICIENCY

- New residential buildings shall exceed the California Energy Code requirements by 15 percent, based on the 2008 California Energy Efficiency Standards. **4.201.1**

WATER EFFICIENCY AND CONSERVATION

- Indoor water use shall be reduced using one of the following methods (effective 07/01/2011). **4.303.1**
  - Water saving fixtures or flow restrictors shall be used.
  - A 20 percent reduction in baseline water use shall be demonstrated.
- Plumbing fixtures and fittings shall comply with the following maximum flow rates (effective 07/01/2011) **4.303.3, A4.303.1, 4.303.2**:
  - Toilets ≤ 1.28 gallons per flush
  - Urinals ≤ 0.5 gallons per flush
  - Bathroom faucets ≤ 1.5 gallons per minute @ 60 psi
  - Kitchen faucets and dishwashers ≤ 1.5 gallons per minute at 60 psi
  - Showerheads ≤ 2.0 gallons per minute @80 psi (The sum of multiple showerheads must be combined and shall not exceed maximum showerhead flow rate)
- Automatic irrigation systems controllers installed at the time of final inspection shall be weather- or soil-based. **4.304.1**
- Provide water efficient landscape irrigation design that does not exceed 65 percent of ETo times the landscape area. **A4.304.4**

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

- The foundation mix design shall utilize not less than a 20 percent reduction in cement use. **A4.403.2**

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- Not less than a 10 percent recycled content value (RCV) materials are used for at least 10 percent of the estimated total value on the project. **A4.405.3**
- In addition to the sealing around joints required by the California Energy Code, annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents in an acceptable method. **4.406.1**
- A minimum of 90% of concrete or asphalt waste must be diverted to recycle or salvage. A minimum of 50 percent of all other construction waste generated at the site must be diverted to recycle or salvage. **PMC 9.21**
- An operation and maintenance manual shall be provided to the building occupant or owner. **4.410.1**

ENVIRONMENTAL QUALITY

- Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits. **4.503.1**
- Duct openings and other related air distribution component openings shall be covered during construction. **4.504.1**
- Adhesives, sealants & caulks shall be compliant with VOC and other toxic compound limits. **4.504.2.1**
- Paints, stains and other coatings shall be compliant with VOC limits. **4.504.2.2**
- Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. **4.504.2.3**
- Documentation is required verifying compliant VOC limit finish materials have been used. **4.504.2.4**
- Carpet and carpet systems shall be compliant with VOC limits. **4.504.3**
- At least 80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. **4.504.4, A4.504.2**
- Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. **4.504.5**
- Install thermal insulation in compliance with the VOC-emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List. **A4.504.3**
- A vapor retarder and capillary break must be installed under and in direct contact with slab on grade foundations. **4.505.2**
- The moisture content of building materials used in wall and floor framing must be verified before enclosure. **4.505.3**
- ENERGY STAR exhaust fans controlled by a humidistat shall be provided in every bathroom, and shall terminate outside the building **4.506.1**
- If installed, whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2. **4.507.1**
- Duct systems shall be designed according to ACCA Manual J, sized to ACCA 29-D (Manual D), and the equipment selected according to ACCA 36-S (Manual S) or equivalent. **4.507.2**

INSTALLER QUALIFICATIONS

HVAC system installers must be trained and certified in the proper installation of HVAC systems. **702.1**

VERIFICATION

Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. **703.1**

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Non-Residential Tier 1 Required Measures

PLANNING AND DESIGN

- For projects of one acre or less, develop a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit as is required for projects over one acre. The plan should cover prevention of soil loss by storm water run-off and/or wind erosion, of sedimentation and/or of dust/particulate matter air pollution. **5.106.1**
- If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. **5.106.4.1**
- For buildings with over 10 tenant-occupants, provide secure bicycle parking for 5 percent of tenant-occupied motorized vehicle parking capacity, with a minimum of one space. **5.106.4.2**
- Provide at 10 percent of total designated parking spaces for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles. **A5.106.5.1**
- Comply with lighting power requirements in the *California Energy Code* and design interior and exterior lighting such that zero direct-beam illumination leaves the building site. Meet or exceed exterior light levels and uniformity ratios using the following strategies: **5.106.8**
    1. Shield all exterior luminaires or use cutoff luminaires.
    2. Contain interior lighting within each source.
    3. Allow no more than .01 horizontal foot candle 15 ft beyond the site.
    4. Contain all exterior lighting within property boundaries.

    Exception: See the California Building Code Section 1205.6 for campus lighting requirements for parking facilities and walkways.
- The site shall be planned and developed to keep surface water away from buildings. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows. **5.106.10**
- Comply with at least one additional elective from Division A5.1.

ENERGY EFFICIENCY

- Exceed *California Energy Code* requirements, based on the 2008 Energy Efficiency Standards, by 15 percent. **A5.203.1.1, A5.601.2.2**

WATER EFFICIENCY & CONSERVATION

- For building in excess of 50,000 square feet, separate submeters shall be installed as follows:
    1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gallons per day (gpd). **5.303.1.1**
    2. For spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory or beauty salon or barber shop projected to consume more than 100 gpd. **5.303.1.1**
- Separate submeters are required for any building within a project, or any space within a building that is projected to consume more than 1,000 gpd. **5.303.1.2**
- A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 30 percent shall be provided. (Calculate savings by Water Use Worksheets) **A5.303.2.3.1**

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- When single shower fixtures are served by more than one showerhead, the combined flow rate of all the showerheads shall not exceed the maximum flow rates specified in the 30 percent reduction column contained in Table A5.303.2.3.1 or the shower shall be designed to only allow one showerhead to be in operation at a time. **5.303.2.1, A5.303.2.1**
- Plumbing fixtures and fittings shall comply with the following maximum flow rates: **A5.303.2.3.1**
    1. Toilets ≤ 1.12 gallons per flush
    2. Urinals ≤ 0.5 gallons per flush
    3. Lavatory faucets ≤ 0.35 gallons per minute @ 60 psi
    4. Kitchen faucets and dishwashers ≤ 1.6 gallons per minute at 60 psi
    5. Showerheads ≤ 1.8 gallons per minute @80 psi
- Each building shall reduce the generation of wastewater by one of the following methods: **5.303.4**
    1. The installation of water-conserving fixtures or
    2. Utilizing nonpotable water systems.
- For new water service, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas between 500 square feet and 1,000 square feet. **A5.304.2.1**
- In new nonresidential projects with between 1,000 and 2,500 square feet of landscaped area (the level at which theMLO applies), install weather- or soil moisture-based irrigation controllers. **5.304.3**
- Reduce the use of potable water to a quantity that does not exceed 60 percent of ETo times the landscape area. A calculation demonstrating the applicable potable water use reduction required by this section shall be provided. **A5.304.4.1**
- Comply with at least one additional elective from Division A5.3.

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

- Use materials, equivalent in performance to virgin materials, with postconsumer or preconsumer recycled content value (RCV) equaling at least 10 percent of the total value, based on estimated cost of materials on the project. Provide documentation as to the respective values. **A5.405.4**
- Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 and California Energy Code Section 150 or manufacturer's installation instructions, whichever is more stringent. **5.407.1**
- Prevent irrigation spray on structures. **5.407.2.1**
- Design exterior entries and openings to prevent water intrusion into buildings. **5.407.2.2**
- Submit a construction waste management plan demonstrating a minimum 50% diversion for all waste, and a minimum 90% diversion for asphalt and concrete. **PMC 9.21**
- 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. 5.408.4
- Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling. 5.410.1
- For new buildings 10,000 square feet and over, building commissioning for all building systems covered by the California Energy Code, process systems and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include the Owner's Project Requirements (OPR), a written explanation of how the design of the building systems meets the OPR, a commissioning plan describing how the project will be commissioned and the functional performance testing necessary to demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. 5.410.2
    1. A Systems manual and systems operations training are required. 5.410.2.5
    2. A complete report of commissioning process activities undertaken through the design, construction and reporting recommendations for postconstruction phases of the building project shall be completed and provided to the owner or representative. 5.410.2.6

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- For buildings less than 10,000 square feet, testing and adjusting of systems is required before a new space-conditioning system serving a building or space is operated for normal use. 5.410.4
    1. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. 5.410.4.4
    2. Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection. **5.410.4.5**
    3. Include a copy of all inspection verifications and reports required by the enforcing agency. **5.410.4.5.1**
- Comply with at least one additional elective from Division A5.4.

ENVIRONMENTAL QUALITY

- Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace or a sealed woodstove and refer to residential requirements in the California Energy Code. **5.503.1**
- Woodstoves shall comply with US EPA Phase II emission limits. **5.503.1.1**
- At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system. **5.504.3**
- Adhesives and sealants used on the project shall meet the requirements of the following standards.
    1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules, or SCAQMD Rule 1168 VOC limits. **5.504.4.1**
    2. Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards. **5.504.4.1**
- Architectural paints and coatings shall comply with Table 5.504.4. **5.504.4.3**
- Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520 et seq). **5.504.4.3.1**
- All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute (CRI) Green Label program. **5.504.4.4.1**
- All carpet adhesive shall meet the requirements of Table 804.4.1. **5.504.4.4.2**
- Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4. **5.504.4.5**
- Composite wood products shall meet the Phase 2 requirements before the compliance dates indicated in Table 5.504.4.5. **A5.504.4.5.1**
- For at least 80 percent of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 CHPS criteria and listed on its Low-emitting Materials List (or Product Registry) or certified under the FloorScore program of the Resilient Floor Covering Institute. **A5.504.4.7**
- Thermal Insulation must comply with the VOC-emission limits defined in 2009 CHPS criteria and listed on its Low-emitting Materials List. **A5.504.4.8**
- In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 8. **5.504.5.3**
- Prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows where outdoor areas are provided for smoking and in buildings. **5.504.7**
- Wall and floor-ceiling assemblies making up the building envelope shall have an STC of at least 50 and exterior windows shall have a minimum STC of 30 whenever within 1,000 feet of a freeway right-

of-way, within 5 miles of airports serving more than 10,000 commercial jets per year, or when the sound level at the property line regularly exceeds 65 decibels. **5.507.4.1**

- Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40. **5.507.4.2**
- Install HVAC and refrigeration equipment that does not contain CFCs. **5.508.1.1**
- Install fire suppression equipment that does not contain Halons. **5.508.1.2**
- Install HVAC and refrigeration equipment that does not contain HCFCs. **A5.508.1.3**
- Install HVAC complying with either of the following: **A5.508.1.4**
    1. Install HVAC, refrigeration and fire suppression equipment that do not contain HFCs or that do not contain HFCs with a global warming potential greater than 150.
    2. Install HVAC and refrigeration equipment that limit the use of HFC refrigerant through the use of a secondary heat transfer fluid with a global warming potential no greater than 1.
- Comply with at least one additional elective from Division A5.5.

- Comply with at least one additional elective from any Division.

Note: This general informational handout is provided as a courtesy. Specific questions should be addressed to the project architect, contractor, other design professional, or by more detailed consideration of Pleasanton Municipal Code Chapter 20.26 and the California Green Building Standards Code (CALGreen 2010) at Title 24 Cal. Code of Regulations, Part 11.

THE CITY OF PLEASANTON

EXHIBIT E

Planning Commission Staff Report

September 22, 2010
Item 4.b.

SUBJECT: PRZ-55 (Work Session)

APPLICANT: City of Pleasanton

PURPOSE: Work Session on the Amendment of the Pleasanton Municipal Code to Reference the California Green Building Standards (CALGreen) Code with Local Amendments to address specific Green Building issues and Other Related Green Building Amendments.

GENERAL PLAN: City Wide

ZONING: City Wide

LOCATION: City Wide

ATTACHMENTS:

1. Exhibit "A" – Minutes and Notes of Stakeholder Meetings
2. Exhibit "B" – Cost Analysis
3. Exhibit "C" – CALGreen Measures & Electives (Basic & Tier 1)

I. SUMMARY

This report provides an overview of the City's existing Green Building Ordinance (Chapter 17.50 of the Municipal Code) and a discussion about harmonizing these existing requirements with the City's required adoption[1] of the California Green Building Standards Code (CALGreen).

[1] The California Green Building Standards Code will automatically go into effect state-wide on January 1, 2011. This code, like the Building, Plumbing, Fire Codes, etc., is generally intended to create uniform standards state-wide. However, each local jurisdiction is allowed to adopt "local amendments", which are addressed later in this report.

II. BACKGROUND

Green building is a whole systems approach to the design, construction and operation of buildings. Development of green buildings reflects an interest in conservation of energy, water and other natural resources, while simultaneously creating more healthful environments for the building occupants.

In 2002, Pleasanton was at the forefront of the green building movement when it adopted green building requirements for new commercial buildings of 20,000 square feet or larger, commercial additions of 20,000 square feet or larger[2], and civic buildings. Such projects are required to meet the Leadership in Energy and Environmental Design (LEED)™ "certified" rating, which is a point-system process verified by U.S. Green Building Council-accredited City staff.

In 2004, Gov. Schwarzenegger signed Executive Order S-20-04, known as the "Green Building Initiative." This order requires State buildings to be 20% more energy efficient by 2015, and encouraged the private sector to do the same.

In 2006, Pleasanton[3] expanded its green building requirements to new single-family residential projects of 2,000 square feet or larger[4], additions of any size to homes built within the last five (5) years, and all multi-family residential projects. These projects are required to achieve fifty (50) Build It Green™ (BIG) points (awarded for design considerations, energy efficient appliances, drought tolerant landscaping, wiring for photovoltaic, etc.).

In 2008, the California Building Standards Commission[5] (CBSC) adopted a voluntary green building code. Because Pleasanton already had its own green building standards, the City did not adopt this voluntary code.

In 2010, the CBSC unanimously adopted the first-in-the-nation mandatory Green Building Standards Code (CALGreen) requiring all new buildings in the state to be more energy efficient and environmentally responsible. The final version of CALGreen was published in July 2010, and will automatically go into effect state-

[2] Pleasanton's green building threshold of 20,000 s.f. or larger for only new commercial projects was based on consideration that it would be relatively easier for larger projects achieve green building points due to factors such as economies of scale.
[3] As of 2008, the California Attorney General's survey found that about 40 cities and counties in the State had adopted green building ordinance.
[4] Pleasanton's green building threshold of 2,000 s.f. or larger for residential construction was based on consideration that it would be relatively easier for larger projects achieve green building points due to factors such as economies of scale, and use of large construction firms.
[5] This State Commission includes representatives from governmental agencies, the building industry, housing developers, and manufacturers.

wide on January 1, 2011. Local agencies, if they take no action, will have CALGreen's basic mandatory provisions in effect in their jurisdictions. Pleasanton has historically formally adopted California building codes, with local amendments, and staff recommends a similar approach for CALGreen.

III. PROJECT DESCRIPTION

The current Green Building Code (PMC 17.50) requires commercial, civic, and residential projects that meet the definition of a "Covered Project" to be built to a "green" standard, and relies on the applicant to produce an appropriate level of information to show compliance with the established standards.

The proposed Code amendments would provide a process for "Covered Projects" to continue the equivalent green building standards (described, below, as Tier 1) and would follow a process similar to the existing procedures, but would rely mainly on the State mandated program rather than those of the outside agencies currently referenced[6]. This amendment provides for greater uniformity with the state-wide code, rather than a Pleasanton specific requirement.

In addition, new construction that is smaller in size[7] than a "Covered Project" would be required to meet CALGreen's minimum mandatory green building standards (known as the CALGreen basic measures). These basic measures are the new state-wide standards for energy efficiency and water conservation. The proposed Code amendment would clarify that historic buildings would continue to be exempt from the CALGreen requirements.

Work Plan & Timeline

In an effort to reduce any confusion in the development community with the advent of CALGreen and its interface with the City's existing green building requirements, staff is crafting an adoption of CALGreen which will have local amendments that harmonize with Pleasanton's Green Building ordinance. The goal is to create uniformity with the State's standards, while preserving Pleasanton's existing green building provisions. Since CALGreen contains its own checklists, staff is working to ensure that existing City requirements for LEED™ and Build It Green™ points are still achieved, but only require builders to

[6] US Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) and the Alameda County Waste Management Authority (ACWMA) program, which is now managed by Build It Green (BIG). Both the USGBC and BIG are non-profit organizations which update their requirements based on their own schedules, without public notice or comment.

[7] Residential structures less than 2,000 square feet or commercial structures less than 20,000 square feet.

adhere to the checklist that is modeled after the CALGreen measures (rather than multiple checklists and point sheets).

Staff's goal is to receive input from all stakeholders, including the Planning Commission, present the information to the City Council, and have CALGreen adopted with local amendments, as well as the other related municipal code amendments prior to the state-wide effective date for CALGreen (January 1, 2011). As such, the draft work plan and timeline for the elements of this process are as follows:

Work Plan Schedule
Aug. – Nov. – Stakeholder outreach and research
Nov. – Dec. – Staff training
Jan. 1, 2011 – CALGreen in effect

Remaining Stakeholder Meeting Schedule (tentative dates)
Sept. 16 - Economic Vitality Committee[8]
Sept. 29 - Planning Commission Hearing
Oct. 19 - City Council - Introduce Ordinance
Nov. 16 - City Council adopt ordinance/second reading[9]

IV. ANALYSIS

CALGreen regulations are projected to achieve reductions in greenhouse gas emissions, energy consumption, and water use. CALGreen will require that every new building constructed in California reduce water consumption by 20% when compared to a baseline model, divert 50% of construction waste from landfills[10], and install low pollutant-emitting materials. It also requires separate water submeters for nonresidential buildings' indoor and outdoor water use, with a requirement for moisture-sensing irrigation systems for larger landscape projects. To ensure that all energy systems (e.g., heat furnace, air conditioner, and mechanical equipment) for nonresidential buildings over 10,000 square feet are working at their maximum capacity and according to their design efficiencies, mandatory inspections of those systems are required.

[8] This staff report was prepared and published prior to the occurrence of the Economic Vitality Meeting. A summary of the meeting will be reflected in the September 29, 2010 Planning Commission staff report due to be published on September 23, 2010.
[9] The proposed ordinance to adopt CALGreen with local amendments and modifications of the Municipal Code would go into effect no sooner than 30 days after the second reading. With the holidays in November and December, the Nov. 16th meeting is the only current regular meeting which meets this timeline.
[10] The Pleasanton Municipal Code already has an equivalent diversion requirement for 50% of construction and demolition debris, as well as 90% for Portland cement concrete and asphalt concrete. See Municipal Code Chapter 9.21.

CALGreen will help the state to meet its goals of achieving 33% of energy from renewable resources by 2020; reducing greenhouse gasses to curb global warming[11], and promoting sustainable development for all new construction.

In addition to the CALGreen basic measures, CALGreen also provides for additional voluntary measures, known as Tier 1 and 2, which encourage local communities to take further action to green their buildings. As described, below, City staff has evaluated and compared Pleasanton's existing green building requirements with CALGreen's basic measures, Tier 1, and Tier 2 optional provisions.

Staff considered the following in the analysis of the CALGreen code and the Pleasanton Green Building regulations:

- Comparison of Pleasanton Green Building to CALGreen basic requirements;
- Comparison of Pleasanton Green Building to CALGreen Tier 1 voluntary requirements;
- Comparison of Pleasanton Green Building to CALGreen Tier 2 voluntary requirements;
- Consideration of applying CALGreen to historic buildings, Downtown Specific Plan area, and other projects exempt from Pleasanton Green Building;
- Consideration of impacts to and interests of the development community;
- Ease of process for the development community;
- Actions by other local agencies; and
- Input from other committee and stakeholder groups.

Like California's existing Building, Fire, and Plumbing Codes that regulate all construction projects throughout the state, CALGreen provisions also will be inspected and verified by City Building Division staff.[12]

[11] AB 32, the California Global Warming Solutions Act of 2006, requires a reduction of greenhouse gas emissions to 1990 levels by 2020. However, Proposition 23 has qualified for the November general election, and proposes to suspend AB 32 until state unemployment levels decline for an extended period. Prop. 23 is not a measure to amend or modify CALGreen.

[12] Just as all City building inspectors are trained to verify all California building codes, all staff will also be trained for CALGreen. Trainings for CALGreen are expected to be readily available because it will be a state-wide code. In contrast, for LEED™ and Build It Green™ inspection and verification, City Building and Planning staff have had to get specialized training from these private organizations. Since few jurisdictions have adopted mandatory green building requirements, such trainings are not easily scheduled and are costly.

V. UPDATES UNDER CONSIDERATION

Based on research and internal discussions, staff has formulated an initial recommendation for adoption of CALGreen with local amendments, to maintain the City's existing green building requirements, construction and demolition debris mandates, and other policies of the General Plan. Staffs initial recommendation is as follows:

1. Adopt CALGreen Tier 1 for those "Covered Projects" currently subject to Pleasanton Green Building.

   This would result in the CALGreen "voluntary" Tier 1 measures[13] becoming required measures, which recommendation is based on staff research that Tier 1 is substantially similar to the points required by Pleasanton's current green building standard, and new policies in the General Plan.

2. Modify both the Pleasanton Green Building Ordinance and CALGreen, as appropriate, to incorporate basic green building design in new Downtown buildings, and in new buildings not located in Downtown which are currently exempt from green building.

   This would be consistent with state law as CALGreen is intended to set mandatory minimum standards for all new construction. The CALGreen basic measures are the minimum standard required by the state. Downtown Pleasanton is currently exempt from the Pleasanton Green Building Ordinance as are commercial buildings smaller than 20,000 square feet in size and residential structures smaller than 2,000 square feet in size.

3. Modify both the Pleasanton Green Building Ordinance and CALGreen, as appropriate, to incorporate the current regulations on additions, and to continue to exempt historic structures.[14]

   This would provide consistency with our current green building standards and be consistent with local historic preservation interests. Additions are exempt from CALGreen, whereas larger additions (e.g., residential additions greater

[13] For example, as discussed above, CALGreen's basic requirements are that beginning July 1, 2011, baseline water usage be reduced by 20%. To achieve the Tier 1 level for indoor water use in a new residence, the kitchen sink faucet cannot flow more than 1.5 gallons per minute. Such water use reduction earns a "point" under the Build It Green™ system currently in effect, and similarly meets the CALGreen Tier 1 recommendation.

[14] Historic structures are allowed to be exempt according to the State's Health and Safety Code.

than 2,000 square feet in size[15] or commercial additions larger than 20,000 square feet in size) are subject to Pleasanton's Green Building Ordinance.

4. Amend the Pleasanton Municipal Code to incorporate CALGreen as the reference standard.

   This would eliminate the references to the standards of the Build It Green™ Guidelines and the LEED™ programs; and requires projects subject to green building to adhere to only one checklist. However, the proposed amendment still allows an applicant to use of LEED™ or BIG™ rating programs to meet the proposed new standard (see number 5 below).

5. Adopt an alternative compliance option for an applicant to pay a verified third party rater for LEED/BIG certification (equivalent to or "greener" than CALGreen Tier 1) and be allowed to pursue the outside certification process as a substitute to the City's green building plan check review process and provide the City with proof of completion.

   Staff believes that certification through a third party rater (Build It Green™ Guidelines, the LEED™ programs, or another approved program) would provide and acceptable level of confidence that the structure is achieving CALGreen Tier 1 or greener standards. Applicants may choose this option if they desire a marketable green label, are applying for grant funding of some-kind that requires the use of a third party rating system, or are in pursuit of some other form of financial or public recognition with third party rating system certification requirements.

VI. STAKEHOLDER MEETINGS AND COMMENTS

Planning staff has been coordinating the evaluation of the proposed changes with the other City Divisions to ensure that the transition is smooth for the public. Additionally, staff has taken the proposed changes to the local stakeholders for review and comment. A summary of other stakeholder comments for the Commissions consideration are in Exhibit A. The comments generally relate to costs for measures that are above those required by the ordinance that are being imposed through the discretionary review process, incentives, outreach and education, and comparison to the surrounding jurisdictions.

[15] Residential additions of any size to a home that was built within the last five (5) years is also subject the current Green Building Ordinance.

In response to the stakeholders requests for a general cost analysis staff has prepared a cost analysis for a residential project and payback information for the energy measures being incorporated into residential and commercial projects (provided in Exhibit B). The cost impacts of CALGreen Tier 1 are equivalent to the City's existing green building ordinance. A few stakeholders also expressed a concern about "additional" green building conditions of approval being required above and beyond the City's green building ordinance during a given project's discretionary review process. The Commission may wish to consider this, by adding recommended local amendments to the Code for typical conditions of approval, such as the "photovoltaic ready" conditions, or by recommending that additional conditions not be required, which has been suggested by a few stakeholders.

Climate Action Plan

It is possible that Pleasanton's Green Building Ordinance/CALGreen may need to be further amended in early 2012 as a result of the Climate Action Plan study currently under preparation. The results of the Climate Action Plan are anticipated to be reviewed by the City Council later next year. Green building "incentives" will be proposed and considered as part of this process.

IX. STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the information provided, consider staff's presentation, take public comments, provide initial feedback regarding the green building ordinance update, and direct staff to return to the next Planning Commission meeting for the formal consideration of this project.

Staff Planner: Rosalind Rondash, Assistant Planner, 925.931.5607 or email: rrondash@ci.pleasanton.ca.us

Exhibit F
General Plan Conformity

In 2010, the City adopted a new General Plan. The General Plan assessed current codes and projected Goals and Policies to reduce environment impacts created by development projects. Staff has reviewed the proposed amendments and believes that they conform to the current General Plan and support several of its programs including, but not limited to the following Water (W), Air Quality and Climate Change (AQ&CC), and Energy (E) Goals, Policies, and Programs of the 2005-2025 General Plan:

- W Program 1.10: During construction or reconstruction of public facilities, institute water conservation measures such as hot-on-demand water faucets, low-flush toilets, low water-using appliances, and low water-using irrigation devices and/or water conserving landscape.

  Staff believes that CALGreen will support this program with the mandatory measures that require a reduction in water use of 20% and electives that specify low-flow toilets, as well as moisture sensing irrigation systems for large scale (non-residential) irrigation projects.

- W Goal 7: Reduce stormwater runoff and maximize infiltration of naturally-occurring rainwater so as to improve surface and subsurface water quality.

  Staff believes that CALGreen will support this goal with the mandatory measures stormwater retention and management in compliance with the Alameda County Stormwater Permit to which the City is a party.

- AQ&CC Goal 1: Implement a proactive approach, and use available technology to maintain and improve air quality within Pleasanton and the region to protect the public health, safety, and welfare.

  Staff believes that CALGreen will support this goal with the mandatory measures and elective measures that will reduce emission generated by the construction operations, the built structure through its requirements for low emission products, and the operations within the structures, thus improving the air quality within Pleasanton.

- AQ&CC Goal 2: Promote sustainable development and planning to minimize additional air emissions.

  Staff believes that CALGreen will continue to support this goal with the mandatory measures and elective measures that will reduce emission generated by the construction operations, the built structure through its

requirements for low emission products, and the operations within the structures.

- E Program 4.1: Require a built environment that uses the properties of nature. For example: where feasible, requiring projects to take advantage of shade, [...].

  Staff believes that CALGreen will support this program with the electives that allow for design elements that optimize the benefits of the surrounding environment, design features, or nature. Elements such as building placement/orientation for solar benefit, use of shade trees, or the incorporation of deep roof overhangs can to reduce energy consumption for cooling the interior of the structure.

- E Program 6.1: Better educate the public about green building opportunities.

  Staff believes that CALGreen will support this program with the availability of trained staff to service the public on this topic, as well as requirements that builders provide educational materials about green building elements to buyers/occupants.

- E Program 6.3: Require green building practices to be used in all projects, including those not covered by the mandatory Green Building Ordinance, if feasible.

  Staff believes that CALGreen will support this program, as CALGreen's minimum standards will become the state-wide standard, "Covered Projects" will still be required to achieve green building elements with the proposed adoption of Tier 1 requirements, and with the opportunity for the City to consider incentive options for projects that build to a Tier 2 level.

- E Program 10.1: Encourage energy efficiency reviews.

  Staff believes that CALGreen will support this program with the measures for nonresidential buildings over 10,000 square feet that require a review of the mechanical systems to make sure they are working at their maximum capacity and according to their design efficiencies, mandatory inspections of those systems are required.