

CITY OF PETALUMA, CALIFORNIA

MEMORANDUM

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DATE: August 19, 2008

TO: Development Code Advisory Committee

FROM: Phil Boyle, Associate Planner

SUBJECT: Progress Report of Mandatory Green Building Subcommittee

The Mandatory Green Building Subcommittee continues to meet roughly twice a month with the goal of developing a comprehensive Green Building Ordinance (GBO) that will address new construction, additions, and remodels of municipal, residential, and commercial projects.

The majority of the committee's time has been spent determining the appropriate point thresholds for the variety of different developments projects that are anticipated in the years ahead. The anticipated changes to Title 24, the Uniform Building Code and the Build It Green Guidelines in the first half of 2009 present a challenge for the committee to establish thresholds that will not need to be revised shortly after adoption of the ordinance. The committee recommends that the GBO use the Build It Green™ (BIG) program for residential projects and the Leadership in Energy and Environmental Design (LEED) program for city and commercial projects. At this point the majority of the committee has agreed upon recommended thresholds for municipal, residential and commercial projects.

The committee is challenged to develop an ordinance that will not significantly increase the development review time and also not create a need for additional staff given the City's current budget situation.

The sub-committee's last "official" meeting is August 28th. However, staff will continue to consult with the sub-committee as the ordinance is further developed. The next steps (not necessarily in the order shown) are to:

1. Create an Administrative Draft of the GBO for review by the Green Building Subcommittee and then the Development Code Advisory Committee.
2. Send the draft GBO out for peer review to:
 - a. The remaining CDD planning and building staff that are not on the Mandatory Green Building Subcommittee
 - b. Applicable City Departments
 - c. Build It Green
 - d. Stop Waste
 - e. City of Petaluma's Stakeholders Advisory Committee

3. Create Draft Energy Efficiency Standards to meeting the Title 24 requirements of the State Energy Commission.
4. Determine how and when to submit an application for approval from the State Energy Commission
5. Obtain approval of the GBO from the City Council.
6. Develop procedures for city staff on processing green building applications.
7. Provide training to city staff and decision makers on the GBO

The Mandatory Green Building Subcommittee has invited two guest speakers Marc Richmond, President of Practica Consulting and Chuck Regalia, Community Development Director of the City of Santa Rosa to speak at the September 16th DCAC. Marc and Chuck will share their experiences in developing the City of Santa Rosa's mandatory green building ordinance.

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