

Community Working Group Meeting #3 Notes
May 15, 2018

Meeting Minutes

- Global Green started the meeting by reviewing main themes identified in Meetings #1 and #2. These themes included:

Meeting #1

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

Meeting #2

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

Framework Options

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

f. Case Studies:

i. Santa Monica ZNE Code

- *First ZNE Ordinance in the country*
- *Proactive step before solar requirement in 2019 Energy Code*
- *Allows for case-by-case exemptions, where necessary*

ii. City of Palo Alto Green Building Ordinance

- *City of Palo Alto Green Building Ordinance*
- *CALGreen Mandatory Checklist + Tier II with local amendments*
- *Green Building compliance includes MWELo compliance*
- *ZNE Roadmap (ZNE by 2026)*
- *Initiative overseen by Green Building Advisory Group*

2. Internal Checklist

- a. Green Building Standard: West Hollywood-specific checklist, with a possible incentive or requirement for 3rd party rating system (LEED, GreenPoint Rated, Enterprise Green Communities)
- b. Applicability: An internal checklist is applicable to all building types (New construction and major remodels)
- c. Administration: Program would be administered by City staff or a consultant
- d. Incentives: Code changes provide code flexibility, case-by-case consideration for innovation, and for some programs, fee waiver reductions
- e. Estimated Cost to Applicant: Cost of Consultant and/or 3rd Party (Registration: \$0; Certification: \$.25/sf; Consultant: \$10,000+)
- f. Case Study: City of Mountain View Green Building Code*
 - i. Amends CALGreen to include local green building standards, exceeds 2008 Building Energy Efficiency Standards*
 - ii. Projects required to “meet the intent” of 3rd party program*

3. 3rd Party Program

- a. Green Building Standard: LEED, GreenPoint Rated, Enterprise Green Communities
- b. Applicability: 3rd Party Programs can be applicable to all new residential, and/or new construction and major remodels
- c. Administration: Program would be administered by 3rd Party Program
- d. Incentives: 3rd Party Programs can provide code flexibility, case-by-case consideration for innovation, recognition, and for some programs, fee waiver reductions
 - i. Recognition is a notable incentive unique to 3rd party programs – developments get certification plaque
- e. Estimated Cost to Applicant: Cost of 3rd Party Program (Registration: \$1200-6000; Certification: \$.50/sf; Consultant: \$25,000+)
- f. Case Studies:*

- I. *San Jose, CA: Requires new commercial and industrial buildings less than 25,000 sf to submit a LEED Checklist; new commercial or industrial buildings exceeding 25,000 sf must achieve LEED Silver*
- II. *Baltimore, MD: All City and City-funded projects, commercial buildings and multi-family residential exceeding 10,000 sf budgeted or permitted after July 1, 2009 must achieve LEED Silver*
- III. *Miami, FL: Requires all new private development exceeding 50,00 sf to achieve LEED Silver and requires the owner to post a performance bond to guarantee LEED Silver Certification, but also provides density bonuses for projects that achieve LEED Gold or Platinum*

Discussion

- CA Energy Commission officially announced this week that as of January 1, 2020 all single-family and low-rise residential multifamily residential (3 stories or less) buildings required to have solar (2019 Energy Code)
 - o The state is still finalizing exemptions and/or alternate compliant pathways
 - o The City needs to foster a better relationship with building owners – some building owners try to go around the rules, so as not to incur permitting fees
 - o Suggestions: Incentives for renovations, City could provide a resource guide on how to renovate green (e.g. package of building upgrades)
- Ideas for innovation:
 - o Innovations need to be performance-based
 - o Better parking structure design – there are competing interests that can result in bad parking structure design
 - o Now that WeHo has removed the 90% property use rule (maximize housing units), the City could incentivize “meaningful” open green space
 - o Innovative architectural features (e.g. roof deck where solar panel is the awning, projections, wind scoops, etc.)
 - o Could the City model NorCal cities by creating their own power utilities? --- Yes, WeHo has joined Clean Power Alliance
 - o Approach ZNE Ordinance by square footage of building rather than by stories – many cities already do this
 - o Codify alternatives to achieving ZNE (i.e. apples to oranges approach)
 - o Cap and trade program for water
 - o Parking reductions allowed if replaced by vegetated green space
 - o Public repository of green building best practices and ideas – resource to developers
 - o Incentive: City green building awards ceremony
- Need to find a way to incentivize buildings with 4+ stories (besides affordable housing density bonus) since they can’t meet ZNE with solar
 - o Suggestion: Early ZNE ordinance for buildings with 4-6 stories
- Need to be conscious of timeline in regards to the CA State 2030 ZNE Code deadline

- Need to be weary of expedition – we’re asking for innovative design, but also asking for a quicker review process – could be tricky

Next Steps

- Global Green will present the following at Meeting #4:
 - o List of possible code changes
 - o Suggestions for incentivizing innovation
 - o List of innovations
- We will take a summer break from Working Group meetings in order to meet for a mid-project check-in with the Planning Commission and City Council for feedback
- Working Group meetings will reconvene in August for the fourth and final meeting to present draft Green Building Program update