

RESOLUTION NO. 27001

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AND ADOPTING GREEN BUILDING RATING SYSTEMS AND COMPLIANCE THRESHOLDS IN ACCORDANCE WITH CHAPTER 21-09 OF THE SANTA ROSA CITY CODE

WHEREAS, on February 10, 2004, the Council approved the Santa Rosa Green Building Program, Implementation Plan, a comprehensive plan aimed at promoting green building within the City through education, marketing and voluntary participation; and

WHEREAS, on August 17, 2004, the Council adopted the Build It Green - Green Building Guidelines to implement a consistent and uniform residential green building rating system within the City, which led to the subsequent adoption of the 2005 edition of the Build It Green – Green Building Rating System on June 6, 2006 to respond to 2005 changes in Title 24, Part 6, of the California Code of Regulations; California’s Energy Efficiency Standards for new buildings; and

WHEREAS, in recent years, green building design, construction and operational techniques have become increasingly widespread. Many homeowners, businesses, and building professionals have voluntarily sought to incorporate green building techniques into their projects. A number of local and national systems have been developed to serve as guides to green building practices. The U.S. Green Building Council, developer of the Leadership in Energy and Environmental Design (LEED®) Green Building Rating Systems and LEED® Reference Guide, has become a leader in promoting and guiding green building. Also, the New Homes Green Points Calculator and the Multifamily Green Points Project Tool published by Build It Green are useful documents in evaluating residential green building projects; and

WHEREAS, on September 25, 2007, staff briefed the Council on the status of the City’s Green Building Program and provided options to the Council, following which, the Council directed staff to prepare an ordinance requiring the mandatory implementation of green building techniques in new construction; and

WHEREAS, on October 16, 2007, the Council created the Green Building Policy - Council Advisory Committee, by resolution, to review green building issues and to make recommendations to the Santa Rosa City Council; and

WHEREAS, based on the recommendations of staff and the Green Building Policy – Council Advisory Committee, the Council has introduced for adoption two new ordinances aimed at increasing energy efficiency and green building practices within the City, specifically, new Chapter 18-34, “Local Energy Efficiency Standards” and new Chapter 21-09, “Green Building;” and

WHEREAS, new Chapter 21-09, “Green Building,” calls for the Council to adopt the applicable green building rating systems and compliance thresholds by resolution.

NOW, THEREFORE, BE IT RESOLVED that the Council of Santa Rosa hereby finds and determines that the U.S. Green Building Council LEED® Commercial Green Building Rating System has established identifiable and workable green building guidelines for commercial projects.

BE IT FURTHER RESOLVED that the Council hereby finds that requiring the demonstration of 20 credits under the applicable LEED® Commercial Green Building Rating Systems pursuant to Chapter 21-09 of the City Code is a measured and reasonable initial step in working toward sustainable building practices within the City.

BE IT FURTHER RESOLVED that the Council hereby finds and determines that the Build It Green – Green Building Residential Guidelines for both new home construction and the multifamily residential has established identifiable and workable green building guidelines for residential building projects.

BE IT FURTHER RESOLVED that the Council hereby finds that requiring the certification of 50 points under the applicable Build It Green – Green Point Rating System is a measured and reasonable initial step in working toward sustainable building practices within the City.

BE IT FURTHER RESOLVED that the Council hereby adopts the “Establishment of Green Building Rating Systems and Compliance Thresholds In Accordance with Chapter 21-09 of the Santa Rosa City Code” as set forth in the “Attachment A” to become effective concurrent with the provisions of Chapter 21-09 and hereby authorizes the City’s Building Official to apply and implement the standards therein set forth.

IN COUNCIL DULY PASSED this 18th day of December, 2007

AYES: (7) Mayor Blanchard; Councilmembers Pierce, Bender, Dean, Gorin, Jacobi, Sawyer

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: Susan Stoneman, City Clerk

APPROVED: Bob Blanchard, Mayor

APPROVED AS TO FORM:

Brien Farrell, City Attorney