RESOLUTION NO. 176-07

A RESOLUTION ESTABLISHING AN ENERGY EFFICIENT
BUILDING POLICY FOR THE CITY OF FAYETTEVILLE

WHEREAS, the City of Fayetteville, Arkansas desires to encourage new development to include sustainable design and building practices; and

WHEREAS, the City recognizes that energy efficient building complements existing policies related to development and natural resources conservation; including solid waste and recycling policies, City Plan 2025, and the Hillside/Hilltop Overlay District; and

WHEREAS, typical development and construction practices are significant contributors to the depletion of natural resources and a major cause of air and water pollution, solid waste, deforestation, and toxic wastes, which influences the overall quality of human life; and

WHEREAS, the United States Green Building Council has, in a national collaborative process, created Leadership in Energy and Environmental Design (LEED) standards that identify a range of actions that define energy efficient buildings and establish certification processes for new and existing buildings; and

WHEREAS, LEED-Silver Certification is recognized to provide estimated energy savings of 50 percent, carbon savings of 45 percent, water use savings of 40 percent and waste cost savings of 70 percent compared to typical building practices; and

WHEREAS, a variety of North American municipalities have implemented aggressive energy efficient building policies that match the proposed standard, including: Austin, Texas; Boulder, Colorado; Chapel Hill, North Carolina; and Dallas, Texas among others; and

WHEREAS, Fayetteville City Council supports sustainable economic development by encouraging the expansion of energy efficient building practices.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby requires all new, city-owned buildings in excess of 5,000 square feet to achieve a minimum certification of LEED-Silver as issued by the US Green Building Council provided a favorable cost-benefit analysis is provided by a private architect or engineer and require all exempt building designs to include a LEED checklist with an emphasis on energy and water efficiency.

PASSED and APPROVED this 2nd day of October, 2007.

APPROVED:

By: DAN COODY, Mayor

ATTEST:

By: SONDRA E. SMITH, City Clerk/Treasure
City of Fayetteville
Staff Review Form
City Council Agenda Items
or Contracts

Oct. 2, 2007
City Council Meeting Date

John Coleman
Submitted By
Sustainability
Division
Administration
Department

Action Required:
Approve Green Building Policy requiring all new, city-owned buildings in excess of 5,000 square feet to achieve a minimum certification of LEED-Silver as issued by the US Green Building Council and require all exempt building designs to include a LEED checklist with an emphasis on energy and water efficiency.

None
Cost of this request

$ -
Category / Project Budget

Program Category / Project Name

$ -
Funds Used to Date

Program / Project Category Name

$ -
Remaining Balance

Fund Name

Budgeted Item
Budget Adjustment Attached

Previous Ordinance or Resolution #

Original Contract Date:

Original Contract Number:

Received in City Clerk's Office

Received in Mayor's Office

Comments:
RES 07-????: Resolution Item (Green Building Policy): With unanimous approval from both the Environmental Concerns Committee and the Planning Commission, the request is to approve the proposed Green Building Policy for new, City-owned buildings.

BACKGROUND
Buildings are responsible for 70 percent of electricity consumption, 65 percent of waste output, 50 percent of greenhouse gases and 12 percent of water used in the United States. The City of Fayetteville spends almost $2 million annually on utility fees, much of which are for City buildings.

The US Green Building Council has developed a Leadership in Energy and Environmental Design (LEED) standard that addresses many of these inefficiencies through savings in energy and water use as well as reductions in waste and greenhouse gas emissions. Green buildings have also shown improvements in less quantifiable areas such as reduced absenteeism, enhanced recruitment and improved employee morale.

DISCUSSION
Currently there are over 100 federal, state and local government institutions that have a green building policy, including a newly adopted policy by the University of Arkansas.

A 2003 study examined 33 LEED buildings around the country and determined that achieving LEED-Silver would cost an additional 2.1 percent with evidence that building “green” gets less expensive over time, with experience. The study goes on to show that energy savings alone from a LEED building would pay for the “green premium” or up-front capital cost.

The City of Fayetteville will own its buildings for many years, often well above the conservative 20 year estimate the 2003 study used. Therefore, a LEED policy makes sense in both economic and environmental terms. Combined leadership from the University of Arkansas and the City of Fayetteville will help green building enter the mainstream in northwest Arkansas with the hopes of making it attractive to the private sector.

- Green Building Policy: Require all new, City-owned buildings greater than 5,000 square feet to meet a minimum LEED-Silver certification. And require building designs exempt from this policy to include a LEED checklist with an emphasis on energy and water efficiency.
RESOLUTION NO. _____

A RESOLUTION ESTABLISHING A GREEN BUILDING POLICY FOR THE CITY OF FAYETTEVILLE

WHEREAS, the City of Fayetteville, Arkansas desires to encourage new development to include sustainable design and building practices; and

WHEREAS, the City recognizes that green building complements existing policies related to development and natural resources conservation; including solid waste and recycling policies, City Plan 2025, and the Hillside/Hilltop Overlay District; and

WHEREAS, typical development and construction practices are significant contributors to the depletion of natural resources and a major cause of air and water pollution, solid waste, deforestation, and toxic wastes, which influences the overall quality of human life; and

WHEREAS, the United States Green Building Council has, in a national collaborative process, created Leadership in Energy and Environmental Design (LEED) standards that identify a range of actions that define green buildings and establish certification processes for new and existing buildings; and

WHEREAS, LEED-Silver Certification is recognized to provide estimated energy savings of 50 percent, carbon savings of 45 percent, water use savings of 40 percent and waste cost savings of 70 percent compared to typical building practices; and

WHEREAS, a variety of North American municipalities have implemented aggressive green building policies that match the proposed standard, including: Austin, Texas; Boulder, Colorado; Chapel Hill, North Carolina; and Dallas, Texas among others; and

WHEREAS, Fayetteville City Council supports sustainable economic development by encouraging the expansion of green building practices.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby requires all new, city-owned buildings in excess of 5,000 square feet to achieve a minimum certification of LEED-Silver as issued by the US Green Building Council and require all exempt building designs to include a LEED checklist with an emphasis on energy and water efficiency.

PASSED and APPROVED this 2nd day of October, 2007.

APPROVED: ________________________________  ATTEST: ________________________________

By: DAN COODY, Mayor

By: SONDRA E. SMITH, City Clerk/Treasurer