

West Sacramento Green Building



Background

- Green and Sustainable Community Strategy
 - Establish the city as a leader in green development
 - Attract green businesses
 - Build a healthy community

Local Policy Development

- ◉ West Sacramento GREEN TEAM
 - Multidisciplinary and multi-departmental
 - Public Works
 - Community Development
 - Finance
 - Police
- ◉ Drafted Green Building Ordinance (GBO)

Green Building Ordinance

- ◉ Modeled after adopted ordinances from Richmond, Rohnert Park and Cotati
- ◉ Based on private rating systems LEED and Build it Green (BIG)
- ◉ 3rd party certification encouraged but not required

Community Outreach

- ◉ Chamber of Commerce Government Affairs Committee
- ◉ Sacramento Builders Exchange
- ◉ North State Building Industry Association
- ◉ Housing Advisory Commission
- ◉ Economic Development Advisory Commission
- ◉ Planning Commission
- ◉ Agriculture and Natural Resources Commission
- ◉ GBO Seminar
 - Over 100 participants

Community & Industry Response

- ◉ Universal concern about adopting green building ordinance during a recession
- ◉ Concerns about costs to developers, higher construction costs and higher fees
- ◉ Concerns about administration/implementation

Alternatives to the GBO

- **CALGreen Code**
 - Adopt early
 - Modify to make more stringent
- **Incentives**
 - Water, sewer, and storm drain impact-fee reductions
 - Waiver of plan review fees up to the amount of 3rd party certification fees
 - Green Improvement Credit (subsidy)
 - Annual council green development award program
 - Density bonus allowing greater heights and densities than is currently allowed in the Zoning Ordinance
- **Feebate**
 - Revenue neutral
 - Fee for non-compliance, waived for compliance, rebate for exemplary compliance

CALGreen Code

- **West Sacramento**
 - Adopted November 2010
 - Strengthened by adopting some voluntary measures as mandatory

Comparison to LEED

- CALGREEN in West Sac vs. LEED
 - As proposed equivalent to 28 LEED points
 - (CALGreen 2010 mandatory equivalent to 13 LEED points)
 - 40 points needed for LEED Certified
 - 50 points needed for LEED Silver
- CALGREEN has 52 code items not equivalent to LEED points, but still of value

Policy Analysis—CALGreen

- Evaluation Criteria
 - Environmental Benefit
 - Cost to Developers
 - Cost to the City
 - Administrative feasibility

Greening Our Built World-Costs, Benefits, and Strategies (2009)

- 170 Buildings in Data Set
- Costs range from slight savings to 18% premium
- More than $\frac{3}{4}$ of buildings in the survey had green premiums between 0% and 4%
- 69 buildings (the largest concentration) were between 0 and 1%
- Median cost increase of 1.5%
- Average cost increase of 2.8%

Evaluation Criteria: Cost to the City

- Increased staff time for plan review
- Increased time and resources for building inspection

Policy Recommendation

- Modified version of CALGreen Code
 - “West Sacramento Green Code”
- Focused on Energy and Water use
- More stringent than statewide version

Evaluation Criteria: Environmental Benefit

- Strengthens energy efficiency requirements
 - 15% above mandatory CALGreen
- Focus on water savings
 - 20% savings indoor water use residential, 30% commercial
 - Incorporates important components of DWR New Model Water Ordinance
- Verification through typical building inspection process

Economics of Green Building

- Construction costs
 - Minimal increase in cost if project team is engaged early
 - Typically 0-2% for LEED Silver
 - CALGreen
 - Anticipated to be less than LEED Silver
- Operational efficiency
 - Can recover up-front costs within a few years

Evaluation Criteria: Cost to Developers

- Construction costs similar-to or less-than LEED projects
- No fees to third-party certifiers
- Owners can recover many up-front costs within a few years through energy and water savings

Evaluation Criteria: Administration of CALGreen

- Integrated into regular plan check process
- Updates occur during normal triennial update
- Handout criteria based on HCD and BSC information
- Inspection checklist developed by inspectors based on HCD and BSC information

Local Examples

• Nugget market

- Significant investment in energy efficient equipment and lighting at West Sac store
 - Lighting
 - Refrigeration
 - Compressors
 - Heat reclaim
 - Low-E Windows
 - Day lighting
- Incorporated even greater efficiency into newer stores
- Business decision design for long-term savings



West Sacramento Example

● Tony's Fine Foods

- \$7 million solar panel installation
- 41% reduction in energy costs
- 6 or 7 year payback
- (10-15 years without tax incentives and grants)



West Sacramento Example

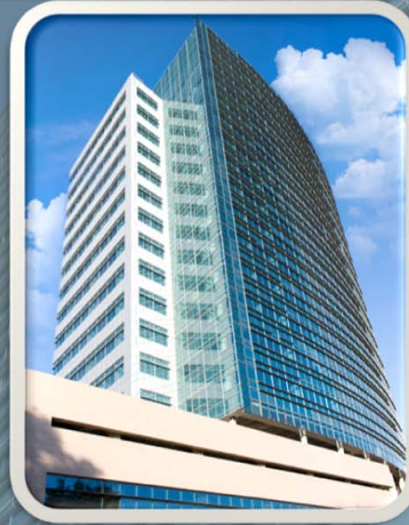
● West Sacramento Community Center

- LEED Gold
 - Vegetated roof
 - Reflective Roofing
 - Low VOC/Recycled Products
 - Solar panels
 - VRV or Variable Refrigerant Volume air condition system
- Cost premium of between 4 and 5%
- Cost of Silver would have been between 0-2%



West Sacramento Example

- **CalSTRS Headquarters**
 - LEED NC Gold
 - LEED EB Platinum
 - 24% Energy savings (v. Title 24)
 - Energy Star score of 93



West Sacramento Example

- **Bridge District**
 - Riverfront Infill Site
 - Public/Private Partnership
 - Mixed Use Urban Development
 - Green Building Principles/LEED ND Silver Expected



West Sacramento Example

- **Bridge District 2014**
 - LEED ND Silver
 - **\$23.1 million State Infill Infrastructure Grant Award**
 - **\$1.7 million State River Parkways Grant**
 - **First phase of Waterfront Park**
 - **Tower Bridge Gateway transformation**
 - **Two neighborhood parks**
 - **Backbone roads and utilities completed in 2012**
 - **731 homes**
 - **Over \$150 million in private investment**
 - **Raley Field Amphitheater**

