

RESOLUTION NO. 1168

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF EDMONDS, WASHINGTON, ESTABLISHING
THE CITY OF EDMONDS SUSTAINABLE BUILDING
POLICY.

WHEREAS, in September, 2006, the City of Edmonds formally expressed support for the Kyoto Protocol and adopted the U.S. Mayors Climate Protection Agreement by Resolution No. 1129, and joined the International Council for Local Environmental Initiatives (ICLEI) by Resolution No. 1130.; and

WHEREAS, Edmonds' Citizens Committee on the U.S. Mayors Climate Protection Agreement has developed a Sustainable Building Policy; and

WHEREAS, representatives of City departments with key involvement in planned City construction projects have been involved in the development of the Sustainable Building Policy; and

WHEREAS, the City desires that its buildings and facilities be models of environmental and economic stewardship, contributing to the City's goals of protecting, conserving and enhancing the region's environmental resources while setting a community standard of sustainable building; and

WHEREAS, adopting the Sustainable Building Policy will help ensure that new and renovated City facilities will be models of environmental stewardship; and

WHEREAS, the Sustainable Building Policy utilizes the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system and the Energy Star program of the U.S. Environmental Protection Agency and the U.S. Department of Energy, both of which provide a nationally recognized, common language for defining building sustainability; NOW THEREFORE,

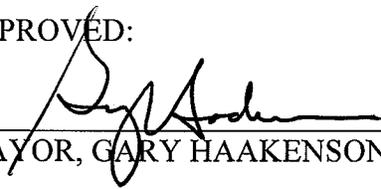
THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON,
HEREBY RESOLVES AS FOLLOWS:

The Sustainable Building Policy in Exhibit A is adopted as City policy and is hereby endorsed by the City Council. It is the intent of the City Council that the Sustainable Building Policy will apply to all new City-owned facilities greater than 5,000 square feet. Renovations of existing structures that exceed 50% of the assessed value of such buildings shall also meet this standard. The Council recognizes, however, that it may not be feasible to immediately achieve Citywide adherence to the policy for those projects which are already in construction phase. The Council further acknowledges that it retains the ability to waive any of the provisions of the Sustainable Building Policy at its sole

discretion when necessary to preserve the public health, safety or welfare in emergency situations.

RESOLVED this 22nd day of April, 2008.

APPROVED:


MAYOR, GARY HAAKENSEN

ATTEST/AUTHENTICATED:


CITY CLERK, SANDRA S. CHASE

FILED WITH THE CITY CLERK:	04/18/2008
PASSED BY THE CITY COUNCIL:	04/22/2008
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Exhibit A

City of Edmonds Sustainable Building Policy

Section 1: PURPOSE

The purpose of a Citywide policy on sustainable building is to demonstrate the City's commitment to environmental, economic, and social stewardship, to yield cost savings to the City taxpayers through reduced operating costs, to provide healthy work environments for staff and visitors, and to contribute to the City's goals of protecting, conserving, and enhancing the region's environmental resources. Additionally, the City hopes to set a community standard of sustainable building.

Section 2: ORGANIZATIONS AFFECTED

All City departments and offices and their contractors responsible for financing, planning, designing, developing, constructing and managing City-owned facilities and buildings.

Section 3: DEFINITIONS

Sustainable Building

Sustainable building integrates building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment. Sustainable building merges sound, environmentally responsible practices into one discipline that looks at the environmental, economic and social effects of a building or built project as a whole. Sustainable design encompasses the following broad topics: efficient management of energy and water resources, management of material resources and waste, protection of environmental quality, protection of health and indoor environmental quality, reinforcement of natural systems, and integrating the design approach.

Life Cycle Cost Analysis

An inclusive approach to costing a program, facility, or group of facilities that encompasses planning, design, construction, operation and maintenance over the useful life of the facilities and finally any decommissioning or disassembly costs. Life Cycle Cost Analysis looks at the net present value of design options as investments. The goal is to achieve the highest, most cost-effective environmental performance possible over the life of the project.

LEED Rating System

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and

development practices through the creation and implementation of universally understood and accepted tools and performance criteria. LEED is the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. There are four rating levels: Certified, Silver, Gold, and Platinum.

Section 4: POLICY

It shall be the policy of the City of Edmonds to finance, plan, design, construct, manage, renovate, maintain, and decommission its facilities and buildings to be sustainable. This applies to new construction and major remodels in which the total project square footage meets the criteria given. The US Green Building Council's LEED (Leadership in Energy and Environmental Design) rating system and accompanying Reference Guide shall be used as a design and measurement tool to determine what constitutes sustainable building by national standards. New construction of all City-owned facilities and buildings greater than 5,000 square feet shall meet a minimum LEED Silver rating. Renovations of existing buildings that exceed this 5,000 square foot threshold shall also meet a minimum LEED Silver standard for all projects whose value is 50% or more of the assessed value of the structure. Improvements to buildings that do not exceed these thresholds shall seek to improve the building's ability to meet LEED standards to the extent warranted by the scope and funding available for the project without impairing the ability of the City to maintain its buildings and facilities. In all cases, the City shall utilize budget planning and life cycle cost analysis in all of its building and facility decisions.

Design and project management teams are encouraged to meet higher LEED rating levels. A Mayor's Award for achieving a higher rating will be awarded.

Section 5: PROCEDURES AND RESPONSIBILITIES

The Directors of all City Departments whose responsibilities include planning, designing, constructing or renovating City-owned facilities shall be responsible for ensuring that facilities and buildings comply with Section 4.

The City shall establish a Green Building Team, comprised of representatives from the Engineering, Planning, Building and Facilities Divisions. The Green Building Team shall be responsible for establishing and updating a LEED reference manual for helping provide technical expertise on specific sustainable building issues on a case by case basis, and coordinating LEED training programs within the City. The Green Building Team shall also establish the minimum number of credits required in each of the LEED categories applicable to City projects.

Section 6: BUDGETING AND FINANCING

All capital construction which falls under this policy will be expected to budget to meet at minimum the LEED Silver rating. Budget planning and life cycle cost analysis to achieve a higher rating – such as Gold or Platinum – is encouraged.

Section 7: TRAINING

City capital project managers currently managing or likely to manage projects which fit the criteria in Section 4 will be responsible to attend introductory LEED training and follow-up training as needed. The City shall encourage and support appropriate staff to receive LEED accreditations.