



AGENDA REPORT

Meeting Date: June 3, 2008
Item Number: F-10
To: Honorable Mayor and Members of the City Council
From: Jonathan Lait, AICP, City Planner
Donna Jerex, Senior Planner
Subject: RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS
APPROVING THE GREEN BUILDING STANDARDS RATING
SYSTEM AND THE GREEN BUILDING/SUSTAINABILITY
CHECKLIST
Attachments: 1. Resolution

RECOMMENDATION

It is recommended that the proposed resolution be adopted.

INTRODUCTION

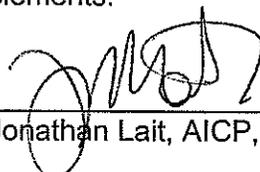
On June 3, 2008, the City Council will conduct the second reading on the ordinance amending the City's Zoning Code (Title 10) to establish a Green Building Program and adopt new building standards for certain commercial, mixed-use and multi-family housing projects. The ordinance requires the City Council to establish by resolution the green building threshold levels for project covered by the ordinance and adopt by resolution the Green Building/Sustainability Checklist.

DISCUSSION

As discussed at the May 20, 2008 City Council meeting, this resolution establishes the green building threshold levels for projects covered by the ordinance as well as the Green Building/Sustainability Checklist.

FISCAL IMPACT

No fiscal impact is expected as program cost will be offset by increased project valuations associated with imposed Green Building elements.


Jonathan Lait, AICP, City Planner

RESOLUTION NO. 08-R-___

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE GREEN BUILDING STANDARDS RATING SYSTEM AND THE GREEN BUILDING/SUSTAINABILITY CHECKLIST

The Council of the City of Beverly Hills does hereby resolve as follows:

Section 1. On June 3, 2008, the City Council adopted Ordinance entitled: “An Ordinance of the City of Beverly Hills Adopting a Green Building Ordinance and Amending Title 10 of the Beverly Hills Municipal Code” (the “Green Building Ordinance”).

Section 2. Section 10-3-4604 of the Green Building Ordinance requires that the City Council by resolution specify the green building threshold levels for certain projects covered by the Green Building Ordinance (“the “rating system”) and that the City Council by resolution adopt the Beverly Hills Green Building/Sustainability Checklist, which sets forth the standards for compliance with the Green Building Ordinance.

Section 3. The City Council hereby establishes the applicability of the Green Building Ordinance to multi-family residential, commercial, and mixed-use projects according to the following rating system:

Building or Addition Size (square feet)	Green Building Standard Required	Comply with Title 24 +15%	Photovoltaics (solar panels)	Points Required
>50,000 sq. ft. only if a General Plan Amendment is required for the project	Gold	Yes	Required	39 - 51

≥25,000 sq. ft.	Silver	Yes	Required	33 - 38
	Certified if land is vacant	Yes	Required	26 - 32
10,000 sq. ft. to 24,999 sq.ft.	Certified	Yes	Required	26 - 32
<10,000 sq. ft.	Certification not required	Yes	Required	No points required. (Relies on Title 24 requirements.)

Section 4. The City Council hereby adopts the City of Beverly Hills Green Building/Sustainability Checklist attached as Exhibit A to this Resolution.

Section 5. The City Clerk shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Council of the City.

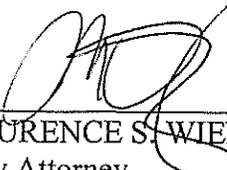
Adopted:

BARRY BRUCKER
Mayor of the City of
Beverly Hills, California

ATTEST:

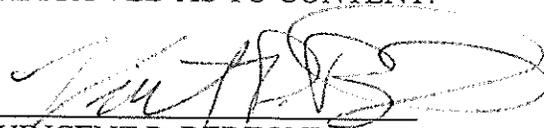
_____(SEAL)
BYRON POPE
City Clerk

APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:



VINCENT P. BERTONI, AICP
Director of Community Development

EXHIBIT A
CITY OF BEVERLY HILLS
GREEN BUILDING/SUSTAINABILITY CHECKLIST

Exhibit A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2		
				On-Site Renewable Energy	1 to 3
				M*** 2.5% Renewable Energy	1
				7.5% Renewable Energy	2
				12.5% Renewable Energy	3
				Enhanced Commissioning	1
				Enhanced Refrigerant Management	1
				Measurement & Verification	1
				Green Power	1

Yes	No
Y	N

Materials & Resources 13 Points

Y		Prereq 1	Storage & Collection of Recyclables		Required
		Credit 1.1	Building Reuse , Maintain 75% of Existing Walls, Floors & Roof		1
		Credit 1.2	Building Reuse , Maintain 95% of Existing Walls, Floors & Roof		1
		Credit 1.3	Building Reuse , Maintain 50% of Interior Non-Structural Elements		1
		Credit 2.1	Construction Waste Management , Divert 50% from Disposal		1
		Credit 2.2	Construction Waste Management , Divert 75% from Disposal		1
		M*** Credit 3.1	Materials Reuse , 5%		1
		Credit 3.2	Materials Reuse , 10%		1
		M*** Credit 4.1	Recycled Content , 10% (post-consumer + ½ pre-consumer)		1
		Credit 4.2	Recycled Content , 20% (post-consumer + ½ pre-consumer)		1
		M*** Credit 5.1	Regional Materials , 10% Extracted, Processed & Manufactured Regionally		1
		Credit 5.2	Regional Materials , 20% Extracted, Processed & Manufactured Regionally		1
		M*** Credit 6	Rapidly Renewable Materials		1
		Credit 7	Certified Wood		1

Yes	No
Y	N

Indoor Environmental Quality 15 Points

Y		Prereq 1	Minimum IAQ Performance		Required
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control		Required
		Credit 1	Outdoor Air Delivery Monitoring		1
		Credit 2	Increased Ventilation		1
		Credit 3.1	Construction IAQ Management Plan , During Construction		1
		Credit 3.2	Construction IAQ Management Plan , Before Occupancy		1
		M*** Credit 4.1	Low-Emitting Materials , Adhesives & Sealants		1
		M*** Credit 4.2	Low-Emitting Materials , Paints & Coatings		1
		M*** Credit 4.3	Low-Emitting Materials , Carpet Systems		1
		M*** Credit 4.4	Low-Emitting Materials , Composite Wood & Agrifiber Products		1
		Credit 5	Indoor Chemical & Pollutant Source Control		1
		Credit 6.1	Controllability of Systems , Lighting		1
		Credit 6.2	Controllability of Systems , Thermal Comfort		1
		Credit 7.1	Thermal Comfort , Design		1
		Credit 7.2	Thermal Comfort , Verification		1
		Credit 8.1	Daylight & Views , Daylight 75% of Spaces		1
		Credit 8.2	Daylight & Views , Views for 90% of Spaces		1

Yes	No
Y	N

Innovation & Design Process 5 Points

		Credit 1.1	Innovation in Design: Provide Specific Title		1
		Credit 1.2	Innovation in Design: Provide Specific Title		1
		Credit 1.3	Innovation in Design: Provide Specific Title		1
		Credit 1.4	Innovation in Design: Provide Specific Title		1
		Credit 2	LEED® Accredited Professional		1

Yes	No
Y	N

Project Totals (pre-certification estimates) 69 Points

* **Certified:** 26-32 points, **Silver:** 33-38 points, **Gold:** 39-51 points, **Platinum:** 52-69 points
 ** Refers to LEED Source Book for New Construction for Intent and Requirement of each category
 *** Mandatory measure by the City of Beverly Hills Green Building Standards

Energy Star Appliances Optional But Recommended