

City of Piedmont  
COUNCIL AGENDA REPORT

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DATE: April 4, 2005  
FROM: Ann Swift, City Clerk  
SUBJECT: **Green Building Report**

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On March 21, 2005, council held a public hearing regarding possible uses for the city's building at 801 Magnolia Avenue. At the end of that hearing, staff was directed to return on April 4 with a report on green building concepts.

Present at this meeting is Ms. Ann Ludwig of the Alameda County Waste Management Authority who will outline green building concepts together with Vice Mayor McEnroe who is the city's representative to that organization.

Materials prepared related to green buildings are attached for further information.



## **The Agency**

StopWaste.Org is the Alameda County Waste Management Authority and the Alameda County Source Reduction and Recycling Board operating as one public agency. The Alameda County Waste Management Authority (ACWMA) is comprised of the County of Alameda, each of the fourteen cities within the county, and two sanitary districts that also provide refuse collection services. Together with its specialized arm, the Alameda County Source Reduction and Recycling Board, the agency offers many programs in the areas of public education, green building, environmentally preferable products, waste reduction, and market development.

## **The Green Building in Alameda County Program**

Debris from construction and demolition projects comprises over 20% of the materials disposed in Alameda County landfills. To reduce this waste stream, the Green Building in Alameda County Program has formed a public/private partnership with the construction and building industry. The program serves three target markets: public agencies in Alameda County; design and building industry professionals; and residents of Alameda County.

The key components of the Green Building Program are:

### **1) Standards and Guidelines**

The Green Building Program promotes the use of the US Green Building Council's Leadership in Energy and Environmental Design (LEED™) Green Building Rating System for commercial and civic buildings, and the Alameda County Green Building Guidelines for residential construction. With the assistance of local building professionals and building officials, the Green Building Program developed comprehensive Green Building Guidelines for New Home Construction (2000), Home Remodeling (2001) and Multifamily Housing (2004).

To accompany the residential guidelines, the Green Building Program created the Green Points system to evaluate single-family projects and is currently developing a similar tool for multifamily housing. Also available are Bay-Friendly Landscaping and Gardening Guidelines.

The following **Green Building Guidelines** and **Green Points Calculators** are available for download from [www.BuildGreenNow.org](http://www.BuildGreenNow.org)

- *New Home Construction Green Building Guidelines*
- *Home Remodeling Green Building Guidelines*
- *Multifamily Green Building Guidelines*
- *Bay-Friendly Landscaping Guidelines*
- Green Points Calculator for New Home Construction
- Green Points Calculator for Home Remodeling

## 2) Education

The Green Building Program offers a full range of educational opportunities to increase general awareness of green building and provide ongoing professional development. These include:

- introductory presentations to a variety of audiences, including city councils, commissions and community groups
- overviews of LEED and the Alameda County Guidelines
- workshops and trainings for project managers, planners, building inspectors, architects and contractors
- seminars on building materials and construction and demolition practices.

The program provides scholarships for staff members from planning, building and capital project departments of ACWMA member agencies to attend selected workshops. These include events offered by our partner organizations, such as LEED workshops and NARI classes, which are described below.

## 3) Partnerships

- The Green Building Program has partnered with the **San Francisco Bay Area** chapter of the **National Association of the Remodeling Industry** to develop a Certified Green Building Professional class. The certification provides local remodelers and builders with an opportunity to learn about green building materials and methods.
- The Green Building Program is a founding sponsor of the **Northern California Chapter of the US Green Building Council**, which offers training and networking opportunities. The program co-sponsors LEED workshops administered by the US Green Building Council.
- The Green Building Program is also a founding sponsor of **Bay Area Build It Green (BABIG)**, a non-profit organization that provides Bay Area homeowners, homebuyers, remodelers, and builders a trusted resource for information on green building and its various applications. In collaboration with BABIG, the Green Building Program is engaged in consumer marketing activities to increase the demand for green homes. For example, they will jointly organize a green home tour in Spring 2005.

- The Green Building Program collaborates with the **State of California**, other **local governments** and **building industry organizations** to facilitate consistency among green building standards and materials. The State of California is now developing a voluntary statewide program based on the Alameda County single-family New Construction Guidelines. The Green Building Program has also supported the formation of industry groups focused on green building, including the Tri-Valley Builders group, the Green Remodelers Guild, and a Public Agency Council.

#### 4) Policy Development

The Green Building Program provides presentations, trainings, and technical assistance to staff and elected officials of public agencies in Alameda County:

- adoption and implementation of a Construction & Demolition Debris Recycling Ordinance
- adoption and implementation of a Civic Green Building Ordinance, a policy to require that green building practices are incorporated in publicly owned and funded buildings.

The Green Building Program has created the following model documents, which are available for download at [www.BuildGreenNow.org](http://www.BuildGreenNow.org):

- model ordinance for construction and demolition waste management & recycling
- model contract specification (Section 01505) and waste management plan
- model green building ordinance for civic buildings
- model general plan language to encourage green building
- model green building resolution.

#### 4) Additional Resources

- The **Materials Database**, offered in collaboration with Bay Area Build It Green, is a searchable online database of green building products, local vendors and services providers that correspond with the Alameda County Green Building Guidelines. [www.build-green.org/guide](http://www.build-green.org/guide)
- The Green Building Program is creating **case studies** of multifamily, residential, commercial and civic green building projects. [www.BuildGreenNow.org](http://www.BuildGreenNow.org)

#### 5) Green Building Design Resources – Technical and funding support for green projects

Green Building in Alameda County provides green building technical resources, free-of-charge, to public and non-profit agencies in Alameda County through

consulting support and grants. To encourage the use of green building practices, our clients are provided access to professional green building consultants with practical, technical expertise in a variety of fields. In addition to grants, direct consultation with members of our agency, and experts in the field, the program offers the educational opportunities listed in item #2.

Since 2001, the Green Building Program has provided technical resources to over 70 public and public-benefit projects at the request of ACWMA's 17 member agencies. In addition, the program has awarded over \$1 million in Green Building Grants. Examples of projects that have received design assistance and grants include: City Halls, Libraries, Fire Stations, Public Office Buildings, Educational Facilities, Affordable Housing Developments, Senior Centers, Community Centers, Justice Facilities, and Courthouses.

In order to be eligible for design assistance and grants, the project must be located in Alameda County. The building must be either publicly-owned, publicly-funded, or a public-benefit project, such as affordable housing, developed by a non-profit organization. Eligible projects can receive free design assistance such as:

- Assistance with preparation and review of RFQs and RFPs
- Facilitation and review services at various levels of project completion, including project review, design charette, schematic design, design development, construction documents, build out and commissioning
- Selection and specification of appropriate green building materials
- Presentations and trainings to city staff, elected officials, contractors and architects

The Green Building Program also offers technical assistance to for-profit builders and developers interested in incorporating green materials and methods into residential projects. These services are provided in collaboration with Bay Area Build It Green and include organizational capacity building, design assistance and project marketing.

For more information about Green Building in Alameda County, please contact:

Residential (Single-Family & Multifamily) Guidelines –

- Karen Kho, Program Manager at (510) 614-1699, [kkho@stopwaste.org](mailto:kkho@stopwaste.org)

Civic and Commercial Green Building

Green Building Design Resources (Technical Assistance & Funding) and

Green Building Policy Development

- Ann Ludwig, Sr. Program Manager at (510) 614-1699, [aludwig@stopwaste.org](mailto:aludwig@stopwaste.org)