


City and Borough of Juneau
Engineering Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: 10/27/2010

TO: Bob Doll, Chair
Public Works and Facilities Committee

FROM: Rorie Watt, P.E., Director 
Engineering Department

RE: Proposed LEED Ordinance

As has been discussed in Committee, The Juneau Commission on Sustainability has forwarded a request that a draft ordinance requiring LEED certification on CBJ projects be considered. Their draft ordinance is attached to this memorandum.

We've talked about this quite a bit at the staff level, as well as with local architects and builders. Generally, there is plenty of support for the construction of high performance buildings, for the construction of lower maintenance buildings and for the use of building materials and heating and ventilation products that improve the indoor air quality.

On a policy level, it is our intent to pursue the points that allow energy efficiency, reduction in energy consumption and building environment controls. To a large degree, we already follow this approach.

We still have not achieved LEED certification for the Harborview and Glacier Valley Renovation projects; it is a slow process and quite frankly, it is easy to prioritize other pressing issues. Requiring certification on our larger building projects will ensure that the process is followed and will send a positive conservation message to the community. If the certification process is successful, the Assembly could consider expanding the approach at a later date.

As for additional costs, we can roughly expect about \$50,000 for certification of a \$5-10M building project. Most, if not all, of the construction costs will go towards items that are good ideas (insulation, better windows, more efficient mechanical systems) or towards widely supported betterments (low VOC adhesives and sealants, re-use of materials, etc).

Recommendation:

I recommend that the Committee forward the draft ordinance to the full Assembly for consideration with the following changes:

- A. Require certification for building projects costing greater than \$5M.
- B. Delete automatic increase to LEED Silver.

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

Date: April 29, 2010

To: Bruce Botelho, Mayor
Members of the Juneau Assembly
Rod Swope, City Manager

Thru: Sean Lynch, Chair 

From: The Juneau Commission on Sustainability

For some time now the CBJ Engineering Department has been considering various drafts of an ordinance adopting LEED as the CBJ standard for design and construction of public buildings. The Commission applauds this effort and encourages the submission of a completed draft to the Assembly for its action.

We believe that LEED is the best standard yet published to achieve the benefits of energy conservation and operating cost reduction. Moreover, LEED offers a review process to insure that the objectives set for any construction project have in fact been achieved.

The Commission is aware that the field of sustainable construction standards is rapidly evolving. Newer standards are in draft that CBJ may wish to review in the future for potential adoption by ordinance. Until such standards are available, we consider the staff's adaptation of LEED to be a useful method for reducing operating costs, one which we understand is already widely used in the design and construction community of Juneau.

The Commission commends the Engineering Department on its LEED initiative and recommends that a draft ordinance be prepared for submission to the Assembly.

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Presented by: The Manager
Introduced:
Drafted by: J.W. Hartle

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2010-42

An Ordinance Amending the Land Use Code To Require Construction and Renovation of Municipal Public Facilities to Meet a Sustainable Building Standard.

WHEREAS, the City and Borough anticipates that it will be facing unprecedented increases in fuel and electricity rates in the future; and

WHEREAS, in the United States, buildings account for 12.2 percent of freshwater use, 38 percent of carbon dioxide (CO2) emissions, 40 percent of material use, and 39 percent of energy use; and

WHEREAS, the City and Borough desires to reduce it's building operating and maintenance costs, provide a healthy and productive indoor work environment for its employees and the public, promote the community's ongoing economic vitality, and support energy efficiency; and

WHEREAS, the City and Borough recognizes that the practice of sustainability, as it relates to buildings, is the use of key resources like energy, water, materials and land in a more efficient manner than simply constructing buildings to code; and

1 WHEREAS, building sustainability creates healthier work, learning, and living
2 environments with more natural light and cleaner air, contributing to improved
3 employee and student health, comfort, and productivity; and

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5 WHEREAS, the LEED (Leadership in Energy and Environmental Design) Rating
6 System is a third-party certification system developed by the United States Green
7 Building Council. This system quantifies sustainable design, and awards rankings
8 based on achievement; and

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10 WHEREAS, these third-party certification systems are not expected to significantly
11 impact CBJ staffing; and

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13 WHEREAS, government is ultimately responsible for leading by example and setting
14 a community standard for the sustainable planning, design, construction, renovation
15 and operation of buildings to support economic, social, and environmental
16 sustainability.

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18 NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF
19 JUNEAU, ALASKA:

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21 **Section 1. Classification.** This ordinance is of a general and permanent nature
22 and shall become a part of the City and Borough Code.

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1 **Section 2. Amendment of Chapter.** CBJ 49.35 Public Improvements, is
2 amended to add a new section, CBJ 49.35.800 Sustainable building standards for
3 construction and renovation of buildings, to read:

4
5 **49.35.800 Sustainable building standards for construction and renovation of**
6 **buildings.**

7 (a) *New construction and renovation of existing buildings and facilities by the City*
8 *and Borough.* The City and Borough shall construct and renovate its public facilities
9 and buildings to sustainable building standards through the use of the U.S. Green
10 Building Council's Leadership in Energy and Environmental Design (LEED) rating
11 system, and shall be responsible for ensuring that public facilities and buildings meet
12 the requirements as set out in this section and are operated accordingly.

13
14 (1) LEED shall be the quantitative measurement for how well standards are
15 met;

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17 (2) All public facilities and buildings utilizing municipal funds and costing
18 over \$5,000,000 (either general or bonded), including new private
19 construction for Municipal leasing or renting, shall be designed and
20 constructed in such a fashion as to achieve a minimum level of LEED
21 Certified;

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23 (A) The City and Borough Engineering Department shall determine if
24 attainment of specific LEED credits will be required within the credits
25 pursued for LEED Certification. These required credits shall be
26 documented in CBJ policy and shall be reviewed and updated each

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time a new version of the LEED standard is issued. Such update shall occur within three months of the issuance of a new LEED standard.

(b) *Application.* The sustainable building standards for municipal buildings and facilities, including but not limited to, the Juneau School District, the Juneau International Airport, and Bartlett Regional Hospital, shall apply to facilities and buildings where the principal use is regularly occupied space, including, but not limited to, buildings occupied for office, retail, classroom, healthcare, or assembly purposes.

(1) As used in this section, occupied means a facility or building whose primary purpose is for people to work, assemble, or intend to remain within to perform functions (other than routine maintenance) of the principal use of the building. Industrial facilities, such as maintenance, warehouse, and vehicle storage, are excluded from this section.

Section 3. Exception Procedure. If the Manager, with the consent of the Assembly, after consideration of the recommendation of the Sustainability Commission, determines that it would not be economically feasible to satisfy the prerequisites for LEED Certification in the case of a specific project, that project shall be exempt from the requirement for LEED Certification.

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Section 4. Effective Date. This ordinance shall become effective on July 1, 2011. Existing projects with fully executed contracts for design services on the effective date shall be exempt from this ordinance.

Adopted this day of 2010.

Bruce Botelho, Mayor

Attest:

Laurie J. Sica, Clerk