

# CITY OF OAKLAND

## Agenda Report

OFFICE OF THE CITY CLERK  
COMMUNICATIONS SECTION

2006 APR 12 PM 12:11

**TO:** Office of the City Administrator  
**ATTN:** Deborah Edgerly  
**FROM:** Sustainability Program, Office of the Mayor  
**DATE:** April 25, 2006

**RE: Resolution Providing, as Official City Reference Documents, the Alameda County Residential Green Building Guidelines [for New Home Construction, Home Re-Modeling, and Multi-Family Residential Development] U.S. Green Building Council's LEED™ Rating Systems [for New Commercial Construction and Remodeling] and Bay-Friendly Landscape Guidelines, and Recommending Their Use in the City of Oakland**

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### SUMMARY

Staff in the Mayor's Office and the Public Works Agency have a long history of collaborating with the Alameda County Waste Management Authority's (aka StopWaste.org) Green Building Program to provide green building resources and assistance to Oakland developers. To promote green building practices in the City, and to ensure that project managers for every housing and commercial development in Oakland are aware of these useful resources, staff recommends that these guidelines be provided as Official Reference Documents for the City of Oakland and recommended for use.

### FISCAL IMPACT

There is no fiscal impact. These guidelines are made available free to the City of Oakland through the Alameda County Waste Management Authority.

### BACKGROUND

StopWaste.Org has developed a series of high quality, voluntary Green Building guidelines designed specifically for the residential building industry for single family new home construction and remodeling and for multifamily development projects. Most recently, StopWaste.org has also developed the Bay-Friendly Landscape Guidelines and Bay-Friendly Gardening Guide designed specifically to assist landscape professionals and homeowners in applying sustainability oriented, water conserving practices to their landscape designs.

In addition, the U.S. Green Building Council (USGBC) has developed the LEED™ (Leadership in Energy and Environmental Design) Rating Systems which are green building guidelines for the commercial building industry. The City of Oakland uses these guidelines to guide the construction and major retrofits of City facilities.

## **KEY ISSUES AND IMPACTS**

The practices contained in StopWaste.org's Green Building Guidelines, the U.S. Green Building Council's LEED™ Rating Systems, and the Bay-Friendly Landscape Guidelines were selected for their viability in today's market and their ability to promote sustainable buildings, landscapes and communities. All promote the construction of high-performance buildings including energy, water and materials efficiencies; reduced use of toxic materials; healthy indoor air quality; and smart growth features. It is in the City's interest to offer design assistance that will result in dwellings that are healthy to live and work in and that help reduce monthly utility bills.

Making these guidelines easily accessible to developers and builders, and recommending their use, will build upon steps the City of Oakland has already implemented to promote green building practices, including:

- The City Council's unanimous adoption of a Green Building Ordinance (Ordinance No. 12658 C.M.S.) on May 17, 2005, which is already having a profound effect on the greening of city facilities.
- Adoption of the Construction & Demolition (C&D) Ordinance, (Ordinance No. 12253 C.M.S.) in 2000, which requires 50% waste diversion from construction sites. This ordinance has been effective in educating developers about how and where to recycle construction debris and has resulted in a documented diversion of about 75% of C&D waste from affected projects.
- Development of incentives for private development.
- Providing project-specific technical assistance.
- Redesign of the Green Building Resource Center (expected completion date in mid-2006) will provide improved access to green building information and Oakland Green Building case studies.
- In conjunction with Oakland's Laney College and a non-profit called Green Roofs for Healthy Cities, the City of Oakland developed a one day seminar on Green Roofs which was held on February 9, 2006 at Laney College. Green roof technology has significant potential to advance green building and sustainable community goals.

## **PROGRAM DESCRIPTION**

Use of these guidelines will help developers and architects design and build housing and commercial buildings in Oakland that support Goal #1 of the City's FY 2005-2007 Adopted Policy Budget: Develop a Sustainable City.

Providing these guidelines as Official City Reference Documents does not mandate specific building parameters, but instead underscores the City's recommendation that green building strategies be considered and employed wherever possible in development projects in the City. Adoption of this resolution will elevate the stature of these resources, encourage their use, and signal specific parameters that the City would like private architects, builders, and development teams to consider in their projects. On a practical basis, provision and recommendation of the guidelines will help to ensure that developers know these green building resources exist, where they are located, and how to access them.

To ensure easy availability of these guidelines, copies will be available at the Planning and Zoning counters, as links on the City website, and in public places such as libraries and community centers, in addition to their current and ongoing availability in the Green Building Resource Center. In addition, City staff at the zoning counter will alert developers to the availability of these documents and note that they are reference documents of the City.

A number of cities in the East Bay, including Emeryville and Berkeley, have adopted these guidelines as reference documents and are finding that developers are incorporating more “green” strategies into their projects as a result.

## **SUSTAINABLE DEVELOPMENT OPPORTUNITIES**

**Economic:** Compelling research now demonstrates that the integration of green building features into development projects can generate substantial energy, water, and materials efficiencies, resulting in reduced operating costs of 20-80% over the life of the building. Reduced operating costs generate increased cash flow, which helps free capital for other investments. A report recently conducted by the Capital E Group and others concludes that the financial benefits of green design can be over 10 times the additional cost associated with building green. More recently, research is showing that even the initial first costs of building green can be the same as or less than conventional building techniques, if the goal to meet a specific green building standard is established early in the pre-design phase.

Another significant economic impact from green building is improved employee or occupant morale and general well being, resulting in quantifiable productivity increases and reductions in liability and health insurance claims.

**Environmental:** The generation and use of energy from fossil fuels is the major contributor to air pollution and global climate change. Approximately 30% of total energy use in the U.S. is for buildings, so improving energy efficiency and using renewable energy sources in buildings are effective ways to improve air quality and reduce the impacts from global climate disruption.

Expanding the use of recycled content in City building materials saves energy, water, and materials, and decreases pollution.

**Social Equity:** The U.S. Environmental Protection Agency reports that the air in buildings can be 10 times more polluted than outdoor air. Formaldehyde, commonly used in shelving and insulation, is one of the most common indoor pollutants. Many paints, floor finishes, and adhesives contain unhealthy volatile organic compounds (VOCs). The use of green building practices promotes the use of alternatives to these unhealthy materials and thereby promotes worker and occupant health.

**DISABILITY AND SENIOR CITIZEN ACCESS**

Providing and recommending green building guidelines as City Reference Documents will have no direct effect on accessibility for senior citizens or disabled persons.

**ACTION REQUESTED OF THE CITY COUNCIL**

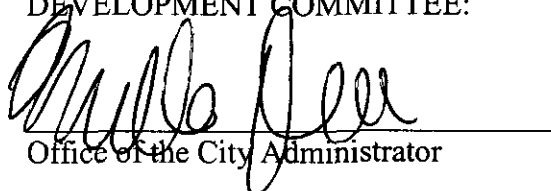
Staff recommends that the Council adopt the resolution to provide, as official City Reference Documents, the above mentioned green building guidelines, and recommend their use.

Respectfully submitted,



Carol Misseldine  
Sustainability Director  
Mayor's Office

APPROVED AND FORWARDED TO  
THE COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE:

  
Office of the City Administrator

11:11  
OFFICE OF THE CITY CLERK  
COMMUNICATED

Approved as to Form and Legality  
*Sally Clark*  
Oakland City Attorney's Office

2005 APR 12 PM 12:11 OAKLAND CITY COUNCIL

Resolution No. \_\_\_\_\_ C.M.S.

Introduced by Councilmembers Jane Brunner, Nancy Nadel and Jean Quan

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**RESOLUTION PROVIDING, AS OFFICIAL CITY REFERENCE DOCUMENTS, THE ALAMEDA COUNTY RESIDENTIAL GREEN BUILDING GUIDELINES [FOR NEW HOME CONSTRUCTION, HOME RE-MODELING AND MULTIFAMILY RESIDENTIAL DEVELOPMENT], U.S. GREEN BUILDING COUNCIL'S LEED™ RATING SYSTEMS [FOR NEW COMMERCIAL CONSTRUCTION AND REMODELING], AND BAY-FRIENDLY LANDSCAPE GUIDELINES, AND RECOMMENDING THEIR USE IN THE CITY OF OAKLAND.**

**WHEREAS**, one of the adopted goals of the Oakland City Council is to “Develop a Sustainable City” and to “maximize socially and environmentally sustainable economic growth, including conserving natural resources;” and

**WHEREAS**, green building and sustainable landscape design, construction, operation and maintenance can have a significant positive effect on energy, water and resource efficiency, waste and pollution generation, wildlife habitat and the health and productivity of a property's occupants over the life of the building and/or landscape; and

**WHEREAS**, green buildings and sustainable landscapes benefit building industry professionals, residents and communities by improving construction quality, increasing building durability, reducing utility, maintenance, water and energy costs, creating healthier buildings and landscapes, and enhancing comfort and livability; and

**WHEREAS**, in recent years, green building and sustainable landscaping design, construction, and operational techniques have become increasingly widespread in California and the nation, with many homeowners, businesses, and building professionals voluntarily seeking to incorporate green building and sustainable landscaping techniques into their projects; and

**WHEREAS**, in May 2005, the Oakland City Council unanimously adopted a Green Building Ordinance, joining numerous other cities in requiring that City owned or occupied buildings meet specific green building standards set by the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) rating system; and,

**WHEREAS**, StopWaste.Org has developed a series of voluntary guidelines designed specifically for the residential building industry for New Home Construction, Home Remodeling and Multifamily (“Alameda County Residential Green Building Guidelines”) that provide helpful and valuable guidance for applying these techniques to residential building projects; and

**WHEREAS**, the U.S. Green Building Council has developed a series of guidelines designed specifically for the commercial building industry, including LEED™ (Leadership in Energy and Environmental Design) Rating Systems, such as LEED™ NC 2.2 for new construction and major renovations and LEED™ CI for commercial interiors renovation; and

**WHEREAS**, StopWaste.Org has developed the Bay-Friendly Landscape Guidelines and Bay Friendly Gardening Guide designed specifically for landscape professionals and homeowners; and

**WHEREAS**, the practices contained in the Alameda County Residential Green Building Guidelines, U.S. Green Building Council's LEED™ Rating Systems, and the Bay-Friendly Landscape Guidelines were selected for their viability in today's market and their ability to promote sustainable buildings, landscapes and communities; and

**WHEREAS**, it is critical to both the economic and environmental health of the City that the City provide leadership and support to both the private and public sectors in the area of green building and sustainable landscaping; and

**WHEREAS**, a number of cities and counties throughout California are promoting the use of these guidelines and rating systems and,

**WHEREAS**, making these guidelines and rating systems easily available as reference documents and recommending their use would not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA"); now therefore,

**BE IT RESOLVED**, that private residential and commercial developers in the City of Oakland are encouraged to use green building and sustainable landscape design, construction and operation whenever feasible; and be it

**FURTHER RESOLVED**, that the City of Oakland provides, as official city reference documents, the Alameda County Residential Green Building Guidelines, the U.S. Green Building Council's LEED™ Rating Systems, and the Bay-Friendly Guidelines as they may be amended from time to time, and ensures their availability at accessible locations including the Planning Counter, public libraries, and through website links, and recommends their use on new development projects and retrofits, and directs City staff to explore incentives to encourage the use of the guidelines and rating systems by private developers and builders of residential and commercial construction and landscaping projects within the City.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2006

**PASSED BY THE FOLLOWING VOTE:**

AYES - BRUNNER, KERNIGHAN, NADEL, QUAN, BROOKS, REID, CHANG, AND  
PRESIDENT DE LA FUENTE

NOES -

ABSENT -

ABSTENTION -

ATTEST:

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LATONDA SIMMONS  
City Clerk and Clerk of the Council of  
the City of Oakland, California