

County of Sonoma
Santa Rosa, California

November 4, 2008

RESOLUTION SELECTING THE BUILD IT GREEN (BIG) NEW HOME CONSTRUCTION, HOME REMODELING AND MULTIFAMILY GREEN BUILDING GUIDELINES FOR RESIDENTIAL CONSTRUCTION AND LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) COMMERCIAL GREEN BUILDING SYSTEM FOR COMMERCIAL CONSTRUCTION GUIDELINES ALONG WITH THEIR RESPECTIVE GREEN POINTS CHECKLIST, SETTING COMPLIANCE THRESHOLDS, AND DIRECTING STAFF TO DEVELOP A GREEN BUILDING ORDINANCE BASED ON THESE GUIDELINES

WHEREAS, “green building” is a whole systems approach to the design, construction and operation of buildings that employs materials and methods that promote natural resource conservation, energy efficiency, and a good indoor air quality; and

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

WHEREAS, the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®) has set forth guidelines used as a standard for commercial construction by many jurisdictions nationally, and Build It Green (BIG) is a professional non-profit membership organization with key stakeholder groups to accelerate the adoption of green building standards, policies and programs which has set forth guidelines used as a standard for residential construction in most California and Bay Area jurisdictions; and

WHEREAS, use of the Green Building Guidelines like those promulgated by LEED and BIG promotes regional consistency and predictability for building professionals and have been based on extensive input from local governments, staff officials, building professionals, and community interest groups; and

WHEREAS, Green Point Rating Systems for both BIG and LEED® are based on a checklist of green features that are easily administered and provides designers and builders with greater flexibility in choosing desired green features; and

WHEREAS Green Point Rating Systems require a minimum number of points in each category on the checklist before structures can be considered “Green.” Categories include: Energy, Indoor Air Quality/Health, Resources and Water; and

WHEREAS, the City of Santa Rosa recently adopted a mandatory green building ordinance with a 50 point BIG and 20 point LEED®; and

WHEREAS, the county must develop a green building program that not only promotes regional consistency and predictability, but also addresses rural concerns generally not typically associated with municipal jurisdictions; and

WHEREAS, the use of an independent, third party audit process helps verify compliance with Green Building Guidelines and Green Point systems for new construction and additions without impacting staff workloads and increasing plancheck turn-around times.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors (Board) hereby finds and determines that the U.S. Green Building Council's LEED® Green Building Rating System for commercial building projects, and the Build It Green - Green Building Residential Guidelines for both new home construction and the multifamily residential, have established identifiable and workable green building guidelines.

BE IT FURTHER RESOLVED that the Board hereby finds that requiring the demonstration of 20 points under the applicable LEED® Green Building Rating Systems, and the certification of 50 points under the applicable Build It Green - Green Point Rating System is a measured, reasonable, and consistent initial step in working toward sustainable and consistent building practices.

BE IT FURTHER RESOLVED, the Board directs staff to work with industry stakeholders to draft and provide a mandatory green building ordinance for Board consideration by July 2009, to implement green building goals based on the selection of these guidelines and is consistent with local municipalities, yet incorporates rural concerns of the County.

BE IT FURTHER RESOLVED that the Board directs staff to investigate County compliance thresholds with the LEED ® Green Building Rating System for the construction of all permanent county government building and renovation projects

BE IT FURTHER RESOLVED that private residential builders and developers are encouraged to use green building design, construction, and operation whenever feasible.

BE IT FURTHER RESOLVED that any new commercial project, multi-family residential, home construction, home remodel, and all permanent county government building and renovation projects which achieves Green Building compliance through this process may advertise their certification with the County of Sonoma's BIG Program.

DULY PASSED this 4th day of November, 2008.

SUPERVISORS VOTE:

Brown: Smith: Kelley: Reilly: Kerns:

Ayes: 5 Noes: Absent: Abstain:

SO ORDERED.