

# Sustainable Building Resolution Update

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# Agenda

- 1. Short history of the Sustainable Building Resolution (SBR)**
- 2. Need to update the SBR: Policies and Documents guiding the 2022 SBR Revisions**
- 3. Revision process**
- 4. Summary of proposed revisions and additions**
- 5. Discussion and Input**





# Sustainable Building Resolution



The Sustainable Building Resolution (SBR) is a policy document outlining the performance standards that the City will adhere to as an organization when commissioning the construction of **new occupied** buildings or undertaking **major renovations** of existing occupied buildings.

- The SBR has always set an organizational standard that is beyond code
- Explicitly recognizes and values municipal leadership

## History:

- First adopted in 2008
  - Somewhat narrow, only recognized LEED
- Revised in 2014
  - A bit more flexible, introduces a performance pathway



# Sustainable Building Resolution



## Existing Resolution (Res. No. 2014-09):

### WHEREAS,

- “...committed to excellence and leadership in the community...”
- “...desires to lead by example...”
- “...yield savings... improve employee and visitor experience...”

### ENACTMENTS:

- “...require that all occupied City-owned new construction and major renovation of new facilities...”
  - LEED (Silver), Green Globes (3 Globes), or Living Building Challenge
  - ASHRAE Pathway (Performance vs. Certification)



# Sustainable Building Resolution



## Motivation for revisions and updates

- Updating policy documents such as The Sustainable Building Resolution is exactly the kind of action envisioned by the recent adoption of numerous Resolutions and documents:
  - The Climate Emergency Declaration (Res. 2020-09)
  - The Housing Crisis Declaration (Res. No 2020-66)
  - The Flagstaff Carbon Neutrality Plan (Res. 2021-34)
  - The 10-Year Housing Plan (Res. No 2022-02)
  - The Sustainable Building Incentive (PZ-21-00282)



# Sustainable Building Resolution



## Motivation for revisions and updates

- Updating policy documents such as The Sustainable Building Resolution is exactly the kind of action envisioned by the recent adoption of numerous Resolutions and documents:
  - [The Climate Emergency Declaration \(Res. 2020-09\)](#)
    - “... commits to its own City-wide transition...”
  - [The Housing Crisis Declaration \(Res. No 2020-66\)](#)
    - “...ways City resources (including land, staff and financial resource) can be best utilized to achieve identified goals...”
    - “...commits to its own citywide prioritization of housing efforts...”



# Sustainable Building Resolution



## Carbon Neutrality Plan Alignment

This amendment furthers many strategies of the Carbon Neutrality Plan (CNP):

### Community Resilience

- CR-1: Ensure all mitigation actions improve Flagstaff's ability to adapt to the future.
- CR-2: Strengthen existing community systems to create resilience to both short-term shocks and long-term change.

### Decreased Dependence on Cars

- DD-1: Encourage vibrancy, appropriate density, and attainability in existing neighborhoods, so that more residents live within walking distance of their daily needs.



# Sustainable Building Resolution



## Carbon Neutrality Plan Alignment

This amendment furthers many strategies of the Carbon Neutrality Plan (CNP):

### **Electric Mobility**

- EM-3: support residents, businesses and institutions in the transition to electric vehicles.

### **Clean Electricity**

- CE-2: Increase renewable energy installations and usage in new buildings.

### **Building Fuel Switching**

- FS-1: Reduce or remove natural gas usage in municipal buildings.

### **Reduced Building Energy Use**

- BE-1: Achieve net zero energy City of Flagstaff facilities.



# Sustainable Building Resolution



## Other areas of alignment

### 10-year Housing Plan (Res. No 2022-02)

- “... to increase the number of available and affordable housing options for Flagstaff residents at all income levels.”

### Residential Sustainable Building Incentive (PZ-21-00282)

- Highest performance pathway for builders/developers to earn the incentive is “All-electric, Zero Energy Ready.”



# Sustainable Building Resolution



## Revision Process

- A big THANK YOU to staff that made up the SBR “Band” (Steering Committee):
  - Community Development
  - Facilities
  - Housing Section
  - Real Estate
  - Sustainability
- Started organizing in August
  - Multiple in-person meetings and rounds of asynchronous document development
- Sustainability Commission



# Sustainable Building Resolution



## Goals of the Proposed Revisions

### **Reduced greenhouse gas emissions from City buildings**

- The City seeks to ensure its new buildings support its goals for reduced building energy use, clean electricity, and appropriate building electrification.

### **Building community resilience**

- The City can prepare for a volatile future by ensuring new buildings include amenities to support vulnerable residents during disruptive weather or other extreme events.

### **Increasing the number of available and affordable housing units**

- The City can support housing supply needs by considering properties for repurposing the building or developing in a manner to support housing.



# Sustainable Building Resolution



## Goals of the Proposed Revisions

### Reduced greenhouse gas emissions from City buildings

- The City seeks to ensure its new buildings support its goals for reduced building energy use, clean electricity, and appropriate building electrification.

### How:

- Maintains the same minimum certification and/or performance pathways
- **(Add) Appropriate electrification**
- **(Add) Emissions Neutral Operations**



# Sustainable Building Resolution



## Goals of the Proposed Revisions

### Building community resilience

- The City can prepare for a volatile future by ensuring new buildings include amenities to support vulnerable residents during disruptive weather or other extreme events.

### How:

- **(Add) Resilience Hub functionality, including but not limited to:**
  - Clean Air Center (smoke events)
  - Cooling Center (heat event)
  - Warming Center (cold events)
  - Refrigeration and back-up power center (power events)
- Note: Many existing municipal buildings could be great Resilience Hub candidates, but not covered by SBR due to focus on “new” and “major renovation”



# Sustainable Building Resolution



## Goals of the Proposed Revisions

### **Increasing the number of available and affordable housing units**

- The City can support housing supply needs by considering properties for repurposing the building or developing in a manner to support housing.

### **How:**

- **(Add) Describes an end of occupancy process that directs the Housing Section to evaluate the property and determine the feasibility of repurposing or developing in a manner that supports increasing the number of available and affordable housing units, including but not limited to:**
  - Converting to municipally operated affordable housing
  - Seeking public-private partnerships
  - Exploring shared equity models



# Sustainable Building Resolution



Next: Returning November 1<sup>st</sup> for adoption

We welcome your questions,  
comments, and suggestions