

Sustainable Building Resolution Update

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Agenda

- 1. Background**
- 2. Summary of proposed revisions and additions**
- 3. Additions made since the 10/18/2022 Council meeting**
- 4. Discussion and consideration of adoption.**





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
- Revised in 2014
 - Introduced a performance pathway
- Revised in 2022
 - To improve alignment with recently adopted policies, plans and documents



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



3 Main 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.



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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**



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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 events)
 - 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”



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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



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Updates since meeting on 10/18/2022:

WHEREAS,

- (#7) the Mayor and City Council of the City of Flagstaff wish to declare a commitment to energy conservation; ~~that all occupied City-owned new construction and major renovations, including building additions over 10,000 square feet, shall achieve certification in the Leadership in Energy and Environmental Design (“LEED”) Program or Green Globes Program or Living Building Challenge Program or at a minimum achieve American Society of Heating, Refrigeration, and Air Conditioning Engineers (“ASHRAE”) Design for High-Performance building standards;~~ and
- (#12) the Adaptive Reuse Program offers support to small businesses that repurpose existing buildings, in recognition that repurposing is one of the most sustainable approaches to building and development; and

ENACTMENTS:

- No changes made since 10/18/2022 Council Meeting.



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Thank you