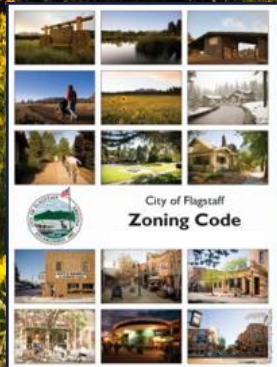


# Amendment to Zoning Code Section 10-30.070

## Residential Sustainable Building Standards

PZ-21-00282

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# Residential Sustainable Building Standards

## Agenda

- **Background**
  - Existing Incentive
  - Motivation for change
- **Proposed changes**
- **Staff Recommendation**



# Residential Sustainable Building Standards

The Residential Sustainable Building Standards are an **incentive program**.

## Existing incentive:

- Developers of new residential buildings can earn a density increase on their property, if they comply with the requirements of the incentive.
  - Up to a 25% density increase.
- The incentive requirements fall into four categories:
  - Water resource protection
  - Transportation and air quality
  - Waste
  - Energy efficiency – this is the CORE requirement.
- The energy requirement required buildings to achieve a HERS 50 rating – this was the core requirement.



# Residential Sustainable Building Standards

## Motivation for Change

- Flagstaff's building code has **caught up** with some existing incentive requirements
  - **Transportation:** EV readiness
  - **Energy:**
    - Current incentive requires HERS 50
    - HERS 61 is required through some paths of Flagstaff's building code
- The incentive is not commonly used
- The incentive competes with the Incentive for Affordable Housing
- The incentive does not reflect the priorities of the Carbon Neutrality Plan, which specifies the need to incentivize building electrification and efficiency.



# Residential Sustainable Building Standards

## City's Proposed Zoning Code Text Amendment

### Amend the Zoning Code to

- Remove the Home Energy Rating System (HERS) 50 energy efficiency standard, and replace with requirements for all-electric energy efficient buildings and compliance with one of several energy efficiency requirements;
- Incorporate electric vehicle charging requirements;
- Revise waste reduction requirements; and
- Allow the Planning Director to enter into an agreement with property owners that comply with these standards to increase their maximum residential density by 25%.



# Residential Sustainable Building Standards

## City's Proposed Zoning Code Text Amendment

### ***Overview of Proposed Amendment: Purpose 10-30.70.010***

- The purpose has been updated to remove references to the HERS 50 standard and align it with the proposed revisions, which are intended to foster the production of energy and resource-efficient residential buildings.



# Residential Sustainable Building Standards

## City's Proposed Zoning Code Text Amendment

### ***Overview of Proposed Amendment: Density Bonus – Section 10-30.70.030***

- The provisions have been modified to require that an entire development complies with the proposed minimum standards in order to achieve the 25% density increase.
- Table 10-30.70.030.A: Percentage of Housing units Meeting HERS 50 and Corresponding Density Bonus has been deleted.



# Residential Sustainable Building Standards

## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment: Minimum Standards - Section 10-30.70.040*

- **Water Resource Protection** provisions:
  - Updated to include all buildings within a residential development.
- **Transportation and Air Quality** provisions require a development to:
  - Be located within ¼ mile of a transit stop, OR
  - Provide electric vehicle charging stations.
- **Waste Reduction and Management** provisions have been revised to require both:
  - a Materials Management Plan, for ongoing operations, and
  - a Construction and Demolition Waste Management Plan.



# Residential Sustainable Building Standards

## City's Proposed Zoning Code Text Amendment

### ***Overview of Proposed Amendment: Minimum Standards - Section 10-30.70.040***

Energy Efficiency provisions now include **three options** in place of the former HERS 50 standards. A developer may choose any one of these options:.

#### **1. All-electric, Zero Energy Building**

- Zero energy building, as defined by the Department of Energy and verified a third-party

#### **2. All-electric, Energy-Efficient Building**

- Certified to the bronze level of the National Green Building Standards; and
- Be constructed to achieve a building energy efficiency that is equal to or greater than a 15% improvement over the City of Flagstaff's current energy code;
- Note: this option allows an exception to all-electric for gas fireplaces in common areas, if approved by the Sustainability Director

#### **3. All-electric Building that qualifies for Triple Certification: ENERGY STAR, Indoor AirPlus Label (EPA), and meets the requirements of the EPA WaterSense for Homes 2.0 Mandatory Checklist**



# Residential Sustainable Building Standards

## City's Proposed Zoning Code Text Amendment

### ***Overview of Proposed Amendment: Residential Sustainable Building Agreement – Section 10-30.70.050***

- The provisions of this section have been updated to allow the Planning Director to enter into an agreement with a property owner to comply with the program requirements to obtain a density bonus.



# Residential Sustainable Building Standards

## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment: Definitions "E" - Section 10-80.20.050*

- The definitions have been updated to include the terms Electric Vehicle Supply Equipment (EVSE), which is the equipment necessary to transfer energy between the premises wiring and an Electric Vehicle.



# Residential Sustainable Building Standards

## Carbon Neutrality Plan Alignment

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

### **Equitable Systems**

- ES-1: incorporate equity as a foundational element of every climate action the City develops and implements.

### **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.

### **Electric Mobility**

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



# Residential Sustainable Building Standards

## Carbon Neutrality Plan Alignment

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

### **Clean Electricity**

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

### **Building Fuel Switching**

- FS-2: Encourage new buildings to rely on the electric grid as their main energy source.

### **Reduced Building Energy Use**

- BE-2: By 2030, require new homes in Flagstaff to be net zero energy homes.

### **Sustainable Consumption and Waste Management**

- MM-1: Divert more waste from the landfill.



# Residential Sustainable Building Standards

## Staff Recommendation

### Findings for Zoning Code Text Amendments:

- (1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;
- (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and
- (3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.



# Residential Sustainable Building Standards



## Questions, Comments, and Suggestions

