

**AGENDA REPORT**

**TO:** Dave Adams, City Manager 

**FROM:** Nasser Abbaszadeh, Engineering and Building Director

**SUBJECT:** Consideration of Adoption of a Voluntary Green Building Program

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**RECOMMENDATION:**

By motion, approve the City's Voluntary Green Building Program and direct staff to implement the program.

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**SITUATION:**

Green Building techniques reduce the use of natural resources, minimize harmful effects on the environment and provide a healthier environment for occupants of green buildings. The City of San Juan Capistrano has been a leader in environmental programs, such as stormwater, solid waste and recycling, and protection of its open space. A "Green Building" program is becoming the standard in new development throughout the US and is being promoted in San Juan Capistrano in developments such as Pacifica San Juan.

Staff developed voluntary Green Building Program guidelines to be encouraged in the city as part of new development and redevelopment.

Staff recommends to the City Council to adopt the City's voluntary Green Building Program as presented by staff.

**Background**

Staff presented last year to the Planning Commission the concept of developing a Green Building program to be established in the City of San Juan Capistrano to promote healthy living. Staff was directed to develop a plan and bring back to the Planning Commission, then to City Council for adoption.

Green Building or Sustainable Building is creating environmentally sensitive, energy conscious and healthier building. Green Building can include:

- Energy efficiency
- Water Conservation and reduction of runoff
- Environmentally friendly building materials and specifications
- Waste reduction
- Indoor environmental quality
- Smart growth and sustainable development

Building green promotes a better quality of life. It improves our living space through reduced indoor air pollution, smarter design and improves environmental conditions for future generations.

Building green is good for the economy. It saves money and increases property values through more durable building designs and reduced lifecycle costs.  
Building green is good for the environment. It reduces our impact on the environment through smarter use of limited resources and land.

For many years, the City of San Juan Capistrano has been promoting a healthy environment for our citizens, through various means. Among these efforts are: protection of our open space, promoting various recycling programs, and meeting or exceeding the 50% solid waste diversion requirements. Other programs include adoption of a construction and demolition recycling program, and promoting water conservation through planting native and California friendly plants and smart timers. There are many more examples of environmentally friendly success stories in the community.

The program presented by staff is fully voluntary and depends on city staff increasing the education to the community and developers to raise awareness of the benefits of building green.

The program as proposed does not specify the use of specific material, or specific architectural guidelines, but is based on a point system with 10 categories. An applicant interested in building green would need to select from these categories and obtain a minimum of 50 points. A development with 50 points would be declared a Green home, Building, Apartment or Condominium, and would receive a certificate from the city to that effect. A development obtaining 60 points would be declared a Green Home Plus, Building Plus, Apartment Plus, or Condominium Plus. The city would do a press release recognizing the high quality green project. A development with 75 points would be a Green Home Premium, Building Premium, Apartment Premium, or Condominium Premium and the project would be recognized at a City Council meeting for its excellence.

The categories are:

1. Site and landscape
2. Foundation, Frame and roofing
3. Plumbing
4. Lighting and appliances
5. HVAC
6. Energy Performance
7. Renewable Energy
8. Indoor Air Quality
9. Resource Efficient Materials
10. Education and Awareness

There are minimum qualifying measures required to participate in the program. Most of these measures are ones that anyone building in San Juan Capistrano would have to comply with already, such as recycling a minimum of 50% of construction and demolition waste. Others are; installing low flow drip irrigation systems and/or low flow plumbing fixtures, and using low VOC interior paint. Under renewable energy, two photovoltaic minimum qualifying measures are included.

Compliance with the Green Building Program allows the developer or homeowner to be creative in meeting the minimum 50 points, and should not conflict with the city's current design standards or the municipal code.

On December 14, 2004 the Governor signed Executive Order S-20-04 which requires all new and renovated state-owned facilities to be designed, constructed and operated at a "LEED Silver" or higher rating (Leadership in Energy and Environmental Design). Staff recommends as part of the Green Building Program to adopt a similar policy for all new city buildings.

To assist developers in building green, staff has developed fact sheets on various green building materials, and a Green Building Resources Guide listing some of the local green building resources. All these developed materials will be made available to the public at City Hall and on the city's website.

#### **COMMISSION/BOARD REVIEW AND RECOMMENDATIONS:**

Staff made a presentation to the Planning Commission on November 13, 2007 and introduced the proposed voluntary Green Building program. The Planning Commission unanimously voted to recommend that City Council adopt the voluntary green building program as presented by staff.

#### **FINANCIAL CONSIDERATIONS:**

There are no identified significant financial impacts as a result of this program. The cost of green building material has significantly dropped, and some studies show that building green provides considerable net savings to a project.

#### **NOTIFICATION:**

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Respectfully submitted,



Nasser Abbaszadeh, PE  
Engineering and Building Director

Prepared by,



Ziad Mazboudi, PE, CRSWQ, CPESC  
Senior Civil Engineer

Attachments:

1. 2007 Green Building Resources Guide
2. San Juan Capistrano Green Home Checklist
3. San Juan Capistrano Green Apartment Checklist
4. San Juan Capistrano Green Condominium Checklist
5. San Juan Capistrano Green Commercial Building Checklist

**ATTACHMENTS 1 - 5 are available  
in the City Clerk's Office and  
City Council Office for Review**

**ATTACHMENTS 1-5**