

CITY OF EL PASO, TEXAS
DEPARTMENT HEAD'S SUMMARY REQUEST FOR COUNCIL ACTION (RCA)

DEPARTMENT: DEVELOPMENT SERVICES

AGENDA DATE: INTRODUCTION: JUNE 3, 2008
PUBLIC HEARING: JUNE 10, 2008

CONTACT PERSON/PHONE: LARRY F. NICHOLS, DEVELOPMENT SERVICES, (915) 541-4556

DISTRICT(S) AFFECTED: ALL

SUBJECT:

An ordinance to adopt United States Green Building Council –Leadership in Energy and Environmental Design(LEED) Silver Certification requirements or an equalivant rating system standard for sustainable development design standards of City owned buildings of 5,000 square feet and larger.

BACKGROUND / DISCUSSION:

Approved by the Legislative Review Committee on March 19, 2008
Presented to the USGBC local chapter – Chihuahuan Desert Chapter
Presented to the El Paso Association of Builders
Discussed with the American Institute of Architects, President Dalbin

PRIOR COUNCIL ACTION:

City Council directed staff to research and provide an Ordinance for "Green Building" standards of City owned buildings.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Approved by the Legislative Review Committee on March 19, 2008.

*******REQUIRED AUTHORIZATION*******

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD:  _____
Larry F. Nichols, Deputy Director, Building Permits & Inspections

OTHER: _____
(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE ADOPTING SUSTAINABLE DEVELOPMENT DESIGN STANDARDS.

WHEREAS, development and construction practices are significant contributors to the depletion of natural resources and a major cause of air and water pollution, solid waste, deforestation, toxic wastes, health hazards, global warming, and other negative consequences; and

WHEREAS, the City of El Paso has resolved to participate has pledged to take a leadership role in promoting public awareness about the causes and impacts of climate change; and

WHEREAS, the City of El Paso finds that green building measures applied to the design, construction, and maintenance of buildings would achieve the following goals:

1. To encourage resource conservation;
2. To reduce the waste generated by construction projects;
3. To increase energy efficiency; and
4. To promote the health and productivity of residents, workers, and visitors to the City; and

WHEREAS, the City of El Paso recognizes that green building shall complement existing policies related to development and natural resource conservation; and

WHEREAS, the Leadership in Energy and Environmental Design (LEED™) Green Building Rating System and Certification is a nationally recognized standard for excellence in facility design and has multiple levels of certification; and

WHEREAS, green design and construction decisions made by the City in the construction and major remodeling of City buildings can result in significant cost savings to the City over the life of the buildings;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

- A. That the City of El Paso adopts the sustainable development design standards. This policy reflects the City's commitment to encouraging environmentally sensitive construction practices in the City of El Paso by adopting construction practices based on the Leadership in Energy and Environmental Design (LEED™) certification process or an equivalent rating standard.
- B. That all new City buildings over 5,000 square feet in size, will be designed, contracted and built to achieve the LEED™ Silver certification level, and to strive for a higher level of certification (either Gold or Platinum) whenever project resources and conditions permit.
- C. That all future major renovations and non occupied City buildings will be designed, contracted and built to include as many principles of the LEED™ program as are feasible.
- D. That no building permit for a city owned building shall be issued until an architect or designer has certified that the LEED™ standards are being addressed in the plans or specifications. The certification shall be submitted to the Building Official for verification.
- E. That this ordinance shall take effect immediately from and after its passage. During a 6 month grace period bids for municipal projects shall include costs for non-LEED™ construction, and LEED™ Silver Certification.

Passed and approved this _____ day of June, 2008.

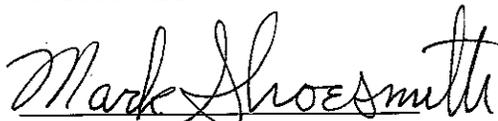
THE CITY OF EL PASO

John Cook
Mayor

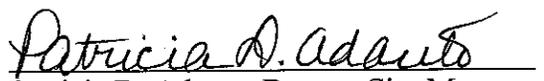
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:


Mark Shoemith
Assistant City Attorney

APPROVED AS TO CONTENT:


Patricia D. Adauto, Deputy City Manager
Development & Infrastructure Services