

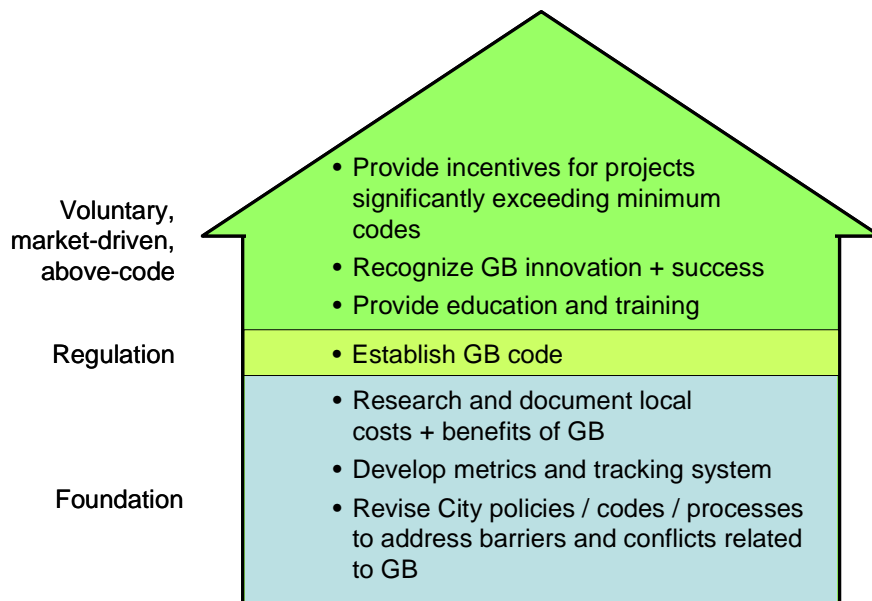
# City of Fort Collins Green Building Program Background and Development Process

The Fort Collins City Council has made an integrated Green Building Program (GBP) a high priority for 2010. This decision provides a great opportunity to positively influence our community far into the future and to help meet goals related to energy use, water use and carbon emissions.

Fort Collins Utilities is leading this effort. In late 2009, staff began developing a plan based on the 2007 “Green Building Roadmap” that solicited stakeholder input, surveyed what other leading cities were doing to promote green building and made a number of recommendations to move green building forward in Fort Collins (the Roadmap project report can be downloaded at [www.fcgov.com/greenbuilding/fortcollins](http://www.fcgov.com/greenbuilding/fortcollins)). The Green Building Program preliminary plan was presented to City Council on January 12, 2010 (the Council presentation and discussion can be viewed at [www.fcgov.com/cityclerk/agendas.php](http://www.fcgov.com/cityclerk/agendas.php)). The summary of Council’s direction from this work session is included in this document.

## Integrated Approach

The figure below illustrates the market transformation approach embodied in the GBP, a balance of regulation and above-code, market-driven, voluntary elements, with foundational elements supporting the rest.



**Green Building Program Elements**

## Guiding Principles

In the Council presentation, staff outlined four principles to help guide GBP development:

- **Support GB transition actively underway in the marketplace.** This recognizes that green building is not a new idea in Fort Collins. There is a lot of experience, many people involved in many aspects of green building and many innovative projects on the ground. The City's role is to help accelerate progress, working closely with existing efforts.
- **Support quality building projects that can demonstrate substantive, measurable results.** This is about accountability, substance over hype.
- **Support the development of City processes that are relatively simple and easily navigated.** The GBP work should reduce barriers.
- **Dovetail elements addressing individual buildings and lots with neighborhood- and urban-scale green elements.** This reflects that parallel work is going on during 2010 with the Plan Fort Collins project that addresses the larger scale opportunities. These two projects should open up green opportunities at all scales, in a coordinated fashion.

## Development Process

Initial development work will focus on three elements: local costs and benefits of green building, green building code, and metrics and tracking. This will be accomplished through a collaborative effort involving staff, consultants and advisory committees.

Core staff assigned to the GBP come from the Utilities' Energy Services group: Doug Swartz (managing the project), Felix Lee, John Phelan, Gary Schroeder and Amanda Sutton. Building Department staff will be integrally involved with the code development. Staff from other City departments will be involved with areas in which they have expertise and/or aspects of the GBP relate to their work area. Interdepartmental collaboration and coordination is a key to success.

The Brendle Group will serve as a consultant for the costs / benefits element and will provide analytical support related to other GBP elements.

Three advisory committees are being established:

- **Green Building Program Advisory Committee (GBPAC).** This is a high-level advisory committee with a diverse blend of community stakeholders and City staff with varying perspectives and interests in green building. Staff will keep members informed and ask for input about the direction of the evolving GBP as a whole. Sharing information about green building practices will be a regular part of the agenda. This group will meet three or four times throughout the year as part of the project's community engagement process.
- **Technical Review Advisory Committees (TRAC).** Two TRACs, one focused on the residential sector and the other on the commercial / industrial / institutional sector, will advise staff on developing the green building codes. Members will bring diverse building industry expertise and perspectives. Each TRAC will typically meet twice a month for six months.

The code development process will be structured around recently available national templates, with the expectation that they are the best candidates to adapt for local use. These are:

- **National Green Building Standard (NGBS).** This is a green building rating system for the residential sector, developed by National Association of Home Builders and International Code Council, certified as an ANSI standard. It can be used as the basis for a code and/or a voluntary green building program. See more information at [www.nahbgreen.org/Guidelines/ansistandard.aspx](http://www.nahbgreen.org/Guidelines/ansistandard.aspx).
- **International Green Construction Code (IgCC).** This is a model commercial green building code. Organizations developing it and/or supporting it include the International Code Council, American Institute of Architects, American Society for Testing and Materials, American Society of Heating, Refrigerating and Air-Conditioning Engineers, U.S. Green Building Council and Illuminating Engineering Society of North America. See more information at [www.iccsafe.org/CS/IGCC/Pages/default.aspx](http://www.iccsafe.org/CS/IGCC/Pages/default.aspx).

Staff anticipate that much progress on other GBP elements will be made in conjunction with the code development process and work on documenting costs + benefits. Staff will review progress and determine this summer whether more formalized plans are needed to complete work on all elements in 2010.

## Community Engagement

The overriding criterion for community engagement is transparency of process. In addition to the involvement of advisory committees described above, this will be accomplished with a multi-pronged approach.

- **Web site and electronic communication.** Program development information will be available to anyone who is interested, via the City web site, on a close-to-real-time basis. A system will be established that electronically pushes information to interested stakeholders on a regular schedule, as well as an e-mail link that provides an easy way for citizens to comment.
- **Open houses.** As work on all the GBP elements progresses, a public open house will be scheduled to report progress and solicit feedback.
- **Boards and commissions.** Interested City boards and commissions will receive quarterly reports prepared for City Council. Presentations regarding the emerging package will also be available to these groups.
- **“Road show.”** In the fall, the emerging package will be presented to interested community groups.
- **Plan Fort Collins.** GBP public outreach will be coordinated as possible with Plan Fort Collins outreach.
- **City Council Work Session.** An update on GBP progress is scheduled for July 13, 2010.

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## Memorandum

DT: January 15, 2010

TO: Mayor and City Councilmembers

TH: Darin Atteberry, City Manager  
Brian Janonis, Utilities Executive Director

FR: Patty Bigner, Utilities Customer and Employee Relations Manager  
Doug Swartz, Utilities Energy Services Engineer  
Felix Lee, Utilities Green Building Codes Project Manager

RE: Work Session Summary – January 12, 2010 re: Green Building Program Update

On January 12, 2010, City Council held a Work Session to discuss a proposed Green Building Program. All Council Members were present except Councilmember Poppaw. Staff members making presentations and answering questions were Brian Janonis, Doug Swartz, John Phelan, Felix Lee, (Utilities); and Mike Gebo (CDNS).

There was extensive discussion and many clarification questions regarding the Green Building Program. Each Council Member provided their individual perspective and feedback. Council generally is supportive of moving ahead with the proposed approach. The following issues were identified as important:

- **Integrated framework.** Council supports the market transformation design of the proposed plan, balancing voluntary, market-driven, above-code elements to “pull” the top end of the market while a green building code “pushes” the bottom end. They feel there is merit in the concept of using a single framework as the basis for both the regulatory and reward elements of the Green Building Program.
- **Interdepartmental coordination.** Council agrees that the integrated approach of the Green Building Program and the element addressing the removal of barriers from existing City codes / policies / processes will be a positive step in strengthening interdepartmental collaboration and consistent green building support across City work areas. The City Manager recognizes the need for top management to support these efforts.
- **Accountability.** Council supports the development of a substantive, results-oriented program with well-defined metrics that are tracked over time.
- **Economics.** Council requests staff provide information on costs and benefits when a green building code proposal is brought to Council, including initial, life-cycle, individual and public costs and benefits.

- **Points-based rating system.** There are varying perspectives among Council Members on pros and cons of a points-based rating system, such as the *National Green Building Standard*<sup>TM</sup>, as the basis for a green building code. Some feel that the flexibility of such an approach, allowing different paths to a given performance level, is a benefit while others are concerned about the potential to “game” the system and evade important features. All Council Members support staff moving ahead with a points-based system, carefully considering these concerns.
- **Local code amendments.** Council Members discussed issues related to the potential number of amendments that may be necessary to reflect local conditions and community values. On further discussion, the consensus direction to staff is to proceed on code development, with local amendments based on documented need.
- **Existing buildings.** Council wants clarifications about how a green building code would apply to existing buildings.
- **Timeline.** Council supports the proposed timeline. They understand that the commercial/industrial (C/I) green building code development will lag the residential code, because the model C/I standards have not yet been published. Staff will work to bring a proposed C/I code to Council on the same schedule as a residential code proposal.
- **Community engagement.** Council directed that staff broadly engage the community in the development of the Green Building Program, reaching out well beyond the stakeholders who will be directly affected.

## Next Steps

- Continue development of Green Building Program, with quarterly progress reports beginning March 31, 2010.
- Green Building Program update at Work Session on July 13, 2010.
- City Council consideration of the adoption of a green building code, first quarter 2011.