

RESOLUTION NO. 56 (2008)

APPROVING AND ADOPTING GREEN BUILDING STANDARDS
AND RATING SYSTEMS FOR CONSTRUCTION OR
RENOVATION OF MUNICIPAL BUILDINGS

RESOLVED, by the City Council of the City of San Mateo, California, that:

WHEREAS, the City Council considered regulation for the use of green building features in municipal buildings; and

WHEREAS, green building is a whole systems approach to the design, construction and operation of buildings that employs materials and methods that promote natural resource conservation, energy efficiency, and a good indoor air quality; and

WHEREAS, green buildings benefit building industry professionals, residents, and communities by improving construction quality, increasing building durability, reducing utility, maintenance, water and energy costs, creating healthier homes, and enhancing comfort and livability; and

WHEREAS, the City Council has previously set the sustainability standard for the new main library and the new police facility now under construction to be LEED Silver; and

WHEREAS, this Resolution formalizes the City Council's previous actions regarding the sustainability of new and remodeled municipal buildings; and

WHEREAS, this Resolution specifies that green building guidelines, ratings systems, and project checklists shall be used for the construction or renovation of municipal buildings having a gross floor area of five thousand (5,000) square feet or more of conditioned space;

NOW, THEREFORE, IT IS HEREBY DETERMINED and ORDERED that:

1. The City Council of the City of San Mateo approves and adopts LEED Silver green building standards for the construction or renovation of municipal buildings as set forth in Exhibit A attached to this Resolution.
2. The City Council of the City of San Mateo directs that the architect or engineer of record shall submit a list of possible LEED points as a part of the pre-permitting documentation, and that the approval of the list of possible LEED points shall be determined by the building official.

3. In accordance with CEQA Guidelines section 15308, this Resolution is categorically exempt from CEQA as an action taken by a regulatory agency for protection of the environment.

4. This Resolution shall be effective on July 1, 2008.

/s/ CAROLE GROOM

MAYOR

ATTEST:

(SEAL) /s/ NORMA GOMEZ

CITY CLERK

City of San Mateo Green Building Guidelines

EXHIBIT "A"

| Project Description | | Building Improvements | | |
|---------------------|--------------------------------------|-----------------------|---------------------------------|---------------------|
| | | Checklist Required | Minimum Threshold | Compliance Process* |
| MUNICIPAL | 5,000 SF or larger; new construction | LEED NC or GPR | LEED Silver GPR 50-75 points | USGBC |
| | Less than 5,000 SF; new construction | | | CDD |
| | Renovations greater than 5,000 SF | LEED EB or GPR | LEED Silver GPR 50-75 points | USGBC |

All references to LEED imply the most current version of LEED at the time of design application or of registration with the USGBC. LEED has several sets of standards: NC (new construction); EB (existing building).

* * *

Resolution adopted by the City Council of the City of
San Mateo, California, at a regular meeting held on
June 16, 2008, by the following vote of the Council:

AYES: Council Members LEE, EPSTEIN, GROTTÉ,
MATTHEWS and GROOM

NOES: NONE

ABSENT: NONE

(SEAL) /s/ NORMA GOMEZ, City Clerk

RESOLUTION NO. 57 (2008)APPROVING AND ADOPTING GREEN BUILDING GUIDELINES FOR
CONSTRUCTION OF COMMERCIAL, RESIDENTIAL AND
MIXED USE BUILDINGS

RESOLVED by the City Council of the City of San Mateo, California, that:

WHEREAS, the City Council has directed city staff to adopt green building guidelines for commercial, residential and mixed use buildings; and

WHEREAS, green building is a whole systems approach to the design, construction and operation of buildings that employs materials and methods that promote natural resource conservation, energy efficiency, and a good indoor air quality; and

WHEREAS, green buildings benefit building industry professionals, residents, and communities by improving construction quality, increasing building durability, reducing utility, maintenance, water and energy costs, creating healthier homes, and enhancing comfort and livability; and

WHEREAS, this Resolution specifies that the green building guidelines apply to commercial, residential and mixed use projects;

WHEREAS, this Resolution specifies that the green building guidelines will be voluntary for commercial, residential and mixed use projects; and

WHEREAS, the City will consider a mandatory green building program in approximately one year;

NOW, THEREFORE, IT IS HEREBY DETERMINED and ORDERED that:

1. The City Council of the City of San Mateo adopts a voluntary green building program with the following components:
 - a. **Commercial, Residential and Mixed Use projects** may voluntarily comply with the green building guidelines as specified in Exhibit A, attached to this Resolution.
 - b. **Submittal of documents.** In conjunction with any planning application or building permit for approval of a planned development entitlement for a covered commercial, residential or mixed use project, the applicant may submit to the Community Development Department documentation indicating the measures that will be taken to achieve the applicable green building rating. The Green Building Documentation shall be prepared by a Green Building Accredited Professional or other qualified professional. The Green Building Documentation shall include:

- 1) The applicable green building project checklist.
- 2) The applicable green building worksheet with an analysis of each credit claimed; and
- 3) Any other documentation that may be necessary to show compliance with this Resolution, as submitted by the applicant or requested by the Director of Community Development or their designee.

c. **Post Occupancy Implementation.** Applicants are encouraged to take such actions as may be necessary to insure that green building measures which have been incorporated into the structure are operating as intended. Such actions include proper calibration and monitoring of building systems, regular maintenance and repair of equipment as needed, appropriate training of personnel responsible for operation of the building systems, an education of employees, tenants, and other regular occupants of the structure on practices that can be followed to promote energy conservation and other green building objectives.

2. In accordance with CEQA Guideline section 15378, this Resolution is not a project subject to CEQA because it creates a voluntary program which will not have a significant effect upon the environment.

3. This Resolution shall be effective on July 1, 2008.

/s/ CAROLE GROOM

MAYOR

ATTEST:

(SEAL) /s/ NORMA GOMEZ

CITY CLERK

City of San Mateo Green Building Guidelines

EXHIBIT "A"

| Project Description | | Building Improvements | | |
|--|---|---|-------------------------------|---|
| | | Checklist Required | Minimum Threshold | Compliance Process* |
| COMMERCIAL | New construction, Tenant improvements, other than retail \geq 10,000 SF | LEED CS, NC, CI, ND as appropriate | LEED Silver | City-affiliated LEED AP review |
| | New construction: < 10,000 SF | | | Choice of City-affiliated LEED AP review or CDD |
| | All retail TI and other TI < 10,000 SF | Energy and water saving recommendations or requirements | None | None |
| MULTI-FAMILY | New Construction | GPR for new construction | GPR 75 points | Independent verification |
| | Remodels | GPR for remodels | Encouraged, but None | None |
| SINGLE FAMILY HOMES | New construction or substantial removal | GPR | GPR 75 points | Independent verification |
| | Second Story Additions and/or Remodels \geq 50%SF | GPR for Remodels | Encouraged but None. | None |
| | Remodels < 50% SF | GPR for remodels (Smaller projects may be given energy and water saving suggestions) | None | None |
| MULTI-USE & OTHER BUILDINGS | (1) Any multi-use building that has a total of 10,000 SF; (2) 5 or more housing units plus commercial space; (3) Unique buildings that are 10,000 SF or more. | GPR if building is primarily residential; LEED standards as determined by building type | LEED Silver Or GPR 75 points. | City-affiliated LEED AP review or CDD |

All references to LEED imply the most current version of LEED at the time of design application or of registration with the USGBC. LEED has several sets of standards: NC (new construction); EB (existing building); CI (commercial interior); CS (core and shell); ND (new development). All references to Green Point Rated imply the most recent version of GPR. Applicant may choose to use LEED for residential instead of GPR.

* Compliance process defined:

Applicant pays cost of certification directly to third party:

1. USGBC = official certification process for LEED.
2. Independent verification = a third party evaluation of the new home resulting in an official GPR certification.

Applicant pays fee to city for compliance review:

3. City-affiliated LEED Accredited Professional = City will send design out for compliance review design process.
4. CDD = The Community Development Department will review compliance.

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