

building a green los angeles

FRAMEWORK FOR THE CITY'S GREEN BUILDING PROGRAM

why build green?

In May 2007 Mayor Antonio Villaraigosa issued a Climate Action Plan (Plan) to reduce greenhouse gas emissions 35% below 1990 levels by 2030. Greenhouse gas emissions, which include carbon dioxide (CO₂), are now globally recognized as the leading contributor to the dangers of global warming.

The Plan, initiated by the City Council motion and the Mayor's direction to department heads, identifies how the City will achieve the new goals. Specifically referenced is the importance of reducing the environmental impact of buildings.

Buildings consume up to two-thirds of the City's electricity. In addition, they use a significant fraction of water and other natural resources, as well as contribute 12% of landfill waste. The electrical demand of buildings constitutes over 32% of the city's annual carbon dioxide emissions of 52 million metric tonnes. Given that the City permits thousands of new construction and remodel building projects per year, improvements to building layout, design and material selection, combined with the installation of more efficient fixtures, appliances, and heating and cooling systems could contribute to significant savings of electricity, gas, and water consumption and a reduction in the quantity of solid waste leading to our landfills.

The Program addresses five key areas:

- > **SITE-LOCATION** - SITE PLANNING, LANDSCAPING, STORMWATER MANAGEMENT, CONSTRUCTION & DEMOLITION RECYCLING
- > **WATER EFFICIENCY** - EFFICIENT FIXTURES, WASTEWATER REUSE, EFFICIENT IRRIGATION
- > **ENERGY & ATMOSPHERE** - ENERGY EFFICIENCY, CLEAN/RENEWABLE ENERGY
- > **MATERIALS & RESOURCES** - MATERIALS REUSE, EFFICIENT BUILDING SYSTEMS, USE OF RECYCLED & RAPIDLY RENEWABLE MATERIALS
- > **INDOOR ENVIRONMENTAL QUALITY** - IMPROVED INDOOR AIR QUALITY, INCREASED NATURAL DAYLIGHTING & IMPROVED THERMAL COMFORT/CONTROL



what is the green building program?

SUMMARY

The Program establishes three main components: the Green Building Team, the Standard of Sustainability, and the Standard of Sustainable Excellence. The Program was approved by the City Council and signed by the Mayor on Earth Day, April 22, 2008.

GREEN BUILDING TEAM

The City recognizes that green building is an emerging and evolving field and therefore relatively unfamiliar to many in the building design and construction industries. Therefore, the Program establishes the Green Building Team to hold public meetings and address technical issues, to review and suggest modifications to the Los Angeles Municipal Code, to oversee the Standards of Sustainability and Sustainable Excellence, and to establish and maintain city staff education and an educational public outreach program. In addition, the Team will provide an annual Green Building Report Card.

STANDARD OF SUSTAINABILITY (MANDATORY FOR LARGE PROJECTS)

Threshold: The Standard of Sustainability establishes a requirement for non-residential projects at or above 50,000sf of floor area, high-rise residential (above six stories) projects at or above 50,000sf of floor area, or low-rise residential (six stories or less) of 50 or more dwelling units within buildings of at least 50,000sf of floor area to meet the intent of the Leadership in Energy and Environmental Design® (LEED®) Certified level. The Standard also applies to existing buildings that meet the minimum thresholds described above when redevelopment construction costs exceed a valuation of 50% of the existing building's replacement cost.

Requirement: The project must include a LEED® Accredited Professional (LEED® AP) on the project team, and demonstrate that the project has met the intent of the US Green Building Council's (USGBC) LEED® Certified level. Formal certification by the USGBC is not required. The Standard for non-residential/high-rise residential projects will be effective on November 1, 2008. The Standard will apply to low-rise residential projects on May 1, 2009.

STANDARD OF SUSTAINABLE EXCELLENCE (VOLUNTARY FOR PROJECTS OF ANY SIZE - LARGE AND SMALL)

Threshold: The Standard of Sustainable Excellence establishes an incentive program for projects that register with the USGBC's LEED® program, contract with a LEED® AP, and can demonstrate how the project will achieve LEED® certification at a Silver or higher level.

Incentives: The ordinance will establish expedited service within the Department of City Planning and the Bureau of Engineering. Other incentives already in place, including those from the Department of Water and Power and the Department of Building and Safety, remain unchanged.

