

# Los Angeles Green Building Program

## Why build green?

Green building is increasingly being used as a tool by local governments to reduce the environmental impact of building projects in a structured and quantifiable fashion. Municipalities across the country, including Los Angeles, have established policies to build public facilities to green building standards. An increasing number have begun to implement policies that encourage and/or require private sector developments to be built to green building standards. Additionally statewide efforts are underway to develop green building codes. Furthermore, the recently adopted California Global Warming Solutions Act of 2006 (AB 32) is likely to place increased emphasis on carbon emissions reductions and avoidance. These trends and efforts speak to the importance of the City establishing local guidance and demonstrating leadership on green building within Los Angeles

The building industry is the largest manufacturing activity in the United States. According to the United States Department of Energy's Center of Excellence for Sustainable Development, buildings in the United States consume over 30 percent of America's energy, 67 percent of all electricity, and produce over 35 percent of the nation's carbon dioxide emissions (the chief pollutant associated with greenhouse gases). In California, buildings generate about 30 percent of the state's solid waste materials. Traditional building practices encourage such environmental degradation and resource inefficiency by failing to integrate essential design elements at the outset.

Green building, by contrast, is a process of creating building and supportive infrastructure that reduces the resources, creates healthier and sustainable living environments for people, and minimizes the negative impacts on local, regional, and global ecosystems. Green building is usually seen as addressing five key areas:

- 1 Site- Location, site planning, landscaping, stormwater management, construction and demolition recycling.
- 2 Water Efficiency- Efficient fixtures, wastewater reuse, efficient irrigation
- 3 Energy and Atmosphere- Energy efficiency, clean/renewable energy
- 4 Materials and Resources- Materials reuse, efficient building systems, use of recycled and rapidly renewable materials
- 5 Indoor Environmental Quality- Improved indoor air quality, increased daylighting, improved thermal comfort/control

# Los Angeles Green Building Program

## Background

The Department of City Planning, in an effort coordinated with the Community Redevelopment Agency and the Departments of Building Safety, Environmental Affairs, Public Works, and Water and Power proposes to establish a Green Building Program that shall consist of a **Standard of Sustainability, Standard of Sustainable Excellence** and shall be administered by an interdepartmental **Green Building Team**. The Department believes that this Program will assist the City to meet its goals of reduced energy and water consumption, reduced carbon dioxide emissions, and reduced construction waste.

### Public Participation

This proposed Program was developed with participation from a wide variety of community stakeholders. From April 5, 2007 to May 24, 2007, outreach to external stakeholders was conducted in the form of a series of eight focus group meetings. The meetings were held with support from the Los Angeles Business Council, which helped to build participation at focus group meetings and to identify key business and development figures active in shaping land development in the City.

Due to the wide range of building types that are developed in the City the topic each week was aligned towards a different building type. Topics ranged from multi-family and single family home construction to commercial interiors, core and shell, adaptive re-use, and industrial buildings. Focus group participants included representatives from a variety of building sectors including: architects, developers, landscape architects, civil engineers, urban designers, green building consultants, environmentalists, builders, developers, and land-use attorneys. Attendance at each meeting typically ranged from 35-40 people. See Appendix A for summary comments from the focus group sessions.

As a result of the information shared during the focus group sessions, a preliminary program was drafted. The outline of this Program was subsequently shared at a Green Building Stakeholder Workshop on June 19, 2007. One hundred and fifty people attended the workshop hosted by the Los Angeles Department of Water and Power. As part of the workshop, participants were able to give additional feedback during breakout sessions that focused on individual components of the draft program and implementation strategies.

# Los Angeles Green Building Program

## Table of Contents

- 1 Timetable
- 2 Green Team
- 3 Standard of Sustainability- Part II
- 4 Standard of Sustainability- Part II
- 5 Standard of Sustainable Excellence
- 6 Focus Group sign up form
- 7 Name that Program

# Los Angeles Green Building Program

## Proposed Timetable

- |                |  |
|----------------|--|
| Oct. 2007      | Green Building Workshop  |
| Oct. 2007      | Initiate Public Outreach for Proposed Code Changes   |
| Oct. 2007      | On-going focus group meetings to discuss specific proposed ordinance changes.  |
| Nov. 2007      | City Planning Commission- Public Hearing   |
| Nov./Dec 2007  | Informational Presentations to various Commissions/Boards  |
| Dec. 2007      | Council Committees-<br>Planning and Land Use Management<br>Energy and the Environment  |
| Jan. 2008      | Council Adoption of Green Building Program   |
| Feb. 2008      | Implementation of Green Building Program<br>Green Building Team and<br>Support Programs (public outreach, education, public meetings)<br>Standard of Sustainable Excellence- voluntary program with incentives for projects striving for Silver LEED Certification or higher.<br>Provide instruction to various departments to prepare a the first package of codes to comprise the Standard of Sustainability, Part 1 |
| Mar.-Jun. 2008 | Council Adoption of Code Changes that define Part I of the Standard of Sustainability  |
| Jul. 2008      | Implementation of Standard of Sustainability<br>Part I- New Ordinances become effective<br>Part II- Intent for LEED Compliance   |

# Los Angeles Green Building Program

## **Green Building Team**

A Green Building Team will be established by February 2008 that shall be chaired by a the Mayor's Office and shall consist of the following departments: CLA, DCP, DBS, DPW, DWP, CRA, Fire, and EAD on a permanent basis and staff from the City Attorney's Office, DOT, LAUSD, LACC, and the County of Los Angeles will be invited on an as needed basis.

## **Responsibilities**

---

### **Meetings**

1

The Team shall meet thrice monthly on the first, third and fourth Thursdays of each month to review and discuss policies, ordinances and/or projects that need coordination. The meeting on the third Thursday shall be open to the public to bring forth issues of concern that require interdepartmental coordination. The meetings shall be held from 2-4pm on the 10th floor of City Hall 200 N. Spring Street

### **Standard of Sustainability, Part I**

2

Annually, review and provide recommendations to modify the LAMC to further support the city's goals to increase energy efficiency, water conservation, storm water infiltration, use of local and recycled materials, and construction waste and operational recycling, improve indoor air quality, and reduce CO2 emissions.

### **Standard of Sustainability, Part II**

3

Bi-annually review the thresholds for which projects are required to comply with the Standard of Sustainability, Part II.

### **Standard of Sustainable Excellence**

4

The Team shall review annually the incentives for the Standard of Sustainable Excellence and evaluate their effectiveness in encouraging projects to pursue a LEED Silver Certification or higher. The Team shall make recommendations to the appropriate board or commission should alternative incentives be needed.

### **Technical Assistance**

5

Provide clarifications and resolve technical issues related to Green Building Construction. Ensure that access to technical assistance is provided for newly adopted ordinances and/or other new innovations. Technical assistance is currently provided by LADWP and LADPW on a variety of matters

# Los Angeles Green Building Program

## Green Building Team

### Responsibilities

---

#### Staff Curriculum

6

The team shall develop a staff curriculum to be utilized by all of the departments represented on the Team. The Team shall record the educational and professional accreditation efforts achieved by each department on an annual basis and report this information to the Energy and Environment Committee.

#### Spokesperson

7

The Team, and in particular, the Chairperson, shall be the City's public spokesperson in regards to any and all issues relative to private sector green building.

#### Public Outreach

8

The Chairperson, with assistance from the Team shall develop an educational public outreach program in collaboration with public and private partners. Program may include workshops, classes, demonstrations, and printed materials. Education will include updated information about local materials, vendors, sustainable practices, financial assistance and city regulations.

Maintain [www.SustainLA.org](http://www.SustainLA.org) as the primary internet resource for the public to gain current information regarding programs, educations, resources, contractors and suppliers.

#### Case Management

9

Maintain case management program to facilitate coordination and communication among various departments.

#### Recognition

10

Assist the Mayor's office to develop an annual awards program to recognize exceptional "sustainable" accomplishments

#### Financial Incentives

11

Provide the public with information about the variety of financial benefit programs available. Currently funding is available through LADWP and the Southern California Gas Company

**Standard of Sustainability**  
**Part I: Proposed New and Amended Ordinances**

		Proposed Code	Current Code	
<b>1. Sustainable Sites</b>				
		<b>Alternative Transportation</b>		
DCP/L.A.M.C. - Chapter 1 General Provisions and Zoning	A	For all commercial, industrial or institutional buildings, provide secure bicycle storage capacity for up to 5% of regular building occupants. For residential buildings, provide storage facilities for securing bicycles for at least 15% of building occupants.	Zoning code section 12.21 A.16 (a) applies only to C and M buildings in excess of 10,000 sf-at 2% of parking rate	
	B	For commercial, industrial or institutional buildings, provide preferred parking for carpools capable of serving 5% of the building occupants.	There is no current code requirement	
			<b>Increased Permeability, Reduced Heat Island Effect</b>	
	C	Lower threshold of project size from 2,000 to 1,000 square feet in determining applicability of Landscape Ordinance	Zoning code section 12.40-12.43	
	D	Minimize impermeable surface and increase tree canopy in side and rear yards.	Zoning code section 12.22C	

**2. Water Efficiency**

		<b>Irrigation Systems</b>	
DCP	A	Enhance irrigation requirements for projects subject to Landscape Ordinance.	Zoning code section 12.40-12.43 (Landscape Ordinance)
		<b>Indoor Water Use</b>	
DWP-L.A.M.C.-Chapter XII Water Conservation Plan	C	All new toilets and urinals shall be high efficiency (toilets: 1.28 gallons per flush or less, includes dual-flush; urinals: 0.5 gallons per flush or less). This would effect all new construction as well as interior renovations.	Plumbing Code Water closets: 1.6 Urinals: 1.0
	D	Install only high-efficiency restroom faucets (1.0 gallon per minute or less) and shower heads (2.0 gallons per minute or less). This would affect all new construction as well as interior renovations.	Plumbing Code Lavs: 2.2 shower heads: 2.5
	E	Multiple shower head systems (multiple showerheads within a shower stall) shall be prohibited	Allowed under current code but not specifically addressed

**Standard of Sustainability**  
**Part I: Proposed New and Amended Ordinances**

		Proposed Code	Current Code
<b>3. Energy and Atmosphere</b>			
		<b>Optimize Energy Performance</b>	
DWP	A	All projects required to comply with the performance path of Title 24 must exceed the compliance minimum by at least 5%	Meet Title 24
DBS- L.A.M.C.- Chapter IX Building Regulations	B	Make all new buildings Solar Ready. Designate an area in the building for DWP meter and electrical panel, consider 4 psf additional dead load in the roof structure calculation for attaching photovoltaic in the future, provide conduit between the roof and meter to run cables in the future.	Not required under current code
	<b>Improve the Atmosphere</b>		
	C	Install base building level HVAC and refrigeration equipment and fire suppression systems that do not contain HCFCs.	Allowed under current

**4. Materials and Resources**

		<b>Recycling of Construction Material</b>	
DPW-L.A.M.C.- Chapter VI Works and Property	A	Require private waste haulers and the self-haul demolition/construction firms to recycle at least 50% of non-inert materials.	Currently not required
		<b>Recycling Rooms</b>	
DCP	B	Amend code to allow for shared garbage and recycling facilities.	Current code requires separate rooms

# Los Angeles Green Building Program

## Standard of Sustainability

### Part II: Intent to meet LEED Compliance

The following type of projects shall demonstrate compliance with LEED at a Certified Level:

#### Type of Projects

1.	New residential projects greater than 50 units
2.	New projects greater than 50,000 square feet.

Part II of the Standard establishes a requirement that projects at or above 50,000 sf or 50 units shall comply with the intent of the US Green Building Council's LEED (Leadership in Energy and Excellence in Design) Certification program. To comply with this requirement a project will not need to register with the US Green Building Council and or actively pursue Certification. It is proposed that this threshold be reviewed biannually. The codes noted in Part I will assist buildings to achieve compliance. There are several LEED categories and each project may utilize whichever category the applicant deems most suitable to the building/project type. This may include LEED-NC (New Construction), EB (Existing Buildings) CI (Commercial Interiors), Core & Shell, or Homes.

Prior to obtaining a building permit applicants' shall be referred to City Planning for sign-off from the LEED clearance item. In order to obtain sign-off from City Planning the applicant shall provide a LEED checklist, signed by the owner and architect of record, along with supporting documentation that demonstrates that the project has met the intent of LEED compliance at the certified level.

Projects that require discretionary actions from City Planning shall include, with the initial application, a LEED checklist which identifies those points the applicant expects may be appropriate and/or achievable for his/her building and/or project. An updated LEED checklist shall be submitted to the satisfaction of the decision maker prior to a decision and/or public hearing. This updated checklist should represent a more refined understanding of the LEED points which are applicable and achievable

To assist applicants' with the LEED application and required documentation City Planning shall develop a Green Building Submittal Package that shall provide applicants with a detailed list of the specifications, plans and attachments that will be required for each of the available LEED points. The Submittal Package shall provide information on submittal options that may be used by applicants whom have selected to register and provide documentation to the USGBC.

# Los Angeles Green Building Program

## Standard of Sustainable Excellence

The City establishes Silver LEED as the Standard of Sustainable Excellence. All new projects that demonstrate future achievement of Certification at a LEED Silver Level or higher are eligible for priority and expedited services, where, and to the extent, available.

## Priority and Expedited Processing for Silver LEED+

The following services will be made available to projects that meet the Standard of Sustainable Excellence (fees maybe assessed for the service)

	<b>Department</b>	<b>Priority/Expedited Service</b>
1	Water and Power	Priority processing for the installation of electrical and water services
2	Building and Safety	Priority Plan Check
3	City Planning	Expedited processing
4	Public Works- "B" permits	Expedited processing

A package of financial and priority processing incentives are currently offered by the Departments of Building and Safety, and Water and Power and with the establishment of this new Standard of Excellence the Departments of City Planning and Public Works will also provide an expedited processing option for qualified projects. The incentive package will be monitored and revised as needed.

In order to receive priority and/or expedited processing an applicant must demonstrate to the respective department evidence that the project has indeed been registered with the USGBC and intends to pursue LEED Silver Certification. This evidence shall include the LEED Checklist, signed by the owner and the architect, along with drawings and specifications appropriate for the current stage of the project to support the applicant's claim.

As with the Standard of Sustainability Part II an applicant pursuing USGBC's LEED Silver Certification shall be required to obtain a LEED clearance from City Planning prior to building permit issuance from the Department of Building and Safety.

# Los Angeles Green Building Program

**Name** \_\_\_\_\_

**Contact Information** (phone/e-mail) \_\_\_\_\_

**please check which focus group(s) you would like to participate in:      check here**

1	Alternative Transportation	
2	Increased Permeability, Reduced Heat Island Effect	
3	Water Efficiency and Irrigation Systems	
4	Indoor Water Use	
5	Optimize Energy Performance	
6	Improve the Atmosphere	
7	Recycling of Construction Material	

# Los Angeles Green Building Program

## **Name that Program**

---

Write in your suggestions below.

### **What is a good name for-**

1	The Green Building Program?
2	The Green Building Team?