

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. 2008-93

Meeting Date: _____

1 **From: MAYOR**

2
3 **Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE**
4 **CHAPTER 23.05 TO REQUIRE CONSTRUCTION AND**
5 **RENOVATION OF MUNICIPAL PUBLIC FACILITIES TO MEET A**
6 **SUSTAINABLE BUILDING STANDARD AND PROVIDING**
7 **INCENTIVES FOR PUBLIC AND PRIVATELY DEVELOPED**
8 **FACILITIES.**
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11 This ordinance implements the United States Green Building Council’s LEED rating tool, or
12 the International Code Council (ICC)/National Association of Home Builders (NAHB)
13 Nation Green Building Standard (NGBS) as measurements of sustainability for new building
14 construction and major renovation projects using municipal funds. LEED (Leadership in
15 Energy and Environmental Design) and NGBS have been adopted by scores of government
16 agencies around the U.S. as a means to achieve energy efficient, resource conserving
17 construction of government funded buildings. Under the ordinance, municipal buildings are
18 required to meet a minimum of LEED certified as of the effective date and LEED silver three
19 years from the effective date, homes are encouraged to use LEED for Homes or NGBS, and
20 commercial buildings are encouraged to use LEED.

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22 Additional information about the U.S. Green Building Council and the LEED rating tool is
23 available at www.usgbc.org or by writing to:

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25 **U.S. Green Building Council**
26 1800 Massachusetts Avenue NW, Suite 300
27 Washington, DC 20036
28 Phone 1-800-795-1747
29

30 Additional information about ICC/NAHB’s NGBS is available at www.nahb.org and
31 <http://www.nahbrc.org/technical/standards/greenbuilding.aspx> or by writing to:

32 **National Association of Home Builders**
33 1201 15th Street, NW
34 Washington, DC 20005
35 Phone 1-800-368-5242
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37 A link to USGBC and NAHB web sites will also be accessible from the municipality’s web
38 site.
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1 In the U.S., buildings account for 12.2% of freshwater use, 38% of CO2 emissions, 40% of
2 material use, and 39% of energy use. As the public and private sectors are facing
3 unprecedented fuel and electricity costs, this policy seeks to improve efficiency and reduce
4 operating costs for buildings in the Municipality.

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6 In 2007, American Institute of Architects (AIA) conducted a study of U.S. cities to
7 determine the extent of sustainable building policies. Of 606 U.S. Cities with a population
8 of more than 50,000, 92 cities have green building programs in place, and another 36 cities
9 have programs in the works. Forty-two (42) million people live in cities with sustainable
10 building policies. Of the 92 city sustainable building programs, 73 apply to municipal
11 development.

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13 Programs include tax credits, loans, and subsidies, as well as expedited permitting and other
14 non-financial incentives. Communities with sustainable building programs include Salt Lake
15 City, Utah; Chicago, Illinois; Cincinnati, OH; San Diego, California; Seattle, Washington;
16 and the Matanuska-Susitna Borough, Alaska. The value of green building construction starts
17 exceeds \$12 billion in 2008 and is projected to increase to \$60 billion by 2010. There are
18 currently 9867 buildings registered for LEED certification on the USGBC web-site, and
19 1283 buildings achieved some level of certification.

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21 A 2006 study of LEED certified schools found green schools, on average, cost about 2%
22 more than conventional schools, but provide financial benefits 20 times larger than
23 conventional construction. Green schools use an average of 33% less energy than
24 conventionally designed schools. Productivity is affected by quality of lighting, amount of
25 daylight, views to the outdoors, temperature control, efficiency of space, and ventilation
26 rates. Productivity gains from improved temperature controls alone equal an average of
27 3.6% in LEED schools. Another recent review of five separate studies found an average
28 asthma reduction of 38.5% in buildings with improved air-quality.

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30 The U.S. Green Building Council conducted a study of 168 existing LEED-certified office
31 buildings, and found projected savings of:

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33 LEED Rating	No. of Buildings	Water %	Energy %
34 Certified	64	30.1	29.4
35 Silver	49	30.4	33.3
36 Gold	46	32.5	40.0
37 Platinum	9	34.4	55.0

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39 NAHB is a federation of more than 800 state and local associations. About one-third of
40 NAHB's 235,000 members are home builders and/or remodelers. NAHB's builder
41 members construct about 80 percent of the new homes constructed each year in the United
42 States.

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44 The sustainable design process holistically and creatively connects land use and design at the
45 regional level and addresses community design and mobility; site ecology and water use;
46 place-based energy generation, performance, and security; materials and construction; light
47 and air; bioclimatic design; and issues of long life and loose fit. True sustainable design is
48 aesthetic, humane, socially appropriate, and restorative.

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1 Local and national groups have endorsed this ordinance; letters are attached. Additional
2 information is attached as appendices, including:

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- 4 Examples of Government LEED Policies, July 2007
- 5 Alaska LEED Buildings Case Studies- Homer, Barrow, Anchorage, March 2007
- 6 The Case for Building Green, September 2007
- 7 The Cost of Green Revisited, July 2007
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10 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
11 **AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 23.05 REQUIRING**
12 **CONSTRUCTION AND RENOVATION OF MUNICIPAL PUBLIC FACILITIES TO**
13 **MEET A SUSTAINABLE BUILDING STANDARD AND PROVIDING INCENTIVES**
14 **FOR PUBLIC AND PRIVATELY DEVELOPED FACILITIES.**

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17 Prepared by: Office of Economic & Community Development

18 Approved by: Mary Jane Michael, Executive Director

19 Office of Economic & Community Development

20 Concur: Ron J. Thompson, Development Services Director

21 Concur: James N. Reeves, Municipal Attorney

22 Concur: Michael Abbott, Municipal Manager

23 Respectfully submitted: Mark Begich, Mayor

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