

Sustainable Buildings Ordinance

In the U.S., buildings account for 12.2% of freshwater use, 38% of CO2 emissions, 40% of material use, and 39% of energy use. This policy seeks to improve efficiency and reduce operating costs for buildings in the Municipality, and to provide an incentive for private sector builders to choose more efficient design options.

The Sustainable Building Ordinance was developed in consultation with citizens, local design professionals, developers, builders, Municipal departments and the Anchorage School District. The ordinance requires public buildings to meet high performance building standards known as Leadership in Energy and Environmental Design (LEED). It also provides a fee-reduction incentive for private construction that meets such standards.

By adopting this ordinance, the Municipality will embrace a commitment to buildings that are better than minimum codes. This will result in healthier working and learning environments, reduced costs for operations and maintenance, and a contribution to the preservation of our unique Alaskan environments. Markets are already seeing the benefit of such responsible design, and this ordinance will serve to encourage the Alaskan public and private development sector to continue our growth in these areas, and in the process support existing businesses and foster the development of new ones.

What it does:

- Requires public buildings to meet an efficiency standard known as LEED
- Phased: requires LEED Certified on July 1, 2009, LEED Silver after three years
- Provides fee-reduction incentive for private sector (commercial and residential)
- Excludes maintenance and industrial facilities from public requirement
- Allows for flexibility for renovation and for the school district

About LEED:

- LEED is third party certification system for energy and environmental design, developed by the US Green Building Council
- LEED is the industry standard for commercial and public buildings
- A similar system developed by the National Association of Home Builders will also be used for rating residential construction
- USGBC process is democratic, dynamic, and professionally-driven (standards evolve over time through a regionally-driven process)

What it doesn't do:

- Does not force any requirement on the private sector
- Does not require additional municipal staff

Local Supporters Include:

- Anchorage Home Builders Association (AHBA)
- Spinell Homes
- American Institute of Architects Alaska Chapter (AIA Alaska)
- Building Owners and Managers Association Anchorage (BOMA Anchorage)
- Cascadia Chapter, US Green Building Council