

County of Santa Clara, CA Board of Supervisors

7.14 GREEN BUILDING POLICY (Adopted 4-25-06)

7.14.1 Introduction

“Green building” is the practice of constructing and maintaining buildings in a manner that provides for efficient and sustainable usage of building materials; provides for water and energy conservation; provides for a healthy work environment; and reduces waste and pollution from building construction, maintenance, and demolition.

The Leadership in Energy and Environmental Design (LEED) program, as developed by the United States Green Building Council, is the most extensive, authoritative and well recognized standard that distinguishes “green buildings” from other buildings. The LEED program makes this distinction by providing common standards of measurement for designing, constructing, and maintaining “green buildings.” Common measurement standards include usage of sustainable, recyclable, and non-toxic building materials; standards for reduced energy and water consumption; and construction practices that reduce environmental impacts.

7.14.2 Policy Statement

It is the policy of the Board of Supervisors that “green building” standards, as defined by the LEEDS program and other applicable government building codes, be implemented for purposes of constructing and maintaining County owned buildings in a manner that provides for efficient and sustainable usage of building materials; provides for water and energy conservation; provides for healthy work environments; and reduces waste and pollution from building construction, maintenance, and demolition.

The County of Santa Clara recognizes that establishing this policy provides a model for other jurisdictions, the private sector and County residents. As such it is intended to establish practices, training programs and procedures that may be of interest to individuals and organizations. Educational materials will be available to the public through publicly accessible documentation on the County website, and through the Planning Department.

7.14.3 Procedures

The following procedures will be used in designing, constructing, maintaining and demolishing buildings in accordance with “green building” concepts:

- (A) The LEED program and its guidelines will be the County’s primary “green building” standard for designing, constructing, maintaining, and demolishing buildings.
- (B) The LEED program has four levels of “green building” performance (Certified, Silver, Gold, and Platinum). During the design of each new building, Capital Programs Division

will provide a recommendation to the Board of Supervisors regarding the appropriate level of LEED certification and the resulting benefits and costs.

- (1) Certain new building types may not be appropriate for LEED certification. In these situations Capital Programs will provide a report explaining why LEED certification is not appropriate.
 - (2) The County may also construct a building to LEED standards, but forgo the administrative costs of pursuing formal LEED certification recognition from the United States Green Building Council. Capital Programs will provide information regarding the administrative costs of pursuing formal LEED certification in its recommendation to the Board of Supervisors.
- (C) Based upon this information and recommendation, the Board of Supervisors will provide direction regarding the level of LEED performance to be achieved for each new County owned building, and whether the LEED certification process will be pursued to obtain formal LEED recognition from the United States Green Building Council.
- (D) Where no LEED program certification standard exists, the intent of this policy is that green building practices will be applied to the extent practicable.
- (E) In addition to LEED goals, an additional design goal will be established for new facilities to exceed California Title 24 Building Code energy consumption regulations.
- (F) New County owned buildings will also be designed to control storm water runoff in accordance with the requirements and procedures set forth in the Santa Clara Valley Urban Runoff Pollution Prevention Program.
- (G) LEED “green building” concepts will be used in building renovations. These concepts will include to the extent practicable, but not be limited to, improving water and energy conservation; using non -toxic materials; using sustainable and recyclable materials; and recycling demolition materials.
- (H) Equipment and products used within buildings will meet established Board policies pertaining to waste reduction, waste recycling, degradable plastic products, e-waste management, energy efficient equipment, pest management, and other related policies.
- (I) “Green building” expertise will be a criterion in selecting architectural and engineering firms.
- (J) An evaluation of renewable and/or other alternative energy sources will be made during the design of new buildings.
- (K) An energy analysis will be performed for the design of each new building, and each energy analysis will receive a design peer review.

- (L) To the extent that it is economical and practical, the construction design for each new building will include installation of individual power meters that are compatible with and can be incorporated into the Building Operations Enterprise Energy Management System for energy data collection, analysis and building energy management.

7.14.4 Education

The County will promote “green building” practices by:

- (A) Providing educational brochures and information accessible via the County website and at the Planning Department Development services counter.
- (B) Participating in and sponsoring educational events.
- (C) Training capital project managers and selected facility management staff on “green building” practices.
- (D) Partnering with organizational groups that are promoting “green building” practices.