



RESOLUTION NO. 38249

1 A RESOLUTION directing development of a Municipal Green Building Policy.

2 WHEREAS the City desires to minimize carbon emissions, air and water
3 pollution, human health hazards caused by building construction and operation,
4 and to reduce energy consumption and long-term operating and maintenance
5 costs, and
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7 WHEREAS the City desires that its buildings and facilities be models of
8 environmental, economic, and social stewardship, contributing to the City's
9 goals of protecting, conserving, and enhancing the region's environmental
10 resources and setting a community standard of sustainable building, operation,
11 and maintenance, and
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13 WHEREAS, on January 25, 2011, the City Council adopted
14 Resolution No. 38188, supporting lifecycle thinking as a way to identify possible
15 sustainability improvements to procurement of goods and services, and
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17 WHEREAS the City encourages and promotes the use of green building
18 practices in the planning, location, design, construction, renovation, remodeling,
19 and operation and maintenance of all City buildings, which are buildings owned
20 or leased on a long-term basis by the City and in those instances in which the
21 City participates in a public-private cooperative effort and achieves an
22 ownership interest in the completed project, and
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24 WHEREAS the intent of these practices is to provide environmental
25 benefits; improve employee health, productivity, and workspace quality; and to
26 adhere to the guidelines put forth in the Tacoma Climate Action Plan, the



1 Comprehensive Plan, and other related policies approved by the City Council,
2 the Tacoma Public Utility Board, the City Manager, and the Director of Public
3 Utilities, and

4 WHEREAS Leadership in Energy and Environmental Design ("LEED") is
5 a nationally recognized, voluntary, consensus-based standard for developing
6 high-performance sustainable buildings and for rating the performance of
7 buildings, building operations, and maintenance; Now, Therefore,

8 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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10 Section 1. That the City fully supports the development of a Municipal
11 Green Building Policy to govern the City's planning, location, design, building,
12 remodeling, renovation, operation, and maintenance of buildings the City owns,
13 operates, leases long-term, or in which the City participates in by way of a
14 public-private partnership.

15 Section 2. That the City Manager is directed to develop the Municipal
16 Green Building Policy no later than one year after City Council adoption of this
17 resolution.
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19 Section 3. That the Municipal Green Building Policy will include the
20 following requirements for City buildings:

21 1. Achieve a LEED New Construction Silver certification level and strive
22 to achieve LEED Gold certification or an equally rigorous green development
23 standard;
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25 2. All new construction and major renovation shall exceed the
26 Washington Energy Code by at least 5 percent;



1 3. All existing LEED-certified buildings shall seek LEED Existing
2 Building: Operations and Maintenance ("EB O&M") Silver certification.

3 Section 4. That the City Manager and the Director of Utilities shall each
4 respectively appoint a Green Building Team to assist in the development of the
5 Green Building Policy and to provide assistance and information regarding the
6 feasibility of achieving green building certifications.

7 Section 5. That the Green Building Team appointed by the City Manager
8 will include representatives from those City departments with expertise in
9 project management, construction management, architecture, landscape
10 architecture, environmental planning, design, engineering, historic preservation
11 and resource conservation, public health, building energy systems, building
12 operations and management, budget analysis and other appropriate skills.

13 Section 6. That the Director of Public Utilities is encouraged to appoint a
14 Green Building Team with similar representation to work cooperatively with the
15 team appointed by the City Manager.
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1 Section 7. That the City Manager shall report back to the City Council
2 and the Sustainable Tacoma Commission semiannually on progress towards
3 implementation of the Green Building Policy.

4 Adopted APR 19 2011

5 *Mayor*
6 Mayor

7 Attest:

8 *Dore Scarum*
9 City Clerk

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11 Approved as to form:

12 *Cheryl Comer*
13 Deputy City Attorney

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REQUEST FOR
ORDINANCE RESOLUTION

RECEIVED

Request #:
Ord./Res. #:

12910
38249

APR 08 2011

1. DATE: April 6, 2011

CITY CLERK'S OFFICE

2. SPONSORED BY: COUNCIL MEMBER(S) NA (If no sponsor, enter "N/A")

Table with 3 columns: Requesting info, Contact info, and Phone numbers. Includes sections for 'Do Pass' status and attorney information.

5. REQUESTED COUNCIL DATE: April 19, 2011

(If a specific council meeting date is required, explain why; i.e., grant application deadline, contract expiration date, required contract execution date, public notice or hearing required, etc.)

6. SUMMARY AGENDA TITLE: (A concise sentence, as it will appear on the Council agenda.)

The City Council commits the City of Tacoma to develop a Municipal Green Building Policy.

7. BACKGROUND INFORMATION/GENERAL DISCUSSION: (Why is this request necessary? Are there legal requirements? What are the viable alternatives? Who has been involved in the process?)

The 2008 Climate Action Plans calls for development of a green building program with standards for new municipal buildings. This policy was brought to EPW by the Sustainable Tacoma Commission numerous times and most recently passed on March 23, 2011. This resolution was developed with involvement from staff and managers in all departments.

The creation of the Green Building Team and the development of the administrative policy over the next year will take some staff time and potentially consultant resources that have been budgeting for through the Office of Sustainability.

8. LIST ALL MATERIAL AVAILABLE AS BACKUP INFORMATION FOR THE REQUEST AND INDICATE WHERE FILED:

Table with 2 columns: Source Documents/Backup Material and Location of Document. Includes '2008 Climate Action Plan' and 'www.Cityoftacoma.org/sustainability'.

REQUEST (CONT)

Request #:	12910
Ord/Res #:	38249

9. WHICH OF THE CITY'S STRATEGIC GOALS DOES THIS ITEM SUPPORT? (CHECK THE GOAL THAT BEST APPLIES)

- A. A SAFE, CLEAN AND ATTRACTIVE COMMUNITY
- B. A DIVERSE, PRODUCTIVE AND SUSTAINABLE ECONOMY
- C. A HIGH-PERFORMING, OPEN AND ENGAGED GOVERNMENT

10. IF THIS CONTRACT IS FOR AN AMOUNT OF \$200,000 OR LESS, EXPLAIN WHY IT NEEDS LEGISLATIVE APPROVAL:

11. FINANCIAL IMPACT: EXPENDITURE REVENUE

- A. NO IMPACT (NO FISCAL NOTE)
- B. YES, OVER \$100,000, Fiscal Note Attached
- C. YES, UNDER \$100,000, (NO FISCAL NOTE)

Provide funding source information below:

FUNDING SOURCE: (Enter amount of funding from each source)

Fund Number & Name:	State \$	City \$	Other \$	Total Amount
General Fund - Sustainability		\$20,000		

If an expenditure, is it budgeted? Yes No Where? Cost Center: 20400
 Acct #: 5414000

Resolution No. 38249

Adopted: APR 19 2011

Amended

Maker of Motion: WALKER

Seconded: LONERGAN

Voice Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Boe	✓			
Mr. Campbell	✓			
Mr. Fey	✓			
Mr. Lonergan	✓			
Mr. Manthou	✓			
Mr. Mello	✓			
Ms. Walker	✓			
Ms. Woodards	✓			
Mayor Strickland	✓			

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Boe				
Mr. Campbell				
Mr. Fey				
Mr. Lonergan				
Mr. Manthou				
Mr. Mello				
Ms. Walker				
Ms. Woodards				
Mayor Strickland				