

CITY COUNCIL STAFF REPORT

DATE: June 23, 2016 STUDY SESSION
SUBJECT: "GREEN FOR LIFE" VOLUNTARY GREEN BUILDING PROGRAM
FROM: David H. Ready, City Manager
BY: Michele Mician, Manager, Office of Sustainability

SUMMARY

The Coachella Valley Green Building Program (included as Attachment 1), also identified as the "Green For Life" Program, was adopted as a voluntary program in 2012. The purpose of this study session is to review the Green for Life Program, and its viability as a mandatory program for building permits issued in the City of Palm Springs.

RECOMMENDATION:

Provide direction to staff as appropriate.

BACKGROUND:

"Green Building" is considered a holistic approach to siting, designing, constructing and efficiently operating buildings to reduce, eliminate or reverse the energy impacts of conventional building. Green Building benefits the environment, the community and the economy.

Green Building Objectives:

1. Increase energy efficiency and sustainability in new and existing residential & commercial buildings.
2. Assist the local economy by minimizing utility expenses where businesses and residents utilize the cost savings on local purchases.
3. Assist in job creation in the construction sector by helping drive the market in remodeling of existing residential buildings with energy efficiency and sustainability measures that are cost-effective.
4. Provide support to our local construction sector by educating them on the benefits of building sustainable buildings (health, comfort, cost effectiveness, and marketing). The California Public Utility Commission set a goal that new homes will be "net-zero" energy consumption by 2020.
5. Reduce greenhouse gas emissions to benefit the entire region.

ITEM NO. 1.D.

The demolition, construction, and use of buildings have an impact on the environment, the economy, and our health. Green buildings reduce energy use, conserve water indoors and out, limit solid waste during construction, and in urban areas reduce the amount of vehicle miles traveled by residents. All of these benefits have been found to reduce emissions of carbon dioxide, a greenhouse gas (GHG) and contributor to global warming.

In addition, green buildings are constructed from sustainable products that preserve natural resources through the use of local materials and recycled products. Green buildings benefit occupants through the use of healthy building materials, including zero to low Volatile Organic Compound (VOC) and formaldehyde free products. In addition, green buildings encourage the growth of additional businesses and jobs in order to support the needs of the green building industry.

In 2010, cities and tribes served by Southern California Edison and within the Coachella Valley Association of Governments (CVAG) region applied collectively for a grant to provide vital sustainability elements as they relate to the Sustainability Pledge that Mayors from each City signed at the Palm Springs Sustainability Summit in 2008. The CVAG application was among the largest awards and the program that was created through this effort is called the "Green for Life" program. Elements of the program included tools for enhancing the City's sustainability initiatives including a Greenhouse Gas Emission inventory, Energy Action Plan, Climate Action Plan and a Green Building Program

DISCUSSION:

The "Green for Life" Voluntary Green Building Program was reviewed and approved through a comprehensive public process, that included the following meetings:

- June 11, 2012, Architectural Advisory Committee
- June 13, 2012, Planning Commission
- June 5 and July 31, 2012, Sustainability Commission
- December 17, 2014, adoption by the City Council

A copy of the December 17, 2014, City Council staff report is included as Attachment 2.

As a voluntary program, similar to LEED certification, the Green for Life Program has three certification levels ("leaf", "branch" or "tree"). A checklist for the Green for Life Program is included as Attachment 3. Since its adoption in 2014 as a voluntary program, there have not yet been building permit applications submitted to the City that have utilized the program and certified under any of the levels.

GREEN LEAF 20 POINTS	GREEN BRANCH 40 POINTS	GREEN TREE 60 POINTS
Exceed Title 24, Part 6, California Energy Code by 15% = 20 points	Exceed Title 24, Part 6, California Energy Code by 15% = 20 points	Exceed Title 24, Part 6, California Energy Code by 15% = 20 points
----- base requirement	----- plus 20 additional points with sustainable credit selections	----- plus 40 additional points with sustainable credit selections

The Green for Life Program is structured to allow applicants to learn about the options available when they build or remodel their home, and work with their designer or contractor to achieve the potential energy savings and reductions. The Green for Life Program provides an opportunity for those constructing new buildings, or renovating existing buildings, to participate in a local climate specific program that provides similar recognition and objectives to that of the Leadership in Energy and Environmental Design (LEED). Just as LEED provides several levels of participation and recognition the Green for Life program provides local level recognition and checklists for participation in three levels that go from lowest level of participation to highest and are known as the Leaf, Branch and Tree awards.

A home or business owner can implement the design solutions identified in the Green for Life Program that are most appropriate for their particular building, and would potentially generate energy savings and have increased building efficiency. However, without being mandated, green building elements might only be implemented if the applicant is self-motivated or the green building features are specifically requested by a client.

The Green for Life Program identifies credits, or points, for implementing measures that exceed the then existing Title 24 requirements, for items that save energy but are not required in Title 24. The Green for Life Program has an online adds the points for the applicant, and gives them a total score, that can then be used by their designer or contractor in drawing up the plans. A sample checklist and summary of some of the program features are enclosed as Attachments 3 and 4. To increase participation there are several approaches that the City can take including mandating Green for Life participation when triggered by certain building permit applications as detailed in Table 1 in the Analysis section of this report. In addition participation in the Voluntary Green Building Program may be increased by providing a number of municipal incentives that the City Council may consider including rebates on permit fees and energy audits (Attachment 5).

When it was created, the Green for Life program addressed "green building" on a voluntary basis and was ahead of the mandatory State measures (2013 CAL Green) adopted on January 1, 2014. California's Building Energy Efficiency Standards (commonly identified as CAL Green Standards), are updated about every three years and the next CAL Green standards are set to be adopted in January 2017. The 2016 CAL Green

Standards will improve upon the 2013 CAL Green Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. As is, the Green for Life program provides for voluntary compliance for all newly constructed and reconstructed (remodel) residential and non-residential structures currently subject to the 2013 CAL Green Standards, and would exceed the minimum energy efficiency standards by 15 percent. However, when the 2016 CAL Green standards are adopted in January 2017 more stringent regulations will apply and the Green for Life program may then be more applicable to remodels rather than new construction.

On June 15, 2016 the Green Building and Solar subcommittee of the Sustainability Commission met with the City Council subcommittee on sustainability and city staff to discuss the opportunities that may avail themselves when mandating certain levels of the Green for Life program to remodel projects. It was noted that in the current Title 24 standards a remodel project does not trigger or require any other energy efficiency updates to the remainder of the building. At the meeting the Sustainability Commission subcommittee on solar and green building members suggested several possible scenarios where the Green for Life program can be utilized. These include:

- Require that notification and link to Green for Life program resources be sent electronically to all building permit applicants upon processing
- Require participation in Green for Life program at the lowest level (Leaf Level) and apply the program principles to the remainder of the home when constructing a single family addition
- Require participation in Green for Life program at lowest level for Single Family Remodels and apply it to the specific project

These recommendations are included with additional recommendations for water and energy efficiency measures that can be mandated for remodel projects and are detailed in Table 1.

TABLE 1: Proposed New Building Regulations for Water and Energy Efficiency

All new projects

- Require that building department send notification and link to Green for Life program resources be sent electronically to all building permit applicants upon processing.

New Single Family Detached Residences:

Since water heating makes up approximately 15 – 25% of the annual energy usage of a home, require all new single family residences to have one of the following water heating systems:

1. Installation of a tankless/on demand water heater(s) large enough to supply the demand requirements in gallons per minute for each fixture served **OR**
2. Install a conventional storage tank water heater(s) with a hot water circulation loop

where no fixture served is farther than 10 running feet from the loop. **AND**

3. Install a device such as an indoor smart water meter that helps the consumer understand exactly when, where and how much water they consuming on a daily basis within their building allowing for owner utilized monitoring

Single Family Additions:

Where more than 500 square feet is added to a detached single family home an energy audit must be performed by a third party agency for the existing structure. The existing structure must make upgrades to the envelope, and or energy systems as identified in the audit. At a minimum all of the following items must be completed:

1. All existing HVAC systems that are more than ten years old must be replaced with heating and air units which meet the current code requirements.
2. All HVAC ducting must be insulated to current code standards.
3. All thermostats must be replaced with programmable thermostats
4. Meet the requirements and participate in the lowest level (Leaf) of the Green for Life program and apply it to the remainder of the home.

Single Family Remodels:

Where an interior remodel of a single family detached residence exceeds \$50,000 or changes to 25% of the structure, at least one of the following items must be included in the scope of work:

1. Replace fenestration to comply with the current code requirements for U factor and Solar Heat Gain.
2. Install a tankless/on demand water heater(s) of sufficient size to meet the demands in gallons per minute for each fixture supplied.
3. Provide photovoltaic solar system which supplies at least 50% of the energy demand for the residence.
4. Require participation in Green for Life program at lowest level (Leaf) for Single Family Remodels and apply it to the specific project.

Commercial New Construction and Remodel

1. When constructing door openings larger than seven feet on commercial glass door barriers an air conditioning kill switches will be installed

ANALYSIS:

Adopting the Green for Life program as a mandatory program for certain remodel projects will result in new energy-efficient buildings, upgrading and modernizing our existing building stock and increasing the community's level of understanding of the benefits of energy efficient construction. However, perception of added costs and actual added costs will be a concern and should be addressed. Studies show that long term operations and maintenance costs for green buildings are reduced compared to conventional code compliant construction. Upfront cost increases in green buildings are often offset by a decrease in long-term life cycle costs, particularly in the case of green buildings that

feature high-performance façades and energy-efficient building systems¹. Added valuation to buildings and ultimate return on investment will be a positive incentive. However, some builders may not anticipate the savings or increase in costs that may result from building green and may see it as a hindrance.

The Sustainability Commission Green Building/Solar Subcommittee made a request of CVAG to review and update the program considering the new 2016 CAL Green Standards to be adopted in 2017. The council may consider adoption of one or all of the energy and water efficiency measures recommended for building projects as identified in Table 1. The Green Building/Solar Subcommittee also recommended that an incentive program be established for the Green for Life program. The Sustainability fund includes \$25,000 in the fiscal year 2016-17 for a green building incentive program. This program is detailed in Attachment 5.

FISCAL IMPACT:

Although mandating regulations such as the proposed new building standards for water and energy efficiency and the Green for Life program may increase costs for the builder and/or homeowner these costs may be offset by long term energy savings.

Funding to establish the Green for Life program was awarded through a Southern California Edison grant obtained by CVAG on behalf of the City of Palm Springs as part of the Desert Cities Energy Partnership. Funding for implementation of the Green for Life program was not allocated by CVAG. If the program were to be adopted as a mandatory measure more staff time dedicated to ensure compliance with the program will be required.

ENVIRONMENTAL IMPACT:

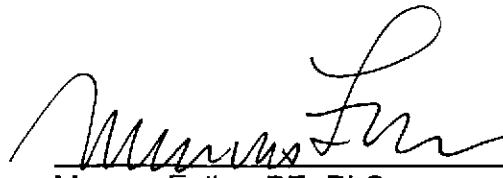
Staff finds that discussion of Green For Life Program in itself is not a “project” under the California Environmental Quality Act, because the adoption of the program does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4). Therefore no negative environmental impact is noted.

¹ See The Business Case For Green Building A Review of the Costs and Benefits for Developers, Investors and Occupants, World Green Building Council , pp. 18-25 , www.worldgbc.org

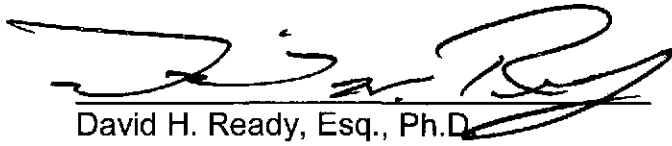
SUBMITTED:



Michele Miclan, LEED GA
Manager, Office of Sustainability



Marcus Fuller, PE, PLS
Assistant City Manager



David H. Ready, Esq., Ph.D.
City Manager

ATTACHMENTS:

1. Link to Green for Life Program Guide
<https://www.greenforlifecv.org/green-building-program/> and
<https://www.greenforlifecv.org/uploaded-assets/pdfs/GreenBuildingProgramManual.pdf>
2. December 2012 Staff Report Adopting Green for Life Program
3. Green Building Checklist Sample
4. Summary of Green for Life Program
5. Sample Incentive and Rebate Program Application

ATTACHMENT 1

<https://www.greenforlifecv.org/green-building-program/>

ATTACHMENT 2



CITY COUNCIL STAFF REPORT

DATE: December 17, 2014

CONSENT

SUBJECT: ADOPT A RESOLUTION ENDORSING THE CITY OF PALM SPRINGS GREEN FOR LIFE PROGRAM INCLUDING GREENHOUSE GAS INVENTORY, ENERGY ACTION PLAN, CLIMATE ACTION PLAN, BENCHMARKING POLICY, AND COMMISSIONING-RETRO-COMMISSIONING POLICY

FROM: David H. Ready, City Manager

BY: Michele C. Mician, Manager, Office of Sustainability

SUMMARY

A resolution endorsing the Green for Life Program, including a Climate Action Plan with Greenhouse Gas Inventory, an Energy Action Plan, Benchmarking Policy and Commissioning/Retro-Commissioning Policy.

RECOMMENDATION:

Adopt Resolution _____ of the City Council of the City of Palm Springs endorsing the Green for Life Program, including a Climate Action Plan with 2010 Greenhouse Gas Inventory, an Energy Action Plan and Benchmarking Policy and Commissioning/Retro-Commissioning Policy.

BACKGROUND:

Since 2009, the City of Palm Springs has partnered with the Coachella Valley Association of Governments (CVAG) and other valley cities and Tribes as part of its Desert Cities Energy Partnership. In the fall of 2011, CVAG developed a "Green Government Initiative" on behalf of member jurisdictions to promote energy efficiency, green building and sustainability, with funding received from Southern California Edison (SCE) and the California Public Utilities Commission. Through this initiative, the Green for Life program, a comprehensive suite of energy and sustainability elements, has been developed and customized for the City with input from city officials and staff as well as community stakeholders.

The purpose of this item is for the City Council to endorse a comprehensive suite of elements that support the City's efforts to save energy, cut costs, and use resources more efficiently. The City of Palm Springs has already taken steps to initiate the Green for Life program by adopting the Voluntary Green Building Program (September 18, 2012). These additional items include the Palm Springs Climate Action Plan with associated Greenhouse Gas Inventory, the Palm Springs Energy Action Plan, and the Energy Benchmarking and Commissioning/Retro-commissioning policies.

STAFF ANALYSIS:

The Green for Life program builds on the sustainability efforts and environmental accomplishments of the City. For a number of years, Palm Springs has demonstrated leadership in efforts to improve energy efficiency, livability and promote wise use of our resources. The Opterra, formerly Chevron Energy Solutions, energy efficiency project and the significant expansion of electric vehicle charging stations are but a few examples.

Through the Green for Life program, the City of Palm Springs will have even more prospects for greater resource efficiency, tools to reach sustainability goals, reduced energy costs and provide green opportunities for residents, businesses and community members. The adoption of the Green for Life Program brings multiple benefits including:

- ✓ Identify ways to save energy and money at home, at work, at city facilities
- ✓ Stimulate job growth
- ✓ Encourage new "clean and green" businesses to come to the region.
- ✓ Take advantage of free training and tools that provide your staff, boards and commissions with green expertise
- ✓ Become eligible for higher rebates and incentives from electric and gas utilities
- ✓ Find new ways to guide your residents and businesses on how to become more energy efficient and save money
- ✓ Enhance compliance with state and federal requirements; improve grant opportunities
- ✓ Give a significant boost to valley-wide efforts to achieve energy independence, find energy cost reductions, and thus have more revenue for local projects and services

Other CVAG member cities, Tribes, and Riverside County are taking action as well. Through funding from SCE and the California Public Utilities Commission, seven cities (served by Southern California Edison) and the Agua Caliente Band of Cahuilla Indians have completed greenhouse gas inventories and Energy and Climate Action Plans. Riverside County completed a greenhouse gas inventory and climate action plan in 2011.

The elements of the Green for Life program are described below. The Green for Life program has been developed for your city as a voluntary program, offering choices that will help meet your goals to reduce energy use, save money on energy bills, and promote sustainable use of resources. CVAG staff and consultant team are available to

assist the City with implementation of these programs. It is anticipated that the City will want to update the plans and we are looking for ways to support those efforts, including possible internship programs with local community colleges and universities, ongoing training for staff, and workforce development opportunities.

Voluntary Green Building Program. The Green Building Program is a voluntary program to increase building efficiency 15% over current state requirements. It targets both new and existing construction. It offers ideas for residential and commercial property owners to cut their energy use and improve the comfort of their homes and businesses, and save money! It provides a simple, easy to use checklist of green building measures. The Green Building Program has been endorsed by the Desert Valleys Builders Association and the Desert Contractors Association. More information about the Green Building Program is available at: <http://www.greenforlifecv.org/green-building-program/>. CVAG recently hosted a Green Building Tour including sites in Palm Springs and a Green Building app will soon be available.

Climate Action Plan As part of Green for Life program, a 2010 greenhouse gas inventory was completed and a Climate Action Plan (a greenhouse gas reduction plan), was prepared for Palm Springs. The 2010 greenhouse gas emissions inventory can be used to serve as the baseline against which to measure emission reduction progress in recent years. Conducting an inventory involves measuring the amount of energy/fuel/water used and waste generated by the entire community and calculating the number of metric tonnes of greenhouse gases (CO₂e) that result from those activities. Emission reduction targets were determined based on the results of the inventory as well as the requirements of current legislation (AB 32 and SB 375).

The Climate Action Plan is the strategic blueprint for the City to reach the greenhouse gas (GHG) reduction targets identified through the GHG inventory. Emissions reduction measures are presented in eight separate focus areas – how we build, where we work, how we get around - are some examples. Actions focus on “low hanging fruit” and cost effectiveness; opportunities for job creation have been identified and woven throughout the Climate Action Plan. The proposed measures build on actions already taken by the city – including use of alternative fuel vehicles, electric vehicle infrastructure, energy efficient lighting, and solar ready efforts. Some examples of greenhouse gas emissions reduction measures from the Climate Action Plan include:

- Encourage shade trees and building design features to reduce air conditioning demands
- Implement measures in residential and commercial areas to reduce heat island effects
- Explore private-public partnerships for renewable energy installations and energy-efficiency upgrades on municipal facilities
- Promote green building and energy efficiency measures for residents and businesses

Energy Action Plan: The Energy Action Plan is a roadmap of energy standards and policies to guide the City in achieving its long-term objectives in energy efficiency, renewable energy, and carbon emissions reductions. It describes a range of strategies to reduce energy demand, improve efficiency, and transition to renewable energy sources at all city-owned/operated facilities. Using data from electric and gas utilities, the Energy Action Plan describes current energy use at city-facilities and describes ways for the City to cut energy consumption, energy costs, and to benefit from higher incentives through the Desert Cities Energy Partnership. The Energy Action Plan includes two policies to be adopted as part of the Plan:

- 1) **Benchmarking Policy** will give the City tools to monitor and improved the energy performance of its municipal buildings and compare that performance with other like buildings in the same climate zone.
- 2) **Commissioning/Retro-Commissioning Policy** applies to new and existing buildings and equipment to promote proper operation of major equipment, proper indoor air quality, desired occupant comfort, and optimum energy consumption. The focus of this policy is on "tuning up" how building equipment and systems function together.

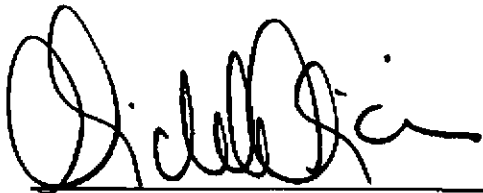
City staff has participated in ongoing coordination and review with CVAG and the Green for Life consultant team on these program elements. Staff has been actively involved throughout the process of gathering data and preparing these plans. They have reviewed the plans and policies. Meetings with the Sustainability Commission have occurred regularly throughout this process, including the November 18 and December 16, 2014, meetings. Throughout the process of developing these plans and policies, the CVAG's Green for Life team has sought input from city officials and staff as well as community stakeholders. Regular updates on the Green for Life program have been provided to CVAG's Energy and Environmental Resources Committee as well.

The Climate and Energy Action Plans provide a roadmap for the City to meet our energy efficiency and sustainability goals. The plans provide for flexibility in the selection of measures to be implemented through a phased approach. The plans are intended to be living documents, to be used and updated as new opportunities to achieve energy efficiency and greenhouse gas reductions arise.

FISCAL IMPACT:

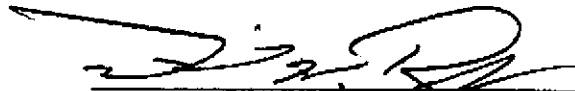
The Climate Action Plan, Energy Action Plan and policies, do not by themselves commit City funds. Although, these policies are intended to act as guidelines for the City, some actions may require upfront capital costs, or additional staff time to implement and maintain. However, any element of the policies that suggest or require ordinance or zoning code amendments, or any additional costs or personnel, will require separate City Council review and approval prior to implementation.

Moreover, the City could choose to offer incentives to businesses or residents and CVAG may have some funding available through the Green for Life program to support training for staff and commissioners, outreach, and educational materials. Additionally, there may be various sources of possible revenues for these programs and measures such as grants, rebates and incentives, on-bill financing, and other options. The preparation of the Green for Life elements is supported by funds from Southern California Edison and the California Public Utilities Commission, through CVAG; reimbursement for staff time spent is available through this funding.



Michele Mician, Sustainability Manager

Sustainability Manager



David H. Ready, City Manager

City Manager

Attachments:

1. Resolution No.
2. Palm Springs Climate Action Plan
3. 2010 Palm Springs Greenhouse Gas Inventory
4. Palm Springs Energy Action Plan
 - a. Energy Benchmarking Policy and Procedures for Municipal Buildings in the City of Palm Springs
 - b. Commissioning and Retro-commissioning Policy for Municipal Buildings in the City of Palm Springs

RESOLUTION NO. __

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA ENDORSING THE GREEN FOR LIFE PROGRAM, INCLUDING THE CLIMATE ACTION PLAN AND GREENHOUSE GAS INVENTORY, THE ENERGY ACTION PLAN, ENERGY BENCHMARKING POLICY FOR MUNICIPAL BUILDINGS, AND COMMISSIONING/RETRO-COMMISSIONING POLICY

WHEREAS, the City of Palm Springs is committed to the long-range goal of protecting the natural environment, enhancing our economy, increasing sustainability efforts and improving overall quality of life; and

WHEREAS, the carbon dioxide (CO₂) and other greenhouse gases released into the atmosphere have been found to have a profound effect on the Earth's climate and reducing the potential magnitude of climate change may lower its harmful effects on public health and safety; and

WHEREAS, in September 2006, the State of California adopted the Global Warming Act of 2006 (AB 32) which created a statewide greenhouse gas emission requirement and goal to reduce emissions to 1990 levels by 2020; and

WHEREAS, at the 2009 Coachella Valley Energy Summit all CVAG jurisdictions signed the Coachella Valley Sustainability Pledge committing all to take leadership roles and commit to a valley wide effort to ensure the maintenance of our air quality, encourage sustainable use of resources, and preserve our environment for future generations through collaboration on regional greenhouse gas emissions and the promotion of energy efficiency and clean alternative energy; and

WHEREAS, the City of Palm Springs authorized participation in the Coachella Valley Association of Government's coordinated application and subsequent award from Southern California Edison via the California Public Utilities Commission for a coordinated suite of energy efficiency and sustainability elements known as Green for Life; and

WHEREAS, the City's elected officials, appointed committees, staff and residents helped to determine climate action efforts included in the Climate Action Plan that contain numerous community co-benefits such as utility savings, better air quality, reduced traffic congestion, local economic development, and improved quality of life; and

WHEREAS, the City of Palm Springs, as a member of the Desert Cities Energy Partnership with partners Southern California Edison, Southern California

Gas Co, and Imperial Irrigation District joins all CVAG Jurisdictions in a regional effort to promote energy independence by the adoption and implementation of the elements contained in these documents; and

WHEREAS, the greenhouse gas reduction activities contribute to the achievement of many of the City's environmental values and is consistent with the City's efforts to promote clean and efficient energy use, commuter trip reduction efforts and other clean air initiatives, solid waste reduction and recycling; and promoting jobs and economic development; and perform related environmental studies as required; and

WHEREAS, the City shall consider an amendment to its General Plan to integrate this Climate Action Plan endorsing measures for climate protection and the reduction of greenhouse gas emissions, noting that the Climate Action Plan and all future amendments to such plan shall remain in effect and applicable to all development within the City; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Palm Springs as follows:

1. The City Council endorses by Resolution 2014-__ adopting the Green for Life program including a Climate Action Plan with accompanying Greenhouse Gas Inventory, an Energy Action Plan with accompanying Benchmarking Policy and Commissioning/Retro-Commissioning Policy.
2. It is also understood that where policy measures require or suggest ordinance or zoning code amendments, or any additional costs or personnel, further evaluation and analysis will be conducted to determine feasibility; and will require separate City Council review and approval prior to implementation.

BE IT FURTHER RESOLVED that the City will pursue the energy efficiency and greenhouse gas emission reduction goals highlighted in the Energy Action Plan for City operations through City activities and programs.

BE IT FURTHER RESOLVED that the City will pursue the greenhouse gas emission reduction goals highlighted in the Climate Action Plan for City and non-City "community" goals through the various actions and policies as well as cooperative incentive-based programs.

BE IT FURTHER RESOLVED that the City will monitor and report progress towards meeting the State's commitment to reduce GHG emissions. Since all levels of government will continue to monitor, lead and participate in these broader emission reduction activities, it may be necessary to adjust the measures described therein as necessary to ensure AB 32 and other related legislation if fully implemented.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Palm Springs, California, at a regular meeting held on this 17th day of December, 2014.

ADOPTED THIS 5TH DAY OF JUNE 2013

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. ____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California

ATTACHMENT 3



Green for Life

Voluntary Green Building Program Summary

Multifamily New

City of _____

Plan Check # _____ Building Permit # _____ VGBP Total Points 0

Project Owner's Name - _____

Project Address - _____

Architect/Designer Name - _____

T24 Consultant - _____

Builder Name - _____

Use this worksheet to qualify projects under the Voluntary Green Building Program for Existing Home Remodel with a shared means of egress (as governed by the California Building Code). All system components, materials, and equipment must be designed & installed per code and manufacturer's instructions.

GREEN LEAF 20 POINTS
Exceed Title 24, Part 6, California Energy Code by 15% = 20 points
----- base requirement

GREEN BRANCH 40 POINTS
Exceed Title 24, Part 6, California Energy Code by 15% = 20 points
----- plus 20 additional points with sustainable credit selections

GREEN TREE 60 POINTS
Exceed Title 24, Part 6, California Energy Code by 15% = 20 points
----- plus 40 additional points with sustainable credit selections

Summary of Rating Categories	Points
Base Requirement	
Site	0
Envelope	0
Structure	0
Equipment	0
Passive Energy - Comfort & Health	0
Conservation of Material	0
On-site Generation	0
Total Points	0

ATTACHMENT 4

GREEN FOR LIFE PROGRAM

SUMMARY

In 2010, cities and tribes served by Southern California Edison and within the Coachella Valley Association of Governments (CVAG) region applied collectively for a grant to provide vital sustainability elements as they relate to the Sustainability Pledge that Mayors from each City signed at the Palm Springs Sustainability Summit in 2008. The CVAG application was among the largest awards and the program stemming from it has been titled "Green for Life." Elements of the program being developed for each city/tribe include:

- Greenhouse Gas Inventories
- Energy Action Plans
- Climate Action Plans
- City Facility Benchmarking
- City Facility Retro-Commissioning
- City Facility Utility Management Software
- A Voluntary Green Building Program

On June 11, 2012, the Architectural Advisory Committee reviewed the draft Green for Life Voluntary Green Building Program and provided comments.

On June 13, 2012, the Planning Commission received a presentation on the Voluntary Green Building Program from CVAG and adopted Resolution No. 6276 recommending the program to the City Council.

On June 5 and July 31, 2012, the Sustainability Commission reviewed the Voluntary Green Building Program and recommended approval of the program.

BACKGROUND:

Green Building is a holistic approach to siting, designing, constructing and efficiently operating buildings to reduce, eliminate or reverse the energy impacts of conventional building. Green Building benefits the environment, the community and the economy. In summary, Green Building is good design, construction, operation and maintenance!

Green Building Objectives:

1. Increase energy efficiency and sustainability in new and existing residential & commercial buildings.
2. Assist the local economy by minimizing utility expenses where businesses and residents utilize the cost savings on local purchases.
3. Assist in job creation in the construction sector by helping drive the market in remodeling of existing residential buildings with energy efficiency and sustainability measures that are cost-effective.

4. Provide support to our local construction sector by educating them on the benefits of building sustainable buildings (health, comfort, cost effectiveness, and marketing). The California Public Utility Commission set a goal that new homes will be “net-zero” energy consumption by 2020.
5. Reduce greenhouse gas emissions to benefit the entire region.

Why is Green Building Important?

The demolition, construction, and use of buildings have an impact on the environment, the economy, and our health. Green buildings reduce energy use, conserve water indoors and out, limit solid waste during construction, and in urban areas reduce the amount of vehicle miles traveled by residents. All of these benefits have been found to reduce emissions of carbon dioxide, a greenhouse gas (GHG) and contributor to global warming.

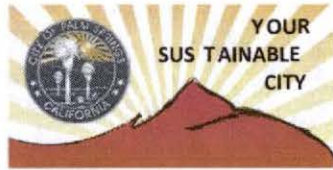
The Green for Life Voluntary Green Building Program addresses “green building” on a voluntary basis, ahead of mandatory measures anticipated for January 1, 2014. It provides for voluntary compliance for all newly constructed and reconstructed (remodel) residential and non-residential structures currently subject to the 2010 California Green Building Standards Code (Cal Green) regulations, and would exceed the minimum energy efficiency standards established in the 2010 California Energy Code (Energy Code) by 15 percent.

Many of the items addressed in the Voluntary Green Building Program are consistent with the proposed mandatory update of Title 24 of the Uniform Building Code, which will be effective January 1, 2014. It is important to note that this updated Title 24 code will only affect new residential and commercial buildings which are much more efficient than most of our existing building stock from decades ago.

Finally, the Voluntary Green Building Program provides an opportunity to educate the region’s construction industry on how to build sustainably as the marketplace changes. It is in keeping with California’s goal of producing the “Net Zero Home” by 2020 which means that newly built homes will be both energy efficient and create the energy they require to support comfortable living. The City’s support for this program will help our local contractors by showing how sustainable buildings can be constructed in a cost-effective manner. The program will also help build our contractors’ knowledge base to ensure that they are not displaced from the market when the State’s new rules take effect in 2014.

The program also facilitates the City’s ability to work with the residents and building owners on “green initiatives” when building, remodeling or replacing equipment at their homes and businesses. Additional advantage to early adoption includes local green job development because the Program includes educational workshops with designers, contractors and builders that will occur during the summer.

ATTACHMENT 5



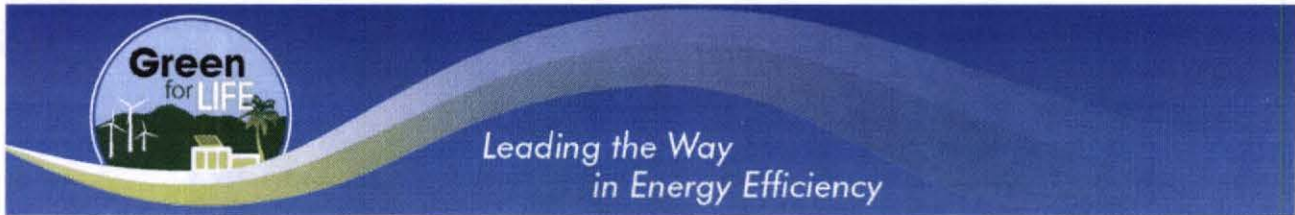
**CITY OF PALM SPRINGS OFFICE OF SUSTAINABILITY
GREEN BUILDING PROGRAM REBATE APPLICATION**

APPLICANT INFORMATION

Name:	
Street Address:	
City, State, Zip	
Phone:	
Email:	
Building Permit No.	

By signing this application I agree to submit a completed rebate application including receipts. I understand that by not submitting my completed application I will not be eligible for the rebate from the City of Palm Springs. By signing this application I also affirm that I will not receive the rebate from the City of Palm Springs if my rebate application does not qualify. Rebate application must be submitted with an original store receipt that is dated within the program months.

APPLICANT SIGNATURE: _____ DATE: _____



PROGRAM DESCRIPTION:

As part of the City of Palm Spring's continued effort to promote energy efficiency and encourage residents to protect the environment, the City's Office of Sustainability is offering a rebate program for property owners who participate in the Green Building Program (see <http://greenforlifecv.org/Images/gbmfulllores.pdf>). The program will continue until rebate funds are no longer available. Customers are required to submit a completed rebate application during the timeframe of the campaign to be eligible for the rebate from the City of Palm Springs. Once the applications are reviewed and approved, approximately 8-10 weeks, the customer will receive the rebate from The City of Palm Springs.

If you are processing a **Green Leaf Permit** (20 points on the Green Building Permit Form), you are eligible for one rebate.

If you are processing a **Green Branch Permit** (30 points on the Green Building Permit Form), you are eligible for two rebates.

If you are processing a **Green Tree Permit** (40 points on the Green Building Permit Form), you are eligible for three rebates.

- Energy Audit Rebate (\$200 or the cost of the audit, whichever is less)
- Building Permit Rebate (up to \$500 or the amount of the City's Building Permit fee, whichever is less)
- Gift Card for Home Improvement or Hardware Store
- \$5,000 in Green Building Program improvements = \$250
- \$10,000 in Green Building Program improvements = \$500

Please submit this completed form to: City of Palm Springs, Office of Sustainability
3200 East Tahquitz Canyon Way
Palm Springs, CA 92264

You may also email to: michele.mician@palmsspringsca.gov or fax to: 760-322-8360

Post Office Box 2743 • Palm Springs, California 92263-2743