

12/07/2009

**Proposed Green Building Measures for Discussion**

City of Santa Monica

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	Existing Requirement	Proposed Requirement	Discussion
Applicability	New Construction Substantial remodels (cost basis)	New Construction Substantial Remodels (square footage basis) Tenant Improvement	Cost basis doesn't adequately delineate "substantial" remodels Even large commercial tenant improvements are not captured by current applicability threshold
Green Building Checklist	submit green building checklist as a design tool	no checklist required	Checklist was mandatory but measures on the checklist were voluntary. This was confusing for applicants and for enforcement.
Solar Pool Heating	solar for all pools/spas, no exception	solar for pools/attached spas, exception for circumstances	Needed an exception for certain situations (shaded roof, etc.) Also need to improve language and applicability for spas
DHW pipe insulation	R-6, R-8 heater to end fixture	exposed pipes must be insulated, applies to retrofits	Most installers (and many manufacturers) don't commonly use R values. Most foam pipe insulation products meet this standard. Diminishing energy returns with additional insulation; more important to add insulation in retrofits where none exists.
Energy Efficiency	10% below T24 Prescriptive compliance options	15% below T24 no prescriptive compliance	Energy models show that this is feasible with minimal cost burden in Santa Monica. 15% below T24 2008 is consistent with LEED and other ratings systems. 15% is also the threshold for utility \$\$ incentive programs.
Mandatory HERS verification	none	low rise residential meets EnergyStar (QII, Ducts, Manual J)	T24 Energy Models are imperfect - there is a need to move towards field-verified performance. HERS verification is inexpensive and would not add additional workload to City building inspectors. These requirements are prerequisites for the LEED Homes program.
Tenant Improvement Measures	none	Acceptance testing on all package units serving TI space.	TI have a very diverse range of uses, so energy measures are difficult to generalize. It appears that 15% efficiency is feasible. Verifying economizer function on package cooling units is simple and inexpensive, but results in significant savings in Santa Monica's climate.
Building water conservation	none	Urinals 0.25 gpf or less	No existing standards for indoor water conservation. 0.25 gpf urinals (manual flush) and 0.125 gpf (flush sensor) are readily available. This standard avoids forcing specification of waterless urinals.
Building water conservation	none	Cooling tower achieve at least 3 cycles of concentration	This is an important source of water use for commercial buildings. Controls and technologies exist to mitigate this water use, and often qualify for significant rebates.
C&D Waste Diversion	65% diversion, excluding inerts	70% diversion, excluding inerts	70% diversion is consistent with the Sustainable City Plan goals. LEED sets a threshold at 75%, but there is some concern about the number of City-approved facilities that meet this threshold, as well as the process for auditing recycling facilities.
Green Building Materials	Choose 5 green materials from a list of 10 areas	Expanded list of acceptable materials	This requirement has not changed, but we have added more acceptable materials to the list. A database of local vendors for all of the materials can be found at <a href="http://www.smgreen.org">www.smgreen.org</a>
landscape water conservation	many - see <a href="http://www.smgreen.org">www.smgreen.org</a>	minor changes to be consistent with State Model Water ordinance	Few substantive changes to this section. The State Model Water Ordinance goes into effect Jan 1 2010.