



MAYOR & COUNCIL COMMUNICATION

August 5, 2009

Subject: Green Building Program (City-Wide)

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Issue – This item is presented pursuant to Mayor and Council direction from the July 7, 2009, Study Session.

Recommendation – Staff recommends adoption of the Green Building Program as currently developed.

Background – In January of 2008, Mayor and Council directed staff to begin the framework for the creation of a voluntary, City of Tucson Green Building Program for residential structures. The program was developed by Rich Michal. Working with City staff, Pima County Development Services, surrounding jurisdictions and the homebuilding industry, Mr. Michal drafted a program for use in the City of Tucson.

The proposed voluntary Green Building Program applies to new, one-three family residential construction and is in response to the community's and homebuilding industry's recognition of the need for increased sustainable building design and construction practices. The program also acts as a tool to implement various elements contained in the Tucson General Plan; specifically, elements and policies related to land use, circulation, redevelopment, water resources, and environmental planning and conservation.

Present Considerations – The proposed City Green Building Program represents significant work that has taken place over the past 18 months. Extensive outreach and communication with other jurisdictions, the Southern Arizona Home Builders Association (SAHBA), non-profit builders and builders specializing in green construction has taken place. At the time of this writing, SAHBA had not yet officially endorsed the program; however, a SAHBA representative is in attendance at tonight's Mayor and Council meeting and will present SAHBA's position on the proposed program.

In general, the City's Green Building Program mirrors the program that has been in existence in Pima County for the past 18 months. It provides homeowners with a certification by the City of Tucson, that a participating home is constructed with principles of energy efficiency, water conservation and environmental planning. In addition to Pima County's Green Building Program, similar programs include TEP's Guarantee Home Program and Southwest Gas' Energy Star® Program. Homes currently being constructed in the City are using the County's Green Building Program to obtain green building certification. These homes include custom and semi-production type homes as well as homes being constructed by non-profit builders and developers.

As presented at the July 7, 2009, Study Session, interest in the program from surrounding jurisdictions is high. The desire on the part of staff and builders is that the program becomes a model of regional cooperation and collaboration, to the extent that the program is overseen by a panel of Building Officials from each of the surrounding jurisdictions to ensure appropriate

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program oversight and consistent application and administration. This would include the ability to facilitate and make necessary revisions to the program as technologies and methodologies in green building construction change. The attached Resolution includes language adopting the program in its initial form, with needed revisions and program expansions being made by the overview panel.

Financial Considerations – Administration of this voluntary participation program will be absorbed within the existing Planning and Development Services budget.

Legal Considerations – The attached Resolution has been prepared by the City Attorney.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Miranda". The signature is stylized with a large, looped initial "R" and a cursive "Miranda".

Richard Miranda
Deputy City Manager

RM:ED
Planning & Development Services

Attachment: Resolution