MONCTON

1311 MUNICIPAL GREEN BUILDING POLICY

(Adopted by City Council December 16, 2013)

Preamble

Many aspects of our everyday life affect the environment, from our mode of transportation to waste management and energy conservation. In response to this awareness, the City of Moncton has been adopting many environmentally conscious practices within its facilities.

The City of Moncton wants to take active steps to reduce its environmental footprint by ensuring the planning, design, construction and operation of municipal buildings is carried out in a sustainable manner. Occupants, operators and the environment will all benefit from the implementations of sustainable building practices.

Buildings consume a large amount of resources and generate significant volumes of waste. Currently the National Building Code (NBC) does not have minimum standards for green building design, construction or renovations. The industry looks to voluntary green building design guidelines and third-party certification systems such as Leadership in Energy and Environmental Design(LEED) and Green Globes Design to provide a holistic and environmentally responsible approach to building design and operation. Through the adoption of high-performance green building practices, both the economic and environmental performance of the facility can be optimized. Measurable life cycle cost savings will be achieved by ensuring efficient management of energy, water resources, materials and land.

1311.01 Policy Statement

The City of Moncton will establish itself as a greener city by committing to incorporating sustainable green building practices into the design, construction and operations of all new municipal buildings and major renovations.

1311.02 Objectives

The main objectives of this policy are to:

a. Ensure all new municipal buildings incorporate green sustainable building practices into the design, construction, management and operations of the facility.

b. Achieve life cycle cost savings by reducing operating costs through the efficient use of materials, equipment, energy, water and other resources;

c. Show leadership regarding green building construction.

1311.03 Definitions

LEED™	LEED™ (Leadership in Energy and Environmental Design) is a non-governmental, independent green building rating system and certification program. Building projects have to demonstrate their commitment to sustainability by meeting specific performance standards and achieving specific pre-requisites and credits in six key areas: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design Process. There are four performance levels ranging from Certified, Silver, Gold and Platinum with each level requiring the incorporation of a greater amount of sustainable elements and achieving a greater amount of credits.
LEED™ Rating	The LEED™ rating criteria are presented in the form of Prerequisites and Credits.

Green Globes	Green Globes is a web based program for green building guidance and certification that includes an on-site assessment by a third party. It was developed by the Green Building Initiative (GBI) in 2005. The assessment covers the following areas: project management, site, energy, water, materials & resources, emissions and indoor environment. There are five performance levels ranging from Green Globes 1-5, with each level requiring a greater percentage of achieved points in the assessed areas.
Green Globes Rating Criteria	The Green Globes Design uses a point system; each point is allocated to the areas and sub-areas of the assessment.
Municipal Building	Structure that has a permanent foundation, roof and walls, for the purpose of human occupancy or use, owned by the City of Moncton.
Certification	The process of an independent third-party verifying the compliance of design and construction of the facility.
Green Building	Describing buildings whose performance qualities are more environmentally friendly than "traditional" buildings in regards to construction and operational practices and also performs in a manner to reduce their environmental footprint.
Building Footprint Area	The surface area occupied by a building, measured as the product of outermost length and width dimensions of building.

1311.04 Policy

The City of Moncton will design, construct, manage and operate its municipal buildings in a sustainable manner as follows:

a. Newly constructed buildings with a footprint area smaller or equal to 500 m^2: Building shall be designed in a sustainable manner, following LEED™ rating criteria as a template, when applicable and including basic energy modeling analysis (i.e.

RETScreen) to guide building configuration and selection of building operating systems. The process shall be documented.

b. Newly constructed occupied buildings with a footprint area greater than 500 m^2: Design and construct buildings to meet or exceed the Certified Performance Level of the LEED™ rating system, including full registration and certification under the CaGBC.

c. Existing buildings of all sizes: Apply sustainable design principles for retrofits and major renovations projects.

1311.05 Equivalencies & Exceptions

Green Globes Design is considered an acceptable equal to LEED. In buildings greater than 500m² the facility must meet or exceed the 2 Globes Performance level of the Green Globes rating system, including full registration and certification.

Heritage buildings shall be exempt from the requirements of this policy. However, best efforts should be made to incorporate green building principles when possible, without compromising the integrity of the heritage structure. By-law #Z-1102 relates specifically to Heritage Preservation in the in the City of Moncton.

1311.06 Procedures

a. The Director of Municipal Facilities, working in conjunction with Engineering and Environmental Services and project stakeholders, shall be responsible for ensuring that buildings comply with the "Municipal Green Building Policy".

b. Nothing in this policy prevents a smaller structure from being subjected to a higher level of compliance than the minimum indicated.

c. Project budgets and schedules must be assessed and include applicable incremental cost relating to sustainable building requirements as they pertain to the project (ie: registration/certification and capital cost).

d. Additional capital support required to achieve the assigned targets will be presented in a life cycle cost/benefit analysis format, appropriate to the complexity and scale of the project.