



## **Minutes City Council's Community Sustainability Code Sustainability Sub-Committee October 23, 2009**

Minutes of the meeting of the City Council's Community Sustainability – Code Sustainability Subcommittee held on Friday, October 23, 2009 in the 3<sup>rd</sup> Floor Conference Room, Tempe City Hall, 31 E. 5<sup>th</sup> Street, Tempe, Arizona.

**Sub-Committee Members Present:**

Councilmember Corey Woods

**City Staff Present:**

Lisa Collins, Dev Svcs/Comm Liaison  
Jan Hort, City Clerk  
Bonnie Richardson, Comm Dev  
Mark Vinson, Comm Dev  
Jeff Kulaga, City Mgr

Sheri Partridge, Comm Rel  
Lisa Lathrop, Dev Svcs  
David McNeil, Pub Wks  
Michael Williams, Dev Svcs  
Shauna Warner, Neighborhood Admin

**Guests Present:**

Mona Chandra, RSP Architects  
Craig Patterson, K.R. Salive & Assoc.

Councilmember Woods called the meeting to order at 9:03 a.m.

**Agenda Item 1 – Approval of August 21, 2009 minutes**

The minutes were approved as presented.

**Agenda Item 2 – Public Appearances/Call to the Public**

None.

**Agenda Item 3 – Inventory of what other municipalities are doing regarding green build technology; incentives/rebates; residential and commercial standards**

Mike Williams presented a matrix of codes addressing green building programs, identifying which regional jurisdictions presently have a green building program, and which offer incentives for incorporating green build technologies into the design of buildings within their community. Councilmember Woods suggested that staff consider putting a dollar amount to some of the green build technologies so that it would reveal whether or not they are feasible.

Craig Patterson stated that the Department of Energy has funding and is looking for programs that illustrate the positive impacts of green build design. Mr. Patterson added that it would be beneficial if Tempe would consider having a staff member assigned to be a solar expert.

Councilmember Woods stated that Tempe was fortunate to have ASU for information and research assistance.

Bonnie Richardson commented that there is a committee that has been formed in the Sustainable Cities Network Organization that delves into solar energy technology. Many cities are involved in studying this energy opportunity and information is being shared.

Councilmember Woods asked Mr. Williams about the staff perception of the green build technology used to construct the Tempe Transit Center. Mr. Williams responded that this project was difficult because many of the systems being proposed were not code compliant. Staff tries to proactively understand these complex systems to determine whether or not they are code compliant. Reviewing building materials to determine whether or not they are code compliant is a complex and time consuming process. One tool used by building safety officials is an e-mail list serve, which has significantly assisted in researching unfamiliar materials and whether or not other jurisdictions have encountered these new design elements. Building industry representatives have voiced frustration regarding the lag in the timeframe for building materials to be certified due to the influx of energy efficient products.

For instance, they currently have a request in the cue for a solar water heater on an apartment. Not one component on the list met the standard of drinking water. The equipment was not certified by the National Sanitation Foundation. Though we now have a standard based on this submittal, any other request that uses components not on the list will have the same problem. We need to balance building with life safety issues. Other cities do not require permits for the solar water heaters, so they can be installed. When the cities were asked by Tempe, they realized they weren't checking certifications and are just now realizing they have to look. Maricopa Association of Governments (M.A.G.) is having meetings which allow the cities to discuss these issues.

Bonnie Richardson commented that Maricopa County has a good sustainability plan and added that coordinating efforts and information sharing is crucial to creating a comprehensive sustainability plan.

Mike Williams commented that Council had indicated an interest in ensuring that all future municipal buildings are green built. With that, it will be essential that staff inform Council of the cost differential when looking at that technology, as well as the anticipated pay back. Lisa Collins added that incorporating green build requirements into an ordinance might be constraining and preclude projects from being undertaken due to their cost prohibitive nature. One possibility is to broaden the ordinance to allow for multiple sets of guidelines/requirements for sustainable buildings – municipal vs. private, etc.

Mr. Williams explained the "Sweep" concept which encourages energy efficiency and develops standards to go above code through incentives and determining return on investments. Currently they are working on a brochure to show improvements and paybacks which would be given to residents. He is looking for adoption by ICC for "Above Code Standards".

Councilmember Woods clarified to staff that we need a way to show residents that if the City moves forward, ways we are saving the City money. Council needs to have a clear understanding of how the budget will be affected.

Lisa Collins mentioned that Councilmember Shekerjian through her Council Committee has indicated an interest in auditing city buildings for energy efficiency.

David McNeil stated that there is \$300,000 in grant funding coming from the Department of Energy slated to be used for green build concepts/projects. Councilmember Woods stated that there should be a marketing effort to promote how these funds will be used and encourage residents and the business community to consider this technology as a feasible alternative to traditional building materials and methods.

#### **Agenda Item 4 – Future Agenda Items**

Top feasible green building Incentive/rebate options  
Town Lake – full body contact water quality

#### **Agenda Item 5 – Future Meeting Dates**

The next meeting was tentatively scheduled for January 22, 2010.

**Agenda Item 6 - Announcements**

October 25 & 26, 2009 – Self guided tours of solar panel homes in Tempe

November 10, 2009 – Green Streets

November 10-14, 2009 – International Green build Conference

*Meeting adjourned at 10:00 a.m.*

Prepared by: Kay Savard

Reviewed by: Lisa Collins

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Jan Hort, City Clerk