

Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: March 17, 2008

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE OF THE CITY OF PASADENA AMENDING CHAPTER 14.90 OF THE PASADENA MUNICIPAL CODE RELATING TO GREEN BUILDING PRACTICES

TITLE OF PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF PASADENA AMENDING CHAPTER 14.90 OF THE PASADENA MUNICIPAL CODE RELATING TO GREEN BUILDING PRACTICES

PURPOSE OF PROPOSED ORDINANCE:

The proposed ordinance raises the LEED ratings for certain buildings from "certified" to "silver" and imposes stricter water conservation measures.

BACKGROUND

On January 7, 2008, the City Council approved certain amendment to the Green Building Practices ordinance codified in Chapter 14.90 of the Pasadena Municipal Code. These amendments included raising the LEED rating for new municipal buildings to 'silver'; raising the LEED rating for large commercial/institutional type buildings to 'silver'; requiring municipal building renovations to comply with LEED and achieve a 'silver' rating; and requiring water efficient fixtures in buildings.

0000059381C031

MEETING OF 03/17/2008

AGENDA ITEM NO. 9.A.1.

REASON WHY LEGISLATION IS NEEDED:

The City's Green Building Practices were established by ordinance and must be amended by ordinance.

PROGRAM, DEPARTMENT, OR GROUPS AFFECTED:

The oversight of the Green Building Practices Ordinance is with the Planning and Development Department. The City and developers will be affected by the proposed changes.

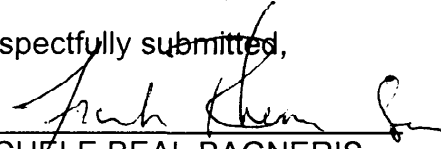
ENVIRONMENTAL:

The amendment of the Green Building Practices Ordinance is exempt from CEQA pursuant to Guideline, section 15061(b)(3) where there is no possibility the project may have significant effect on the environment .

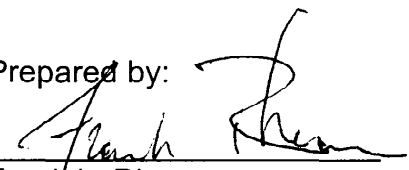
FISCAL IMPACT

New or renovations to Municipal building and facilities could incur some increase up-front costs and design fees that potentially could be offset by long-term savings in operating costs.

Respectfully submitted,


MICHELE BEAL BAGNERIS
City Attorney

Prepared by:


Frank L. Rhemrev
Sr. Assistant City Attorney

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING CHAPTER 14.90
OF THE PASADENA MUNICIPAL CODE RELATING TO GREEN
BUILDING PRACTICES**

The People of the City of Pasadena ordain as follows:

SECTION 1. Pasadena Municipal Code, Title 14, Chapter 14.90, Section 14.90.040 is hereby amended as follows:

Section 14.90.040 subsection A.3 is amended to read as follows:

- “3. Tenant improvements of 25,000 square feet or more of gross floor area and requiring a building permit as determined by the building official or designee.”

Section 14.90.040 is amended by adding a new subsection A.5 to read as follows;

- “5. Renovations of city buildings of 15,000 square feet or more and as determined by the building official or designee. Such renovations shall not include ordinary repairs nor apply to specialized building types such as warehouses, park restrooms, or the like.”

SECTION 2. Pasadena Municipal Code, Title 14, Chapter 14.90, Section 14.90.050 is hereby amended as follows:

Section 14.90.050 subsection A.2 is amended to read as follows:

- “2. All applicable projects shall submit a LEED checklist and supporting documentation indicating points meeting at a minimum LEED ‘Certified’ level incorporated into documentation for a building permit. Projects as described in Section 14.90.040 subsection A.2 of 50,000 square feet or more of new gross square footage shall meet LEED ‘Silver’ level. These projects would include typical office, retail, medical, and academic buildings with occupied and conditioned spaces. The LEED checklist shall be prepared, signed, and dated by the project LEED accredited professional. All building documents shall indicate in the general notes and/or individual detail drawing, where feasible, the green building measures employed to attain the applicable LEED rating.”

Section 14.90.050 subsection A.3 is amended to read as follows:

- “3. Applicable city buildings are required to attain LEED certification and meet, at a minimum LEED ‘Silver’ rating.”

Section 14.90.050 is amended by adding a new subsection A.5 to read as follows:

- “5. All applicable projects shall meet the applicable LEED water use reduction credit that requires applicants to employ strategies that, in aggregate, use 20% less water than a standard building using the Energy Policy Act of 1992 fixture performance requirements for interior water usage.”

SECTION 3. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2008.

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this _____ day of _____, 2008, by the following vote:

AYES:

NOES:

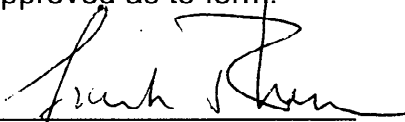
ABSENT:

ABSTAIN:

Date published:

Jane L. Rodriguez, CMC
City Clerk

Approved as to form:



Frank L. Rhemrev
Sr. Assistant City Attorney