

**MAYOR'S SUSTAINABLE BUILDING TASK FORCE
APPROVED RECOMMENDATIONS**

APPROVED ADVANCED ENERGY CODE AND ADDITIONAL POLICY RECOMMENDATIONS	
Residential and Commercial Recommendations	
This code shall regulate the design and construction of new buildings for the effective use of energy.	
The City of San Antonio supports the adoption and implementation of energy provisions that result in energy savings of 15 percent or greater than current code in effect in 2008 (IECC 2000 with 2001 supplement and ASHRAE 90.1 1999).	
All new residential homes shall have duct testing or have ducts in conditioned space.	All new commercial buildings shall incorporate Energy Star Certified roofs.
The City of San Antonio shall support the goal of net-zero carbon by 2030 through a periodic review of codes and incentives.	
A stakeholder sustainable building committee shall meet every three years to review COSA sustainability policies and goals. Future committees shall measure periodic progress and establish/modify interim goals to attain the agreed ultimate goals. Interim and ultimate goals shall be evaluated on the basis of sustainable environmental and community benefits, return on investment & practical impact on the regulated community. In 2012 the interim goal shall target 30% above than current code in effect in 2008 (IECC 2000 with 2001 supplement and ASHRAE 90.1 1999); incentives will increase proportionately to achieve greater savings.	
This improved code will take effect no later than January 1, 2010 to allow time for software availability, staff training, and public education.	
The city energy code shall be publicly reviewed before March 1, 2012. After that date, it shall be reviewed, and amended as needed, every three years at a minimum.	
The City of San Antonio Code Official shall be permitted to approve specific computer software (including at least one free, publicly-available source), worksheets, compliance manuals, and other similar materials that meet the intent of this code.	
This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve the effective use of energy and to reduce greenhouse gas and ozone precursor emissions in San Antonio. This code is not intended to abridge safety, health, or environmental requirements contained in other applicable codes or ordinances.	

ADDITIONAL ENERGY POLICY RECOMMENDATIONS

Residential and Commercial Recommendations

A Stakeholder Sustainable Building Committee (SSBC) shall be formed which consists of representatives of architectural, engineering, construction, development, green building and building code professionals (similar to the membership of the 2008 Mayor’s Task Force on Sustainable Buildings, which created this document). Amongst other duties, the SSBC shall monitor the implementation of the recommendations of the Mayor’s Task Force on Sustainable Buildings, and shall meet as needed but not less often than every three years to review COSA sustainability policies and goals. The SSBC shall measure periodic progress and establish/modify interim goals to attain agreed long-term goals. Interim and long-term goals shall be evaluated and amended as required on the basis of sustainable environmental and community benefits, return on investment and practical impact on the regulated community. Finally, should the energy needs/uses of existing buildings be examined in the future; the SSBC shall be charged with the responsibility to present recommendations to City Council or its designee.

ENERGY CODE COMPLIANCE

RESIDENTIAL BUILDINGS

COMMERCIAL BUILDINGS

New residential/commercial construction energy usage must achieve an efficiency rate of 15 percent above the current San Antonio energy codes IECC 2001 (current State code as of 2008 ASHRAE 90.1 1999 & IECC 2000 with 2001 supplements) by complying with any of the following options:

1. IECC 2009 (as approved and/or amended by the City of San Antonio and/or Energy Systems Laboratory).

1. COMcheck or other software as approved by Planning and Development Services based on existing codes (ASHRAE 90.1 1999 & IECC 2000 with 2001 supplements) showing 15% or above the passing score.

2. Energy Star Certification Compliance.

2. COMcheck based on ASHRAE 90.1 2007. A passing score satisfies the 15% standard referenced above.

3. Software or energy modeling tools approved by the City of San Antonio Building Official and/or ESL.

3. COMcheck based on IECC 2009 (when IECC 2009 is available and approved by ESL) A passing score satisfies the 15% standard referenced above.

4. Approved compliance methods as adopted by the State of Texas.

4. ASHRAE 90.1 2007 energy modeling analysis approved methods
This meets the 15% standard referenced above.

5. Build San Antonio Green, USGBC LEED-H, or other third-party certification program that meets or exceeds the energy requirements as approved by the Code Official shall be considered in compliance.

5. ASHRAE Advanced Energy Design Guidelines
(Prescriptive documentation)
This meets the 15% standard referenced above.

ENERGY CODE COMPLIANCE	
RESIDENTIAL BUILDINGS	COMMERCIAL BUILDINGS
	6. Software or energy modeling tools approved by the City of San Antonio Building Official and/or ESL A demonstrated passing score satisfies the 15% standard referenced above.
	7. Approved compliance methods as adopted by the State of Texas. A demonstrated passing score satisfies the 15% standard referenced above.
	8. USGBC LEED or other third-party certification program that meets or exceeds the energy requirements as approved by the Code Official shall be considered in compliance.
	9. Performance rating calculations and documentation shall be in accordance with the International Building Code, “Performance Rating Method”, and shall be submitted with each application for a building permit. Documentation, including calculations, shall be prepared by a registered design professional.
INCENTIVE RECOMMENDATIONS	
Residential and Commercial Recommendations	
A. It is recommended that the Planning and Development Services Department and the Office of Environmental Policy coordinate with CPS ENERGY and San Antonio Water System (SAWS) to provide a new construction residential and commercial financial incentive program. Such program shall include the provision of specific rebates or other incentives <u>such as a reduction of impact fees</u> for new residential and commercial buildings that exceed the City’s code requirement with an ultimate goal of achieving Carbon-neutrality by 2030 (using no fossil fuel GHG emitting energy to operate) and be designed to reward improved performance in a scaled fashion. (Example: A residential or commercial structure with a 50% improvement over code would be incentivized proportionally more than a residence performing at 30% better than code when 30% above code is the incentive trigger point).	
1. It is recommended that the City of San Antonio create a marketing and education awareness campaign which is a unified comprehensive community-wide outreach effort supporting an advanced sustainable buildings initiative.	
a. CPS ENERGY and SAWS shall provide rebate/incentive information to the City to coordinate and promote incentives to provide one-stop information.	

INCENTIVE RECOMMENDATIONS

Residential and Commercial Recommendations

b. The Planning and Development Services Department with assistance from the Office of Env. Policy shall provide information on sustainable building practices and incentives to encourage residential and commercial developers to exceed minimum code requirements and serve as clearinghouse for green building information from a wide and ever-increasing variety of sources.

c. It is recommended that the City of San Antonio Office of Environmental Policy coordinate education awareness with the Metropolitan Partnership for Energy and others that includes workshops, trainings, and seminars that will provide sustainable building practices for new residential and commercial buildings that exceed minimum code requirements.

2. It is recommended that the City of San Antonio evaluate and promote to City Council the feasibility of offering a property tax exemption for new homes and tax abatement or phase-in for new commercial buildings that achieve high energy performance levels, including participation in “Build San Antonio Green” for homes only or an equivalent 3rd party verified green rating system addressing residential and commercial building. Such considerations may include a minimum HERS score for residential buildings.

3. It is recommended that the City of San Antonio evaluate and promote to City Council the feasibility of offering an additional amount of property tax abatement or phase-in for new homes and commercial buildings that utilize on-site renewable energy.

4. It is recommended that the City of San Antonio Office of Environmental Policy promote an annual San Antonio Green Leadership awards program to recognize all new residential and commercial builders, architects, and others that significantly exceed the minimum code and to post those names on the City’s website and through additional public media outlets.

5. CPS Energy and SAWS shall provide incentives, rebates and marketing to support energy and water conservation for any program that exceeds code and will include such program in a unified city-wide promotion.

6. It is recommended that the City of San Antonio evaluate and report to City Council on the feasibility of funding for incentives through the Planning and Development Services Department. This could include fast-track permitting and reimbursement of fees. The task force recognizes that current enterprise organization does not allow these incentives to be offered.

7. Energy incentives shall be provided to achieve 30% or greater savings above current energy code (IECC 2000 with 2001 supplement and ASHRAE 90.1 1999).

WATER CODE RECOMMENDATIONS

Residential and Commercial Recommendations

A. If tank type flush toilets are used, such toilets shall be approved by US EPA WaterSense and have a maximum average use of no more than 1.28 gallons per flush.	
B. Faucet aerators for bathrooms shall have a maximum water flow of 1.5 gallons per minute.	
C. Showerheads shall have a maximum water flow of 2.0 gallons per minute.	
D. All irrigators installing irrigation systems permitted by the City of San Antonio shall provide to the irrigation system owner a recommended seasonal irrigation schedule and instructions on how to use the irrigation system and set the controller. Seasonal schedules provided will be approved by SAWS Conservation Director or designee. The schedule will be affixed to the irrigation controller or an adjacent wall.	
E. Review inspection and enforcement options for the current city ordinance requiring a minimum of 4 inches of soil under turf in new construction (After Jan.2006).	
F. Review options for non-compliance with TCEQ/COSA regulations associated with irrigation and irrigation system installation such as an increase of future permit charges.	
G. Golf courses, athletic fields, and large properties that meet the definition of large use and large use properties regardless of size including residential properties must have a licensed irrigator sign-off on the annual irrigation system analysis. <i>Large use property</i> means any property that uses 1 million gallons of water or more for irrigation purposes in a single calendar year.	
H. Water efficiency standards shall be reviewed by SAWS as US EPA Water Sense standards are revised or updated and SAWS shall make recommendations to the City for acceptance into code.	
I. City of San Antonio and SAWS should meet with TCEQ and others to identify and address design and engineering conflicts which prevent the use of sustainable practices and incentives as envisioned by the committee.	
Considered Not Applicable	J. Urinals shall have a maximum water use of 0.5 gallons per flush (applies to commercial only).
K.: Irrigation systems newly installed in single family dwellings may not cover more than 10,000 square feet of landscape with spray or rotor irrigation heads. The use of drip irrigation or micro-sprays may be used to expand the coverage size upon approval of the landscape plan by SAWS (applies to residential only).	Considered Not Applicable

WATER CODE RECOMMENDATIONS

RESIDENTIAL

COMMERCIAL

L. Insulate Hot Water Lines R4 or < 20' Hot Water Pipe Run: Buildings without a dedicated hot-water return line with runs exceeding 20 linear feet between the heating element and the end use fixture shall be insulated with R-4 sleeve insulation or with materials approved by PDSD (such as 5/8'' foam). A dedicated return loop with an on-demand system is an acceptable alternative. Insulation will not be required to be continuous through studs.

Considered Not Applicable

M. All coin-operated washing machines in a new facility shall be selected from Consortium for Energy Efficiency (CEE) that meet or exceed the more current Tier 2 water and energy standards as determined by CEE.

N. No Irrigation Meter is Needed if a reclaimed water source is proven sufficient to maintain a landscape meeting COSA requirements. SAWS shall review and provide evidence that the reclaimed water source meets such standards.