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For more information about Saint Paul's sustainability efforts, visit:  
[www.stpaul.gov/sustainable](http://www.stpaul.gov/sustainable) OR [www.sustainablebuildingpolicy.umn.edu/saintpaul/](http://www.sustainablebuildingpolicy.umn.edu/saintpaul/)

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# Saint Paul Sustainable Building Policy & Process

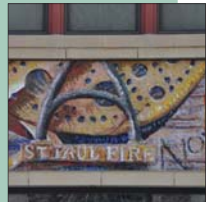
**With the goals of making Saint Paul a leader in sustainable urban living, Mayor Chris Coleman and the Saint Paul City Council adopted the *Saint Paul Sustainable Building Policy* in 2010. The Policy requires that certain construction projects be built to a high green standard while complementary resources help ensure success.**



In the United States, buildings consume one-third of our energy, two-thirds of our electricity, and one-eighth of our water. Green buildings, such as those that follow the Saint Paul Sustainable Building Policy, conserve natural resources and create healthy living and work spaces. Green buildings also lower operating costs, increase asset value, decrease greenhouse gas emissions, protect our lakes and rivers, divert waste from landfills, and qualify for money-saving incentives such as utility rebates.



In 2007, the City of Saint Paul received a grant from the Minnesota Pollution Control Agency to develop a model green building policy. The City assembled stakeholders to develop a policy that addressed a wide array of environmental issues, including energy consumption, greenhouse gas emissions, water use, construction waste, stormwater management, and indoor environmental quality. The process resulted in a policy that requires a high level of attainment while giving developers flexibility. The Policy applies to all new construction projects receiving more than \$200,000 in public assistance, as well as certain rehab projects. If the Sustainable Building Policy does not apply, other energy saving requirements may be in effect. Based on the financial and environmental benefits that result from the Policy, the City encourages developers to voluntarily extend these practices to other projects. City staff and other resources are available to help ensure success.



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## Participation

The Saint Paul Sustainable Building Policy applies to each new construction project that either:

- receives more than \$200,000 in City/Housing and Redevelopment Authority (HRA)/public funding; **or**
- is owned by the City or HRA; **or**
- is built with the intent of having the City or HRA become the sole tenant.

If one of the above criteria is met, the Policy also applies to:

- parking lots and structures; **and**
- additions to existing buildings that include a new Heating, Ventilation and Air Conditioning (HVAC) system.

Noncompliance may result in remedial action, limited to the amount of funds granted to the developer. **Voluntary adoption** of the Sustainable Building Policy is also encouraged. Adhering to the Policy may result in lower operating costs, increased rental rates, higher productivity, higher tenant satisfaction, increased property values, and enhanced marketability.



The Lofts at Farmers Market in Saint Paul's Lowertown neighborhood is an example of a new construction project that has complied with the Sustainable Building Policy.

## Requirements

The Saint Paul Sustainable Building Policy requires compliance with:

1. an approved sustainable building rating system; **and**
2. the Saint Paul Overlay.

### Approved Sustainable Building Rating Systems

The Saint Paul Sustainable Building Policy allows developers to choose from one of several approved rating systems, including Leadership in Energy and Environmental Design (LEED), Minnesota B3, Green Globes, Minnesota GreenStar, and Green Communities. The Policy requires that a certain minimum threshold be met within the selected standard. For example, if the developer chooses LEED, the building must receive Silver Certification.

### Saint Paul Overlay

The Saint Paul Overlay sets uniform minimum thresholds for several areas of attainment, including energy use, water consumption, diversion of construction waste, indoor environmental quality, stormwater management, greenhouse gas emissions, and annual collection of energy data. Together, these minimum thresholds are called the Saint Paul Overlay and are complementary to the sustainable building rating systems named above.



## Steps to Success - A Guide for Developers

- 1. Determine Applicability** – As soon as you contact the City of Saint Paul for financial assistance, talk with the Sustainability Facilitator to discuss the applicability of the Policy. The Sustainability Facilitator will consider factors including the type of construction and projected level of public investment. If the Sustainable Building Policy does not apply, it is likely that other energy-saving requirements, such as the Saint Paul PED/HRA Sustainability Initiative, will be required.
  - 2. Review Policy** – Once it is determined that the Sustainable Building Policy applies to a project, the development team meets with the Sustainability Facilitator to learn about the Policy and how to successfully apply it to their project. The Facilitator will explain the Policy in detail and describe each step that must be taken to comply with it.
  - 3. Select Rating System** – Developers are required to select one of the approved sustainable building rating systems: LEED, Green Globes, Minnesota GreenStar, Green Communities, or Minnesota B3. The rating systems allowed by the Policy are similar in that they address a wide spectrum of environmental concerns including energy use, water consumption, waste reduction, etc. The rating systems also have significant differences. It is important for developers to understand the benefits and disadvantages of each system before selecting one. Developers are responsible for fully complying with the selected rating system and having the project certified/verified as required by the system. At the developer's request, the Sustainability Facilitator can help identify sustainable design experts to assist with this process and the rest of the project.
  - 4. Register Project with CSBR** – Developers need to register their project with the Center for Sustainable Building Research (CSBR). CSBR is a nationally recognized leader in sustainable development and is partnering with the City of Saint Paul. CSBR provides technical support and monitors adherence to certain aspects of the Saint Paul Overlay. Registration is easy and should be done early in the design process. The Sustainability Facilitator will explain how to register. [www.csbr.umn.edu](http://www.csbr.umn.edu)
  - 5. Sign Up for Energy Design Assistance** – At the predesign stage, developers should contact Xcel Energy to sign up for the enhanced Energy Design Assistance (EDA). This free service provides energy modeling of the building design and offers recommendations to make the building more efficient and provides information about financial incentives from Xcel. Participation in EDA is **required** and will directly impact the project's ability to successfully meet the predicted energy use requirements of the Saint Paul Overlay. When signing up for EDA, explain to your contact that the project must comply with the SB 2030 program (the energy requirement of the Saint Paul Overlay). Smaller projects (under 20,000 square feet) will follow an alternate process for achieving predicted energy use requirements. [www.xcelenergy.com](http://www.xcelenergy.com)
  - 6. Access the Website** – The Saint Paul Sustainable Building Policy website, [www.sustainablebuildingpolicy.umn.edu/saintpaul/](http://www.sustainablebuildingpolicy.umn.edu/saintpaul/), provides an array of valuable resources for the development team and should be visited regularly. Checklists help confirm that no steps are missed. PowerPoint training modules provide detailed step-by-step instructions to follow the Policy. Calculators, logs, and other tools provide the development team with a means to document adherence to the Overlay requirements.
  - 7. Provide Documentation** – The developer must provide appropriate documentation to the Sustainability Facilitator to demonstrate compliance with the selected green building rating system (e.g., LEED, B3, Green Communities) and the Saint Paul Overlay. Calculators and logs found on the Sustainable Building Policy website will help the development team document compliance with portions of the Overlay.
  - 8. Keep In Touch** – Good communication is key to success. The Sustainability Facilitator is a valuable resource and regular communication with the Facilitator will help keep the project on track. Gaps in communication can lead to issues that may delay the project and/or increase costs.
  - 9. Track Energy Data** – The Sustainable Building Policy requires that actual annual energy use be reported to the Minnesota Sustainable Building 2030 database for 10 years. This real-world data from hundreds of buildings throughout the state provides valuable insight about the efficacy of building modeling and other energy efficiency strategies. What is gleaned from this data will inform future efforts.
- Notes:** Take each step as early as possible or the project may be delayed and additional costs could be incurred. Noncompliance with the Policy may result in remedial action, limited to the amount of funds granted to the developer.



The Penfield green roof provides many benefits, including stormwater runoff reduction and thermal regulation.



**Case Study #1: Kendall's Ace Hardware** is a small family-owned business on Saint Paul's Eastside. In 2012, owners Kendall and Alexandra Crosby relocated to the corner of Payne Avenue and Phalen Boulevard from their original location to make room for a greatly needed new recreation center and library. Since the project received over \$200,000 in public investment, it was required to comply with the Sustainable Building Policy. It did so by following the Minnesota B3 sustainable building standard and the Saint Paul Overlay. Green attributes include efficient heating and cooling systems, proximity to transit, and rain gardens to manage stormwater.



**Case Study #2: The Penfield** is a six-story market-rate rental apartment building with first floor commercial space located in downtown Saint Paul. Owned by the Saint Paul Housing and Redevelopment Authority, The Penfield will be certified LEED Silver and comply with the Saint Paul Overlay. During construction, over 75% of the construction waste was diverted from landfills. The project's green roof will reduce stormwater runoff and serve as an amenity for residents.

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