Saint Paul Sustainable Building Policy for Private Development

This policy applies to the planning, design, construction, and commissioning of any new construction project receiving more than $200,000 in City and/or HRA funding.

City and/or HRA funding is defined as money originating from Community Development Block Grant (CDBG), Tax Increment Financing (TIF), HOME Investment Partnership Program (HOME), Multi-Family Housing Revenue Bonds, federal Low Income Housing Tax Credits (LIHTC), other federal, state, and Metropolitan Council funding programs, HRA funds, any City of Saint Paul funds, including STAR, from any combination of loans, grants, land writedown or other funding vehicles.

The Policy does apply to parking structures and parking lots and any addition to an existing building that includes a new heating/ventilation/air conditioning (HVAC) system. The Policy does not otherwise apply to existing structures.

The Developer must choose for the project one of the following rating systems and levels with which to minimally comply:

Commercial Projects:
- LEED New Construction (NC) 3, Silver or
- Green Globes, 2 globes or
- State Guidelines Building Benchmarking and Beyond (B3) Compliant or
- Saint Paul Port Authority Green Design Review (as applicable)

Residential Projects:
- LEED for Homes (H) or LEED NC 3, Silver or
- Minnesota Green Star, Silver or
- Green Communities, Minnesota Overlay Compliant

The following mandatory requirements, known as the "Saint Paul Overlay," must be met within the Developer's chosen rating system:

1. Predicted energy use shall meet Minnesota Sustainable Building 2030 (SB 2030) "Energy Standards" for new buildings. The conditions for meeting the "Energy Standards" are subject to the "Cost Effectiveness" Protocol of SB 2030.
2. Predicted use of potable water in the building must be at least 30% below EPA Policy Act of 1990.
3. Predicted water use for landscaping must be at least 50% less than a traditionally irrigated site using typical water consumption for underground irrigation systems standards.
4. Actual solid waste of construction materials, excluding demolition waste, must be at least 75% recycled or otherwise diverted from landfills.
5. Indoor Environmental Quality (IEQ) must be addressed through the following strategies:

   a. ventilation based on ASHRAE 62.1-2004 or meet the minimum requirements of Sections 4 through 7 of ASHRAE Standard 62.1-2007
   b. construction IEQ management plan
   c. low-emitting materials
   d. thermal comfort
6. Storm Water Management Requirements:
   a. Site Eligibility: Sites with ¼ acre or more of total land disturbance
   b. Rate Control: 1.64 cubic feet per second (cfs) /acres disturbed
   c. Water Quality Management: For a 2 year, 24-hour rainfall event, provide treatment systems designed to remove 80% of the average annual post development Total Suspended Solids (TSS) and remove 60% of the average annual post development Total Phosphorus (TP), by implementing Best Management Practices (BMPs) outlined in "Urban Small Sites Best Management Practices" handbook (Metropolitan Council), "Protecting Water Quality in Urban Areas" handbook (Minnesota Pollution Control Agency), the "Minnesota Storm water Manual" (Minnesota Pollution Control Agency). All BMP treatment systems for subject site need to include safety factors, maintenance, and a back-up plan in case of failure. All manufactured devices require independent laboratory testing to confirm product claims.
   d. Volume Control/ Infiltration: Maintain or increase infiltration rates from pre-project site conditions.
   e. Operation and maintenance: All practices must have an O and M plan.
7. Predicted greenhouse gas emissions must be reported to the Minnesota Sustainable Building 2030 database by the design team or building owner.
8. Annually, actual energy data for the project must be submitted to the Minnesota Sustainable Building 2030 database, by the building owner or by the building's utility service provider(s) with permission of the owner.

Each project's compliance with the Green Building Policy must be verified, in accordance with the verification method specified by the Developer-selected rating system.

In the event of notification of non-compliance, and reasonable opportunity to cure, the City will refer the project to the Sustainable Building Technical Committee, which will consider remedial action, and make recommendations to the HRA Executive Director or his/her designee. Upon a recommendation from the Sustainable Building Technical Committee, the HRA Executive Director or his/her designee may require remedial action, limited to the amount of funds granted to the Developer.

The requirements of the Policy may be waived, in whole or in part, by the HRA Board or the City Council after consideration of the advantages and disadvantages of a waiver, and upon showing by the Developer a compelling public purpose.

The Policy will apply to projects for which schematic design is initiated after July 1, 2010.

To assist the Developer comply with the Policy, whether the Developer is required to comply or is doing so voluntarily, the City will:

1. Provide, at no additional cost to the Developer, a Sustainability Facilitator within PED to help guide each project through the development process, ensuring adherence to the Policy.
2. At the Developer's request, help identify sustainable design experts with in-depth experience on specific issues, whether site, building, or operational.
3. Work with Xcel Energy to provide, at no cost to the Developer, energy modeling in the design stage for all participating projects meeting Xcel Energy's requirements.
4. Work with District Energy to assist with energy modeling and other analysis and assistance during the design stage for all participating projects meeting District Energy's requirements.
5. At the Recipient's request, help developers locate building commissioning agents to verify performance against design requirements.
6. Negotiate, as part of a Development Agreement, signage and labeling for compliant buildings both during and post-construction.