

SUSTAINABLE BUILDING POLICY FOR NEW MUNICIPAL AND HRA OWNED BUILDINGS IN THE CITY OF SAINT PAUL

This policy applies to any planning, design, construction, and commissioning, of municipal or HRA owned facilities financed by the City of Saint Paul or HRA and those buildings utilized by the City's Executive Departments, the Saint Paul Public Library, or the Saint Paul Parks and Recreation Department.

The sustainable building policy also applies to the construction of new facilities or buildings in which the City or HRA will become the sole tenant, regardless of whether the City or HRA owns the building.

The sustainable building policy does apply to City and HRA owned parking structures and parking lots as well as to any addition to an existing building that includes a new heating/ventilation/air conditioning (HVAC) system.

The City and HRA 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 NC1 Silver, or
- Minnesota GreenStar, Silver, or
- Green Communities, Minnesota Overlay Compliant

The following mandatory requirements, established in the 2009 Sustainable Building Policy as the "Saint Paul Overlay," must be met within the 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), or the “Minnesota Storm Water Manual” (Minnesota Pollution Control Agency). All BMP treatment systems for the subject site shall 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 Operation and Maintenance 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 sustainable building policy must be verified in accordance with the verification method specified by the selected rating system.

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

This policy applies to projects for which schematic design is initiated after July 1, 2010.