

**Saint Paul PED / HRA Sustainability Initiative**  
**January 30, 2007**  
**(Amended October 5, 2010)**

**Objective of the Initiative**

To make future development projects in Saint Paul more environmentally and financially sustainable by identifying and incorporating *proven and tested* practices that demonstrate *significant measurable results* and *return on investment*.

**Requirements for development projects funded, in whole or in part, by the City of Saint Paul PED/HRA:**

1. All developers who plan to newly construct:

- a commercial building of 15,000 square feet or greater, or
- a residential building with common space of 15,000 square feet or greater, or,
- a residential building of 150,000 square feet or greater (not including the garage)

are required to participate in Xcel Energy's *Energy Design Assistance* program and implement energy-saving recommendations. Initial inquiry should occur during the schematic design phase to maximize energy saving potential.

➤ *Energy Design Assistance* (Xcel Energy will determine the best level)

- Level 1 (generally for buildings 20,000 square feet or larger) provides a comprehensive approach to energy savings including personalized computer energy modeling for a planned building. This modeling predicts energy use, suggests energy-saving strategies and projects energy-cost savings.
- Level 2 (generally for buildings smaller than 20,000 square feet) provides a review of preliminary construction documents and recommends energy-saving strategies.
- Compared to code requirements, participants save an average of 30% on annual energy bills.
- Follow-up services help ensure that strategies are implemented and working to save on energy bills.
- Cost:
  - ▶ Consultation is free.
  - ▶ Xcel Energy pays the architectural and engineering team for their participation in Level 1.
  - ▶ Recommended strategies qualify for Xcel Energy's cash incentives, which decrease out-of-pocket cost.

2. All developers of new residential buildings that have less than 15,000 square feet of common space are required to participate in the ***ENERGY STAR Qualified New Homes*** program. All developers of rehabilitated single-family or duplex homes are required to participate in ***Home Performance with ENERGY STAR***. New and rehabilitated buildings must receive third-party verification from an accredited organization.
  - The Neighborhood Energy Connection (NEC), a Saint Paul nonprofit organization with independent consultants, can provide these services and help developers access rebates or reduced fees through Xcel Energy.
  - Consultants provide recommendations and projected return on investment for each improvement made.
  - Consultants make site visits to ensure that agreed upon improvements are being made and installed properly.
  - After the consultant's recommendations have been followed and inspection has been passed:
    - newly constructed buildings will receive ENERGY STAR HOMES certification, and
    - rehabilitated single-family or duplex homes will be eligible for rebates.
  - Financing is available. Tax breaks, rebates and other incentives may also be available.
  - Approximate Cost for ENERGY STAR HOMES:
    - ▶ Consulting services worth \$600.00 per home can be fully recovered through Xcel rebates.
    - ▶ Typically the added cost of for improvements is very low or non-existent.
    - ▶ Any costs are recovered by the homeowner through lower utility bills.
3. On every HRA / City-funded project within the District Energy service area, the developer is required to obtain cost estimates from District Energy and Xcel Energy for the provision of heating and/or cooling services early in the design process.
4. On a project by project basis, including new construction, rehab and conversion, PED staff will attempt to negotiate with developers higher standards, which may include, but are not limited to, the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) standards; the Minnesota Sustainable Building Guidelines; and Minnesota Green Communities standards.
5. This policy applies to all projects that have not yet reached the design development phase.

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