

COUNCIL POLICY

SUBJECT:	GREEN BUILDING POLICY : PRIVATE SECTOR
DATE:	OCTOBER 1, 2007
REFERENCE:	07/230

Purpose

The policy is intended to promote and encourage green building practices for commercial, institutional, mixed-use, and residential buildings constructed within Saanich.

The Climate Change Challenge

Construction and operations of buildings consume vast amounts of resources (materials, water and energy) and produce significant volumes of solid waste, sewage and air emissions throughout their lifecycles. Energy used to operate buildings in Saanich represents approximately 44% of total energy use from all sources in the Municipality¹.

Between now and 2026, Saanich will need to provide approximately 8,100 new multi-family dwelling units in order to meet our Regional Growth Strategy targets. Commercial and institutional construction will keep pace with this residential development. In order to make a positive impact on global climate change, it will be important to ensure that new development is as sustainable as possible.

It is recognized that:

1. Reduction of energy use in new and existing buildings can have significant benefits to the owner/occupants as well as positive effects on the reduction of Green House Gas emissions and climate change;
2. There is a growing desire among residential, institutional and corporate property owners to improve energy efficiency in their buildings;
3. Senior Government and utility company energy efficiency incentives are expected to increase both in variety, dollar value and complexity;
4. Local Governments are the most direct point of contact and influence for persons wishing to incorporate energy efficiency into building plans and heating/cooling systems;
5. Local Governments do not yet have the authority to mandate energy efficiency through their permitting processes and have limited ability to differentiate their fees and charges in order to encourage energy efficient construction; and
6. Most homeowners and builders are either unaware of, or disinclined to become sufficiently knowledgeable about the ever-changing variety of new alternative energy technologies, programs, regulations and possible incentives available.

¹ CRD Community Energy Plan 2004

Energy Efficiency Targets

In a resolution on March 19, 2007, Council committed to the following energy efficient targets established by the Province of British Columbia²:

These targets will be difficult to achieve without Provincial regulatory reform and/or Provincial/Federal support funds. Nevertheless, they do function as goal posts that are synchronized with the Province of British Columbia's long-term energy plan.

Building Sector	Energy Efficient Target*
New single family and row house residential	EnerGuide 80 by 2010
New multi-unit residential buildings	25% better than Model National Energy Code for buildings by 2010
Existing single family and row house residential buildings	Reduce energy consumption in 12% of existing buildings by an average of 17% by 2010
Existing multi-unit residential buildings	Reduce energy consumption in 16% of existing buildings by an average of 9% by 2010
New industrial, commercial, institutional buildings	25% better than Model National Building Code by 2010
Existing industrial, commercial, institutional buildings	Reduce energy consumption in 20% of existing buildings by an average of 14% by 2010

Private Sector Policy

The District of Saanich supports the use of any or all of the following techniques to encourage green building practices:

1. Provide access to a Certified Energy Advisor for new construction and renovation projects;
2. Fast track "green" applications;
3. Encourage that construction projects for new and renovated buildings meet provincial Energy Efficiency Targets adopted by Saanich;
4. Recognize achievement and excellence in private sector green building initiatives through an award program;
5. Consider Green Building rebates for new dwellings;
6. Support the promotional efforts of green builders by profiling their developments in Saanich-sponsored advertising;
7. Review regulatory bylaws and policies to remove barriers to green building innovation and seek ways to incorporate incentives;

² *Energy Efficient Buildings: A Plan for BC, 2005*, Ministry of Energy, Mines and Petroleum Resources

8. Recognize the considerable potential for green building practices in the renovation market, and seek incentives to encourage them;
9. Support awareness-building and education for builders, realtors, developers, financial institutes, architects, designers and other stakeholders;
10. Work cooperatively with fellow CRD member municipalities to promote green building practices; and
11. Offer assistance and advice to the Province of British Columbia in the development of a Provincial Green Building Code and province-wide energy-efficiency standards.