



CONSIDER AMENDING THE ENERGY CONSERVATION IN DESIGN AND CONSTRUCTION OF NEW AND RENOVATED TOWN BUILDINGS ORDINANCE TO INCLUDE THE ARCHITECTURE 2030 CHALLENGE FOSSIL FUEL REDUCTION TARGETS

STAFF REPORT

John Richardson, Community Resilience Officer

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| SUBJECT PROPERTY Town Facilities | MEETING DATE June 20, 2018 | REQUESTED BY Town of Chapel Hill |
| STAFF’S RECOMMENDATION That the Council amend Chapter 5, Article VII, of the Town Code of Ordinances known as “The Energy Conservation in Design and Construction of New and Renovated Town Buildings” to include the Architecture 2030 Challenge fossil fuel reduction targets. | | |
| ITEM OVERVIEW At the January 31, 2018, Council Business Meeting, the Environmental Stewardship Advisory Board petitioned ¹ the Town Council to improve energy efficiency in Town buildings and new development, including a request that future Town-owned building renovations and new construction meet the fossil fuel reduction targets of the Architecture 2030 Challenge. Enactment of the proposed amendment would modify the Town’s existing green building ordinance to address the Board’s petition. Because this is an amendment to the Town’s Code of Ordinances and is not a change to the Land Use Management Ordinance (LUMO), the Council may enact the proposed change as part of tonight’s meeting. | | |
| ADDITIONAL BACKGROUND <ul style="list-style-type: none"> On June 12, 2018, the Environmental Stewardship Advisory Board reviewed the proposed draft ordinance amendment and voted unanimously to recommend that the Council enact the changes, as written. The petition builds off of an earlier Board petition² from 2017, as well as the Board’s discussion of a staff report³ that provided some analysis and additional considerations. If enacted, the ordinance amendment could apply to the Municipal Services Center project. While implementation of the fossil fuel reduction targets could present added upfront costs to the project, additional energy savings would be expected through a greater reduction in utility bills over the life of the building. (See also Fiscal Impact note below.) Regarding the last provision of the petition, the staff will continue to develop information for the Board to consider regarding Town-wide incentives for application of the Architecture 2030 Challenge in private development. | | |
| PROCESS <ol style="list-style-type: none"> Board Petition to Council Staff Response to Board Board Recommendation Council to Consider Action | FISCAL IMPACT/RESOURCES As noted above, and similar to LEED certification, the proposed Architecture 2030 requirements may increase the cost of a project; however, as proposed in Sec. 5-124, the Council may also elect to scale back these requirements if they increase the project cost by more than 7%. | |
| ATTACHMENTS | <ul style="list-style-type: none"> Ordinance Amendment Environmental Stewardship Advisory Board Recommendation | |

¹ <http://www.townofchapelhill.org/Home/ShowDocument?id=39733>

² <http://www.townofchapelhill.org/Home/ShowDocument?id=39735>

³ <http://www.townofchapelhill.org/Home/ShowDocument?id=39731>