

RESOLUTION NUMBER R- 295074

ADOPTED ON JUN 19 2001

RESOLUTION AMENDING COUNCIL POLICY NO. 900-2
AND 900-14 AND DELETING COUNCIL POLICY 900-16
REGARDING ENERGY

BE IT RESOLVED, by the Council of The City of San Diego, that Council Policy No. 900-2 entitled, "Energy Conservation," and Council Policy No. 900-14, entitled "Green Building," are hereby amended, as set forth in the Council Policy on file in the office of the City Clerk as Document No. RR- 295074 -1 and RR- 295074 -2.

BE IT FURTHER RESOLVED, that Council Policy No. 900-16, entitled "Community Energy Partnership," is hereby deleted because its provisions have been incorporated into Council Policy No. 900-14.

BE IT FURTHER RESOLVED, that the City Clerk is hereby instructed to add and delete the aforesaid in the Council Policy Manual.

APPROVED: CASEY GWINN, City Attorney

By Frederick M. Ortlieb
Frederick M. Ortlieb
Deputy City Attorney

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CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

SUBJECT: PURCHASE OF ENERGY EFFICIENT PRODUCTS
POLICY NO.: 900-18
EFFECTIVE DATE: June 19, 2001

BACKGROUND:

The City recognizes that minimal modifications to existing purchasing policies and bid specs can ensure that the City of San Diego buys durable, low maintenance energy-efficient equipment and products while at the same time lowering the City's utility bills, energy use, and greenhouse gas emissions.

The City of San Diego has coordinated the region's Climate Wise Program, which is a US EPA outreach campaign for businesses that encourages the use of energy efficient products, e.g. Energy Star. The Energy Star label is the symbol of superior energy performance. This program is a collaboration established between US EPA and US DOE, and identifies science-based criteria and provides helpful tools by which to evaluate products, equipment and energy conservation practices.

As a participant in the International Council for Local Environmental Initiatives (ICLEI) Cities for Climate Protection Program, the City of San Diego is committed to reducing greenhouse gas emissions by reducing electricity use.

PURPOSE:

It is the intent of the City Council that the City of San Diego make purchasing decisions that are based on utilizing available energy-efficient products which can reduce energy use by 25 to 75 percent, lowering energy bills and saving money for the City and its citizens.

POLICY:

1. All energy-consuming equipment purchased will meet either Energy Star specifications or criteria that puts products in the upper 25% of energy-efficiency, based on criteria established by the U.S. Department of Energy. These products must also meet user requirements for quality, performance, and durability.
2. The recommended categories covered under this policy include, but are not limited to:
 - Office equipment
 - Heating and cooling equipment
 - Exit signs
 - Lighting
 - Appliances

Other commercial products

Currently, specific "Energy Star" labeled products are found on www.energystar.gov.

3. In addition, the policy of the City of San Diego is that employees will use appliances and equipment in a manner optimizing their energy efficiency features, e.g. following manufacturer's instructions to enable Energy Star features when products are installed. To accomplish this, City employees will be educated about the economic savings and environmental benefits of Energy Star compliant equipment, as well as other practices that minimize energy use. The City recognizes that cost-saving measures such as these will also affect the City's goal of reducing greenhouse gas and pollutant emissions resulting from inefficient energy use.

REFERENCES:

Related existing Council Policies:

100-14, Procurement Policy: Recycled Products
900-02, Energy Conservation and Management
900-14, Sustainable Building Practices ("Green Building") for Public and Private Building Projects

HISTORY:

Adopted by Resolution R-295073 06/19/2001

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

SUBJECT: SUSTAINABLE BUILDING PRACTICES ("GREEN BUILDING") FOR PUBLIC AND PRIVATE BUILDING PROJECTS

POLICY NO.: 900-14

EFFECTIVE DATE:

BACKGROUND:

Over the past two decades there has been a wide-spread boom in construction, at a high cost to the environment. Buildings consume Approximately 36% to 40% of total energy produced in this country. As energy reliability and costs continue to challenge California, the City of San Diego is committed to reducing the energy and environmental impacts of building design, construction and maintenance both within the public and private sectors. is consumed by the built environment. It has been estimated that at the current rate of consumption, world oil resources could be depleted by 2050. Other problems associated with conventional building methods are building related illnesses, deforestation and excessive generation of waste.

The City Council previously adopted two policies that address sustainable building practices, otherwise known as "Green Building" practices. City Policy 900-14 "Green Building Policy" was adopted in 1997, and City Policy 900-16 "Community Energy Partnership" was adopted in 2000. The purpose of this revision is to combine and update Policies 900-14 and 900-16 to provide a more comprehensive and coherent framework for City building projects as well as residential and commercial development within the City of San Diego.

A highly effective solution to these problems is the concept of Sustainable Building which essentially means providing for the needs of the present without detracting from the ability to fulfill the needs of the future. The synonymous term "Green Building" practices is means designing, construction constructing and operation operating buildings that give a high level of environmental, economic and engineering performance. Areas of importance include They are designed to consider occupant health, energy and transportation efficiency, resource and material conservation (air, water, land, fuel), as well as reuse and recycling during building construction, operation and demolition. The concept applies to all buildings, including residential, commercial and industrial. The Environmental Services Department administrative headquarters is the City's first example of a "Green Building", and consumes 50% less energy than the 1998 edition of California's Title 24.

As a participant in the International Council for Local Environmental Initiatives (ICLEI) Cities for Climate Protection Program, the City of San Diego is committed to reducing greenhouse gas emissions by reducing electricity use.

The benefits of "Green Building" have been shown through several pioneering and demonstration projects across the country. Two examples in this region are the Southern California Resource Center in Downey, CA, and the City of San Diego's Ridgehaven Green Building Demonstration Project. The

~~Ridgehaven project has met or exceeded all indoor air quality and energy efficiency objectives; it consumes 50% less energy than allowed by California's Title 24 and places in the lowest ten percentile for energy consumption in the region.~~

~~In addition to energy savings and environmental benefits, Green Building generates significant productivity improvements resulting from better indoor air and reduced absenteeism. Productivity improvements typically have been estimated to be ten times greater than energy savings. Also, Green Building practices applied to new construction and retrofits provide a boost to the local economy. The USDOE estimates that 85% of the investment in Green Buildings will be spent in the local economy with a three-fold multiplier effect in urban areas.~~

PURPOSE:

~~Vigorous action is needed to address the undesirable effects that conventional building methods exert on the citizens, the community and the environment. Green Building design strategies are the way to enhance our built environment by improving indoor air, reducing pollution, and conserving natural resources on a global scale. It is vital for San Diego to innovate the way we build, and incorporate these strategies in the design and construction. Although sustainability is a global issue, building plans are developed and implemented locally, and it is at this level that action needs to be taken. The purpose of this policy is to assert the City's commitment to green building practices, and provide leadership and guidance in promoting, facilitating, and instituting such practices in the community.~~

POLICY:

The following principles ~~shall~~ will guide construction and renovation activities of both City facilities and private residential and commercial buildings:

- 1 The natural environment and built habitat are interdependent; ways have to be found for both to coexist in harmony.

~~Global environmental protection can not be achieved without proactive measures at the local level.~~

- 2 High environmental quality, outdoors and indoors, is essential for the City's long-term health and welfare.

- 3 Innovative methods and up-to-date technologies should be used in the design, construction, and renovation of City facilities buildings within the City of San Diego in order to bring our consumption of energy and natural resources in line with the goals of sustainability.

~~Education of the citizenry and community involvement are instrumental to the protection of our~~

natural resources and improvement of the built habitat.

In order to achieve the necessary improvements in our natural and built environment, City development ~~building~~ projects ~~shall~~ will be planned and executed using the following guidelines: ~~to the extent they are economically sound for any given project. The City will encourages voluntary participation and innovation by the private sector through a voluntary program that encourages energy-efficient standards in the residential and commercial building industries.~~

HEALTH AND RESOURCE CONSERVATION:

ENERGY EFFICIENCY:

- ~~1. In general, City development, building, and renovation projects shall be designed and constructed in ways that preserve the natural outdoor environment and promote a healthful indoor habitat.~~
1. The goal is to meet the most current criteria set forth in nationally recognized programs, e.g. US EPA "Energy Star for Buildings" and US DOE "Sustainable Buildings Program".
- ~~2. Projects shall be designed to avoid inflicting permanent adverse impact on the natural state of the air, land and water, by using resources and methods that minimize pollution and waste, and do not cause permanent damage to the earth, including erosion.~~
- ~~3-2. Buildings shall will be designed to take the maximum advantage of passive and natural sources of heat, cooling, ventilation and light.~~
- ~~3. Mechanical and electrical systems will be designed and constructed to achieve the maximum energy efficiency achievable with current technology. Computer programs such as DOE-2, Energy Pro, MICROPAS, EQuest, Power DOE, and HAP 3.22 will be used where feasible to analyze the effects of various design options and select the set of options producing the most efficient integrated design. Energy efficiency measures will be selected to achieve energy consumption at 25% below California's current Title 24 standards, to the extent such measures are economically justified.~~
- ~~4. Projects shall include innovative strategies and technologies such as porous paving to conserve water, reduce effluent and run-off, thus recharging the water table.~~
- ~~4. Creative design and innovative energy sources and uses will be encouraged to reduce the consumption of energy from non-renewable sources. A deliberate effort will be made to convert to renewable energy sources to the extent that such options are feasible.~~

5. Projects shall be planned to reduce the need for individual automobiles, use alternative fuels, and encourage public and alternate modes of transportation, such as bicycling.

~~5. All new or significantly remodeled City facilities shall be designed and constructed to achieve energy consumption levels at least 25% below the then current Title 24 standards. An average payback period of five years will be used as a guide for the aggregate of all energy efficiency measures included in a project. In order to maximize energy efficiency measures within these guidelines, projects shall combine energy efficiency measures requiring longer payback periods with measures requiring shorter payback periods to determine the overall project period.~~

6. Buildings shall be constructed and operated using materials, methods, mechanical and electrical systems that ensure a healthful indoor air quality, while avoiding contamination by carcinogens, volatile organic compounds, fungi, molds, bacteria, and other known toxins.

7. Projects shall be planned to minimize waste through the use of a variety of strategies such as: a) reuse of materials or the highest practical recycled content; b) raw materials derived from sustainable or renewable sources; c) materials and products ensuring long life/durability and recyclability; d) materials requiring the minimum of energy and rare resources to produce and use; and e) materials requiring the least amount of energy to transport to the job site.

ENERGY EFFICIENCY:

HEALTH AND RESOURCE CONSERVATION:

8. Mechanical and electrical systems shall be designed and constructed to achieve the maximum energy efficiency achievable with current technology. Computer programs such as DOE-2 shall be used where feasible to analyze the effects of various design options and select the set of options producing the most efficient integrated design.

9. Creative design and innovative energy sources and uses shall be encouraged to reduce the consumption of energy from non-renewable sources. A deliberate effort shall be made to convert to renewable energy sources to the extent that such options are feasible.

10. Energy efficiency measures shall be selected to achieve energy consumption at 50% below California's current Title 24 standards, to the extent such measures are economically justified. An average pay-back period of five years shall be used as a guide for the aggregate of all energy efficiency measures included in a project. In order to achieve the five-year or better pay-back, projects shall be designed to balance efficiency measures requiring longer pay-back periods with measures requiring shorter periods.

11. For the purpose of evaluating the economic feasibility of green building products and materials,

~~a “life-cycle cost analysis” shall be used wherever applicable, as opposed to a simple cost of purchase.~~

~~12. For each major project involving architectural, transportation, mechanical and electrical systems, a design team shall be organized to coordinate the professions and disciplines required for the project, in an effort to integrate the various design elements and systems and maximize the total energy efficiency.~~

~~1. Projects will be designed to avoid inflicting permanent adverse impact on the natural state of the air, land and water, by using resources and methods that minimize pollution and waste, and do not cause permanent damage to the earth, including erosion.~~

~~2. Projects will include innovative strategies and technologies such as porous paving to conserve water, reduce effluent and run-off, thus recharging the water table.~~

~~3. When feasible, native plants will be used in landscaping to reduce pesticide, fertilizer, and water usage.~~

~~4. Buildings will be constructed and operated using materials, methods, mechanical and electrical systems that ensure a healthful indoor air quality, while avoiding contamination by carcinogens, volatile organic compounds, fungi, molds, bacteria, and other known toxins.~~

~~5. Projects will be planned to minimize waste through the use of a variety of strategies such as: a) reuse of materials or the highest practical recycled content; b) raw materials derived from sustainable or renewable sources; c) materials and products ensuring long life/durability and recyclability; d) materials requiring the minimum of energy and rare resources to produce and use; and e) materials requiring the least amount of energy to transport to the job site.~~

OUTREACH / EDUCATION:

~~13. 1. An education and outreach effort shall will be implemented to make the community aware of the need for, and benefits of, “Green Building” practices. Methods of the outreach may include literature distribution, reports and promotional items in the media, work shops and seminars, and community events. An environmental resource library, with public access, shall be established in the City as part of the effort.~~

~~14. 2. The City shall seek develop will sponsor a recognition program for innovative Green Building projects implemented in the public as well as private sector in an effort to encourage and recognize out standing environmental protection and energy conservation projects. The City shall appoint a committee to recommend projects for recognition by the City Council.~~

PRIVATE SECTOR INCENTIVES:

1. It shall be the policy of the City Council to expedite the ministerial plan check for projects which meets the criteria of the Community Energy Partnership Program. The criteria may include, but is not limited to:

Compliance with EPA "Energy Star for Buildings" Program

Residential buildings must exceed Title 24 by 30%

Commercial buildings must exceed Title 24 by 15%

2. It shall be the policy of the City Council to investigate further incentives to encourage energy efficiency in City operations, and in the private sector.

IMPLEMENTATION:

15. The City ~~shall~~ will seek cooperation with other governmental agencies, public interest organizations, and the private sector to promote, facilitate, and implement Green Building and energy efficiency in the community.
16. ~~Ad-hoc partnerships should be formed for individual major projects, to the extent practical, in order to involve various groups and elements in the community to maximize the benefit-to-cost ratio in terms of environmental protection and energy conservation. These groups may include: government agencies, utility companies, educational institutions, public interest organizations, financial institutions, building owners, manufacturers and vendors.~~
17. ~~The City shall develop and promulgate a comprehensive set of technical guidelines for Green Building and provide appropriate training for City staff. Until the City's guidelines are completed, The Sustainable Building Technical Manual published by Public Technology, Inc. and the Environmental Resource Guide published by the American Institute of Architects shall be used as guides in new construction and renovation.~~
18. ~~The City shall evaluate its existing facilities and prioritize them for retrofit projects to improve energy efficiency and indoor air quality. Monetary savings from initial energy conservation projects shall be used to fund additional projects and related administration expenses.~~

LEGISLATION:

19. The City ~~shall~~ will support State and Federal legislation that promotes or allows sustainable development, conservation of natural resources, and energy efficiency technology.

REFERENCES:

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

Related existing Council Policies:

400-11, Water Conservation Techniques

400-12, Water Reclamation/Reuse

900-02, Energy Conservation and Management

900-06, Solid Waste Recycling

HISTORY:

Adopted by Resolution R-289457 11/18/1997

Amended by Resolution R-xxxxxx x/x/2001

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

SUBJECT: SUSTAINABLE BUILDING PRACTICES ("GREEN BUILDING") FOR
PUBLIC AND PRIVATE BUILDING PROJECTS
POLICY NO.: 900-14
EFFECTIVE DATE: June 19, 2001

BACKGROUND:

Buildings consume approximately 36% to 40% of total energy produced in this country. As energy reliability and costs continue to challenge California, the City of San Diego is committed to reducing the energy and environmental impacts of building design, construction and maintenance both within the public and private sectors.

The City Council previously adopted two policies that address sustainable building practices, otherwise known as "Green Building" practices. City Policy 900-14 "Green Building Policy" was adopted in 1997, and City Policy 900-16 "Community Energy Partnership" was adopted in 2000. The purpose of this revision is to combine and update Policies 900-14 and 900-16 to provide a more comprehensive and coherent framework for City building projects as well as residential and commercial development within the City of San Diego.

The concept of Sustainable Building "Green Building" practices is designing, constructing and operating buildings that give a high level of environmental, economic and engineering performance. They are designed to consider occupant health, energy and transportation efficiency, resource and material conservation (air, water, land, fuel), as well as reuse and recycling during building construction, operation and demolition. The Environmental Services Department administrative headquarters is the City's first example of a "Green Building", and consumes 50% less energy than the 1998 edition of California's Title 24.

As a participant in the International Council for Local Environmental Initiatives (ICLEI) Cities for Climate Protection Program, the City of San Diego is committed to reducing greenhouse gas emissions by reducing electricity use.

PURPOSE:

The purpose of this policy is to assert the City's commitment to green building practices, and provide leadership and guidance in promoting, facilitating, and instituting such practices in the community.

DOCUMENT NO. PL-295074-2

FILED JUN 19 2001
CLERK OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

PL-295074

POLICY:

The following principles will guide construction and renovation activities of both City facilities and private residential and commercial buildings:

1. The natural environment and built habitat are interdependent; ways have to be found for both to coexist in harmony.
2. High environmental quality, outdoors and indoors, is essential for the City's long-term health and welfare.
3. Innovative methods and up-to-date technologies should be used in the design, construction, and renovation of buildings within the City of San Diego in order to bring our consumption of energy and natural resources in line with the goals of sustainability.

In order to achieve the necessary improvements in our natural and built environment, City building projects will be planned and executed using the following guidelines. The City will encourage participation and innovation by the private sector through a voluntary program that encourages energy-efficient standards in the residential and commercial building industries.

ENERGY EFFICIENCY:

1. The goal is to meet the most current criteria set forth in nationally recognized programs, e.g. US EPA "Energy Star for Buildings" and US DOE "Sustainable Buildings Program".
2. Buildings will be designed to take the maximum advantage of passive and natural sources of heat, cooling, ventilation and light.
3. Mechanical and electrical systems will be designed and constructed to achieve the maximum energy efficiency achievable with current technology. Computer programs such as DOE-2, Energy Pro, MICROPAS, EQest, Power DOE, and HAP 3.22 will be used where feasible to analyze the effects of various design options and select the set of options producing the most efficient integrated design. Energy efficiency measures will be selected to achieve energy consumption at 25% below California's current Title 24 standards, to the extent such measures are economically justified.
4. Creative design and innovative energy sources and uses will be encouraged to reduce the consumption of energy from non-renewable sources. A deliberate effort will be made to convert to renewable energy sources to the extent that such options are feasible.

5. All new or significantly remodeled City facilities shall be designed and constructed to achieve energy consumption levels at least 25% below the then current Title 24 standards. An average payback period of five years will be used as a guide for the aggregate of all energy efficiency measures included in a project. In order to maximize energy efficiency measures within these guidelines, projects shall combine energy efficiency measures requiring longer payback periods with measures requiring shorter payback periods to determine the overall project period.

HEALTH AND RESOURCE CONSERVATION:

1. Projects will be designed to avoid inflicting permanent adverse impact on the natural state of the air, land and water, by using resources and methods that minimize pollution and waste, and do not cause permanent damage to the earth, including erosion.
2. Projects will include innovative strategies and technologies such as porous paving to conserve water, reduce effluent and run-off, thus recharging the water table.
3. When feasible, native plants will be used in landscaping to reduce pesticide, fertilizer, and water usage.
4. Buildings will be constructed and operated using materials, methods, mechanical and electrical systems that ensure a healthful indoor air quality, while avoiding contamination by carcinogens, volatile organic compounds, fungi, molds, bacteria, and other known toxins.
5. Projects will be planned to minimize waste through the use of a variety of strategies such as: a) reuse of materials or the highest practical recycled content; b) raw materials derived from sustainable or renewable sources; c) materials and products ensuring long life/durability and recyclability; d) materials requiring the minimum of energy and rare resources to produce and use; and e) materials requiring the least amount of energy to transport to the job site.

OUTREACH / EDUCATION:

1. An education and outreach effort will be implemented to make the community aware of the benefits of "Green Building" practices.
2. The City will sponsor a recognition program for innovative Green Building projects implemented in the public as well as private sector in an effort to encourage and recognize outstanding environmental protection and energy conservation projects.

PRIVATE-SECTOR/INCENTIVES:

1. It shall be the policy of the City Council to expedite the ministerial plan check for projects which meets the criteria of the Community Energy Partnership Program. The criteria may include, but is not limited to:

Compliance with EPA "Energy Star for Buildings" Program
Residential buildings must exceed Title 24 by 30%
Commercial buildings must exceed Title 24 by 15%

2. It shall be the policy of the City Council to investigate further incentives to encourage energy efficiency in City operations, and in the private sector.

IMPLEMENTATION:

The City will seek cooperation with other governmental agencies, public interest organizations, and the private sector to promote, facilitate, and implement Green Building and energy efficiency in the community.

LEGISLATION:

The City will support State and Federal legislation that promotes or allows sustainable development, conservation of natural resources, and energy efficiency technology.

REFERENCES:

Related existing Council Policies:
400-11, Water Conservation Techniques
400-12, Water Reclamation/Reuse
900-02, Energy Conservation and Management
900-06, Solid Waste Recycling

HISTORY:

Adopted by Resolution R-289457 11/18/1997
Amended by Resolution R-295074 06/19/2001

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

SUBJECT: ENERGY CONSERVATION AND MANAGEMENT
POLICY NO.: 900-02
EFFECTIVE DATE:

BACKGROUND:

~~Prior to 1973, citizens of the City of San Diego enjoyed the luxury of plentiful and inexpensive energy supplies. However, since then our dependence on foreign energy supplies has grown while the assurance of meeting our needs for energy has diminished. It has therefore become increasingly important to optimize the use of our existing supplies of energy as well as to seek alternate energy sources.~~

City Council Policy 900-02 "Energy Conservation" was approved in April 1976 as a means to achieve energy conservation goals targeted for the year 2000. Since that time, our region's dependence on out-of-state energy supplies has grown while the assurance of meeting our needs has diminished. In contrast to the policy goals, statewide energy deregulation in 1998 resulted in the year 2000 being marked with unprecedented price volatility and market instability.

PURPOSE:

~~The citizens of the City of San Diego require are entitled to an adequate and reliable supply of energy. Shortages of energy, such as have been experienced recently, will undoubtedly be repeated in the future and may become more severe. Such shortages negatively affect the local economy and hamper the delivery of essential public services. It is therefore necessary that the City, within the areas of its authority, establish guidelines for the conservation of energy be established by the City, within the areas of its authority, so that optimum use is made of available energy supplies. This updated version of Council Policy 900-02 is presented to address the current circumstances and to forestall a continuation of unbridled energy use.~~

PURPOSE:

It is the intent of the City Council that the City of San Diego exemplify adherence to energy conservation guidelines, and that all measures are taken to successfully reach goals established by the City's Energy Conservation and Management Program.

POLICY:

The extent of the City's impact influence on energy conservation varies with the degree of its authority

in specific areas of energy consumption. The policy of the City in these areas is the categories of City Operations, City Regulated Activities, Indirect Influence, and Public Education are as follows:

A. City Operations

1. Purchasing

It is the policy of the City ~~that in the purchase of equipment and materials, the long-range potential for energy savings shall be evaluated in addition to the initial cost to maximize energy conservation measures when purchasing equipment and products, e.g. "Energy Star" labeled products. (Council Policy 900-02, June 19, 2001.)~~

2. Construction

It is the policy of the City that design and specifications for public facilities be evaluated and selected on the basis of total lifetime costs of construction and operation and that such specifications be reviewed continually so that the most current energy conservation techniques, materials, and appliances are utilized in their construction, and result in facilities that are at least 25% more energy efficient than required by Title 24. (See Council Policy 900-14).

3. Building Maintenance and Operation

It is the policy of the City that all its buildings will be maintained and operated in such a fashion that the minimum amounts of energy are consumed. ~~Buildings should not be heated above 68 degrees F, nor cooled to reduce the temperature therein below 78 degrees F.~~

4. Vehicles

It is the policy of the City to ~~utilize vehicles which consume the least amount of energy for the nature of work they are to perform, and to maintain and operate these~~ operate and maintain vehicles in such a manner as to insure maximum energy conserving performance. Wherever possible, City employees will utilize alternate modes (i.e. telephone e-mail, etc.) in lieu of vehicles in the performance of their work.

~~5. Solid Waste Management~~

~~It is the policy of the City to actively promote solid waste energy conversion systems, and to evaluate alternatives in terms of lifetime net energy costs and benefits.~~

5. Energy Reliability and Independence

It is the policy of the City to reduce demand on the energy grid and to enhance energy reliability and independence for City facilities. The City will pursue the innovative application of new non-depleting energy sources including but not limited to solar energy, landfill gas, sewage sludge gas, wastewater outfall, and pumped storage sites in the provision of its regular municipal functions.

6. Innovative Projects

It is the policy of the City to pursue the innovative application of new non-depleting energy sources including but not limited to solar energy, sewage sludge gas, wastewater outfall, and pumped storage sites in the provision of its regular municipal functions.

7. Energy Budgeting

Energy budgets shall be established for all major City activities so that the levels of service prescribed by the Council are carried out with the highest level of energy efficiency. Standards of energy consumption shall be developed for each activity, and based upon these standards budgets prepared which detail the quantity of energy available to carry out each activity.

8. Off-Peak Use

It is the policy of the City to maximize its proportionate off-peak hour use of gas and electricity and to encourage and promote the adoption of off-peak rates by the utility company.

B. City Regulated Activities

1. Urban Development

It is the policy of the City to foster patterns of urban development that minimize vehicular travel generated without significantly impairing the City's ability to function, ~~or the quality of life presently experienced by residents and visitors.~~

2. Transportation

It is the policy of the City that programs be developed in cooperation with other governmental agencies, as well as the private sector, that will provide safe and energy-efficient transportation within the San Diego region. These programs shall consist of but not be limited to the following:

- a) Transit development programs
- b) Car-pool programs

- c) Non-motorized transportation programs
- d) Traffic signal coordination programs
- e) ~~Elimination of energy consuming traffic flow restrictions~~
- f) ~~Application of innovative traffic operation techniques~~
- g) ~~Reduction in street lighting energy consumption without detrimentally affecting public safety~~

3. Lighting on Private Property

a) Signs

It is the policy of the City to encourage the moderate use of sign illumination.

b) Ornamental

It is the policy of the City to encourage reduced use of ornamental lighting.

3. 4. Building Code Revisions

It is the policy of the City to continually evaluate and update the Building Code so that the most current energy conservation techniques, materials and appliances are utilized in the construction of buildings by the private sector, ~~keeping in mind the goal of providing housing at the lowest possible cost of construction and operation.~~

4. 5. Redevelopment Areas

It is the policy of the City to require master plans for redevelopment areas ~~which that~~ combine urban design, land use, and energy delivery elements in patterns ~~which~~ will yield optimal long-term results in terms of utility, beauty, and conservation of energy.

C. Indirect Influence

1. Legislation

It is the policy of the City to support State and Federal legislation to conserve energy, while at the same time attempting to preserve the quality of life of the citizens of the City. Also, it is the policy of the City to support legislation which would grant property tax relief on and income tax incentives for installations of solar energy heating/cooling equipment, windmills, and other devices which use non-depleting energy sources.

2. Lighting on Private Property

~~a) Signs~~

~~It is the policy of the City to encourage the moderate use of sign illumination.~~

~~b) Ornamental~~

~~It is the policy of the City to encourage reduced use of ornamental lighting.~~

4. 2. Automobiles

It is the policy of the City to encourage its citizens to limit the non-essential use of automobiles and to use mass transit or other forms of energy-efficient transportation whenever possible. ~~In lieu of vehicles, alternate modes (i.e. telephone, mail, etc.) should also be considered.~~

~~3. Heating and Cooling~~

~~It is the policy of the City to urge citizens not to heat homes or building above or buildings above 68 degrees, nor to provide cooling to reduce temperature therein below 78 degrees F, except where other temperatures are necessary for health or safety reasons.~~

5. 3. Lending Institutions and Developers

It is the policy of the City to encourage lending institutions and developers to promote the construction of energy efficient buildings. ~~They shall be encouraged to evaluate building design alternatives in terms of total costs of building operation (including heating, cooling, lighting, elevators, etc.) over the entire period of construction loan amortization.~~

6. 4. Building Design

It is the policy of the City to encourage and promote the design of individual buildings and groups of buildings (i.e. residential, commercial, and industrial developments) so as to optimize the use of the sun, shadow, and wind and minimize dependence upon mechanical heating and cooling devices and result in facilities that are at least 25% more energy efficient than required by Title 24. (See Council Policy 900-14).

D. Public Education

It is the policy of the City to actively promote the dissemination of energy conservation and management information to the citizens of the City as well as to provide incentives to encourage implementation of energy saving programs.

REFERENCES:

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

Council Policy 900-14,

Sustainable Building Practices ("Green Building") For Public and Private
Building Projects

Council Policy 900-18,

Purchase of Energy Efficient Products

HISTORY:

Adopted by Resolution R-215806 04/21/1976

Amended by Resolution R-xxxxxx-x/x/2001

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

SUBJECT: ENERGY CONSERVATION AND MANAGEMENT
POLICY NO.: 900-02
EFFECTIVE DATE: June 19, 2001

BACKGROUND:

City Council Policy 900-02 "Energy Conservation" was approved in April 1976 as a means to achieve energy conservation goals targeted for the year 2000. Since that time, our region's dependence on out-of-state energy supplies has grown while the assurance of meeting our needs has diminished. In contrast to the policy goals, statewide energy deregulation in 1998 resulted in the year 2000 being marked with unprecedented price volatility and market instability.

The citizens of the City of San Diego are entitled to an adequate and reliable supply of energy. Shortages of energy negatively affect the local economy and hamper the delivery of essential public services. It is therefore necessary that the City, within the areas of its authority, establish guidelines for the conservation of energy so that optimum use is made of available energy supplies. This updated version of Council Policy 900-02 is presented to address the current circumstances and to forestall a continuation of unbridled energy use.

PURPOSE:

It is the intent of the City Council that the City of San Diego exemplify adherence to energy conservation guidelines, and that all measures are taken to successfully reach goals established by the City's Energy Conservation and Management Program.

POLICY:

The extent of the City's influence on energy conservation varies with the degree of its authority in specific areas of energy consumption. The policy of the City in the categories of City Operations, City Regulated Activities, Indirect Influence, and Public Education are as follows:

A. City Operations

1. Purchasing

It is the policy of the City to maximize energy conservation measures when purchasing equipment and products, e.g. "Energy Star" labeled products. (Council Policy 900-02, June 19, 2001.)

2. Construction

It is the policy of the City that design and specifications for public facilities be evaluated and selected on the basis of total lifetime costs of construction and operation and that such specifications be reviewed continually so that the most current energy conservation techniques, materials, and appliances are utilized in their construction, and result in facilities that are at least 25% more energy efficient than required by Title 24. (See Council Policy 900-14).

3. Building Maintenance and Operation

It is the policy of the City that all its buildings will be maintained and operated in such a fashion that the minimum amounts of energy are consumed.

4. Vehicles

It is the policy of the City to operate and maintain vehicles in such a manner as to insure maximum energy conserving performance. Wherever possible, City employees will utilize alternate modes (i.e. telephone e-mail, etc.) in lieu of vehicles in the performance of their work.

5. Energy Reliability and Independence

It is the policy of the City to reduce demand on the energy grid and to enhance energy reliability and independence for City facilities. The City will pursue the innovative application of new non-depleting energy sources including but not limited to solar energy, landfill gas, sewage sludge gas, wastewater outfall, and pumped storage sites in the provision of its regular municipal functions.

6. Innovative Projects

It is the policy of the City to pursue the innovative application of new non-depleting energy sources including but not limited to solar energy, sewage sludge gas, wastewater outfall, and pumped storage sites in the provision of its regular municipal functions.

7. Energy Budgeting

Energy budgets shall be established for all major City activities so that the levels of service prescribed by the Council are carried out with the highest level of energy efficiency. Standards of energy consumption shall be developed for each activity, and based upon these standards budgets prepared which detail the quantity of energy available to carry out each activity.

8. Off-Peak Use

It is the policy of the City to maximize its proportionate off-peak hour use of gas and electricity and to encourage and promote the adoption of off-peak rates by the utility company.

B. City Regulated Activities

1. Urban Development

It is the policy of the City to foster patterns of urban development that minimize vehicular travel generated without significantly impairing the City's ability to function.

2. Transportation

It is the policy of the City that programs be developed in cooperation with other governmental agencies, as well as the private sector, that will provide safe and energy-efficient transportation within the San Diego region. These programs shall consist of but not be limited to the following:

- a) Transit development programs
- b) Car-pool programs
- c) Non-motorized transportation programs
- d) Traffic signal coordination programs

3. Lighting on Private Property

a) Signs

It is the policy of the City to encourage the moderate use of sign illumination.

b) Ornamental

It is the policy of the City to encourage reduced use of ornamental lighting.

4. Building Code Revisions

It is the policy of the City to continually evaluate and update the Building Code so that the most current energy conservation techniques, materials and appliances are utilized in the construction of buildings by the private sector.

5. Redevelopment Areas

It is the policy of the City to require master plans for redevelopment areas that combine urban design, land use, and energy delivery elements in patterns, which will yield optimal long-term

results in terms of utility, beauty, and conservation of energy.

C. Indirect Influence

1. Legislation

It is the policy of the City to support State and Federal legislation to conserve energy, while at the same time attempting to preserve the quality of life of the citizens of the City. Also, it is the policy of the City to support legislation which would grant property tax relief on and income tax incentives for installations of solar energy heating/cooling equipment, windmills, and other devices which use non-depleting energy sources.

2. Automobiles

It is the policy of the City to encourage its citizens to limit the non-essential use of automobiles and to use mass transit or other forms of energy-efficient transportation whenever possible.

3. Lending Institutions and Developers

It is the policy of the City to encourage lending institutions and developers to promote the construction of energy efficient buildings.

4. Building Design

It is the policy of the City to encourage and promote the design of individual buildings and groups of buildings (i.e. residential, commercial, and industrial developments) so as to optimize the use of the sun, shadow, and wind and minimize dependence upon mechanical heating and cooling devices and result in facilities that are at least 25% more energy efficient than required by Title 24. (See Council Policy 900-14).

D. Public Education

It is the policy of the City to actively promote the dissemination of energy conservation and management information to the citizens of the City as well as to provide incentives to encourage implementation of energy saving programs.

REFERENCES:

Council Policy 900-14, Sustainable Building Practices ("Green Building") For Public and Private Building Projects

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

Council Policy 900-18, Purchase of Energy Efficient Products

HISTORY:

Adopted by Resolution R-215806 04/21/1976
Amended by Resolution R-295074 06/19/2001