

MUNICIPAL SUSTAINABLE BUILDING



Policy C106

1.0 POLICY

The Town of Banff will incorporate a standard for all new municipal buildings to meet or exceed the Silver Level certification of the Leadership in Energy Environmental and Design (LEED™) Green Building Rating System.

2.0 PURPOSE

The overall purpose of the Town of Banff Municipal Sustainable Building Policy is to demonstrate commitment to environmental, social and economic improvements and to provide leadership and guidance in the application and development of sustainable building practices.

Adoption of this policy will also serve to:

- 2.1 Align the design, construction and operation of municipal buildings with commitments made in the Town of Banff Environmental Stewardship Strategy, Purchasing Policy, and Local Action Plan for addressing energy management & greenhouse gas emissions.
- 2.2 Yield long-term cost savings to residents and through reduced life-cycle costs for municipal buildings including reducing operating costs to the Town through improved energy and water efficiency.
- 2.3 Enhance the indoor and outdoor environment and promote a healthy and productive workplace for all Town employees and visitors.
- 2.4 Reduce amount of construction and renovation waste being sent to landfill by encouraging materials reuse and recycling, an important aspect of reaching regional landfill reduction targets as set by the Bow Valley Waste Commission

3.0 SCOPE

This policy applies to all:

- 3.1 Newly constructed municipal buildings with a footprint greater than 500 square metres (5,400 square feet) should be designed, built and certified, at minimum, in accordance with the Canada Green Building Council's (CaGBC) LEED™ 'Silver' standard.
- 3.2 New municipal buildings smaller than 500 square metres, renovations and other projects where a LEED™ standard may not apply shall be designed and built to reflect similar Triple Bottom Line principles.

4.0 RESPONSIBILITIES

- 4.1 The planning and development department is responsible for:
 - a) Revising Town processes and policies as necessary to reflect the Municipal Sustainable Building Policy.
 - b) Encouraging learning from our demonstration projects, awareness of green building practices, trends and approaches of both within the Town and the wider community.
 - c) Recognizing various achievements with green building initiatives in Banff, and consider the development of incentives to encourage the private sector to adopt green building practices.

- 4.2 The engineering department is responsible for:
 - a) Incorporating green building practices into municipal facilities that are developed, owned or managed by the Town by retaining designers and builders familiar with CaGBC's LEED™.
 - b) Considering life-cycle costing analysis prior to tendering for all construction and retrofit projects larger than 500 square meters.
 - c) Continuing to undertake operational retrofits of existing facilities to improve energy and water efficiency.
 - d) Ensuring that new municipal buildings comply with the Municipal Sustainable Building Policy.

- 4.3 The operations department is responsible for:
 - a) Updating knowledge of technology incorporated and maintaining Town 'green' buildings.
 - b) Working with all departments involved to produce an annual review to track the performance of Town projects falling within the Municipal Sustainable Policy.

- 4.4 The corporate services department is responsible for:
 - a) Ensuring that project budgets contain the investment funding required to support the delivery of a LEED™ Silver Certified building projects.
 - b) Tracking and reporting cost savings achieved through higher standard building.

5.0 ATTACHMENTS

- 5.1 Appendix 1: Definitions

6.0 RELATED DOCUMENTS

- 6.1 Policy C099 – Purchasing
- 6.2 Policy C093 – Environmental Stewardship
- 6.3 Local Action Plan for addressing energy management and greenhouse gas emissions

This policy shall be in effect on the date it is approved by resolution of Council.

John Stutz
Mayor

Robert Earl
Town Manager

APPROVAL HISTORY

Approved: 2007.09.10 COU07-171

APPENDIX 1: DEFINITIONS

- 1.0 **Building** means any structure used for support or shelter of any use or occupancy, as defined by the Building Code.
- 2.0 **Canada Green Building Council (CaGBC)** was founded in 2002, and is the license holder for LEED™ in Canada. The CaGBC is the developer of LEED™ Canada, and administrator of the LEED™ Canada Green Building Rating System for New Construction and Major Renovations (LEED™ Canada NC).
- 3.0 **LEED™ Green Building Rating System** stands for Leadership in Energy and Environmental Design™ (LEED™). It is a voluntary, consensus-based system for developing high-performance, sustainable buildings. It is a recognizable ‘brand’ that is also used to recognize industry leaders, and raise consumer awareness.
- 4.0 **LEED Green Building Rating System Certification** involves different levels - from certified to silver, gold and platinum. They are awarded based on the total number of credits earned in the categories of: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. The CaGBC grants this certification after a thorough review of the project characteristics.
- 5.0 **Life-cycle costing analysis** is an evaluation tool that assesses the net present value of the design, construction, and operational costs of a building. It can also include qualitative measures such as the health and productivity of occupants, cost of environmental impacts and costs of social impacts.
- 6.0 **Renovation** means any change, addition or modification to an existing building or structure.
- 7.0 **Sustainable building** means integrating building materials and methods that promote environmental, economic and social benefit through the design, construction and operation of the built environment. Green building design encompasses the following areas: strategic site location, appropriate management of land, efficient use of energy and water resources, management of materials and waste, protection of environmental quality, and protection of occupant health/wellness and indoor air quality. Other terms used to describe green buildings include sustainable buildings and high-performance buildings.
- 8.0 **Triple Bottom Line** means the economics of the project (both short- and long-term) are taken into consideration with social and environmental costs and benefits. Environmental objectives discussed could include strategies such as strategic site location, appropriate management of land, efficient use of energy and water resources, protection of environmental quality, and management of materials and waste. Social objectives relate to the protection of occupant health and wellness, and maintaining high indoor air quality.