

PHASE II: Potential Changes to the City of San José's Policy and Ordinance for Private-Sector Green Buildings

City staff is in the initial stages of formulating Phase II of the Private-Sector Green Building Policy aimed at encouraging Green Building practices in the renovation and expansion of existing buildings. Planning staff is conducting public outreach to collect ideas and comments from the public.

1. Why does the City of San José have a Green Building Policy and Ordinance for private-sector buildings?

- The City Council adopted a Green Vision for the City of San José with 10 goals to accomplish by 2022. Goal No. 4 states: Build or retrofit 50 million square feet of green buildings. <http://www.sanjoseca.gov/greenvision/>
- To help achieve this goal, On October 7, 2008, the City Council adopted the *Private-Sector Green Building Policy* (Council Policy 6-32) requiring green building certification in specified private-sector new building projects, and on August 4, 2009, the City Council adopted Ordinance No. 28622 to implement the Policy.

2. Why is the City considering changes to the Green Building Policy and Ordinance?

- The adopted Council Policy 6-32 and Ordinance No. 28622 address new construction only; issues relating to building alterations including additions and renovations were left to a Phase II of local green building regulations to be proposed for Council consideration in Fall 2010.
- In the meantime, the State of California released California State Green Building Code (CALGreen) requirements, which are scheduled to become mandatory in January 2011.
- In light of the new State legislation, the City's is considering amendments to its adopted policy and ordinance for private-sector green buildings. In accordance with previous City Council direction we will also be considering expanding the range of building projects subject to voluntary and mandatory Green Building requirements potentially including, but not limited to:
 - The size and types of projects subject to the Council Policy and City Ordinance;
 - Mandatory and voluntary Green Building Standards (e.g., CALGreen, LEED, or Build It Green) for private-sector development;
 - Thresholds and performance levels for the applicable Green Building Standards and
 - Exemptions and alternative methods of Policy compliance including in cases of hardship or infeasibility.

For questions, comments, or to be included on a notification list for information on Green Building Policy and Ordinance potential changes, please contact Green Building Planner Jenny Nusbaum by e-mail at jenny.nusbaum@sanjoseca.gov or by phone at 408-535-7872.

You can learn more about the currently adopted Policy and Ordinance for Private-Sector Green Buildings at: http://www.sanjoseca.gov/planning/green_building/default.asp