Green Building Vision

A Green, Sustainable Built Environment in Palo Alto

Design excellence
Energy Conservation
Minimize Emissions
Interior Air Quality
Water Conservation
Materials Conservation
Minimize Waste

2016 Code Cycle

LANDSCAPING
- Lower trigger for landscape projects below BAWSKA requirement
- Yes to permit to allow enforcement; final building w/o landscape install
- Study rainwater capture options

MATERIALS & WASTE
- Lower construction/demo recycling requirement to 80%
- Increase diversion
- Limit to approved facilities

INDOOR AIR QUALITY
- IAQ management plan mandatory during Tier 2 construction

WATER EFFICIENCY
- Explore grey water systems for residential
- Require grey water reuse for non-residential buildings
- Water budget required for new commercial buildings and single/multifamily homes

SOLAR MANDATE
- All non-residential buildings will have to produce x% of energy from onsite solar or additional savings

GOALS
Self-reliant buildings that contribute...

More energy than used
Clean water
Healthy places to live, work & play

Challenges & Limitations
- How to enforce?
- Cost
- Flexibility
- Functionality
- Buildability
- Cooperation with utilities companies

Palo Alto Green Building Ordinance

Raising the bar for green buildings... higher than the rest!

Meet today's needs without compromising the needs of future generations

Materials Conservation

Raising the bar for green buildings... higher than the rest!

Zero Net Energy Targets
- Keep state TED
- Each home has budget ~ 1000 sq ft home
- Everything above must be offset with renewable energy sources.

Solar Mandate

Palo Alto Green Building Ordinance

Fall, 2015