

**CITY OF ALBANY  
SUSTAINABILITY COMMITTEE & PLANNING AND ZONING COMMISSION  
JOINT MEETING  
STAFF REPORT**

Agenda date: 10/21/09

Prepared by: AC

Reviewed by: JB

**ITEM/ 6-1**

**SUBJECT: Recommendation to the City Council on Amendments to the City of Albany Green Building Standards of Compliance and Checklists**

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**STAFF RECOMMENDATION**

Recommend to the City Council that they approve amendments to the City of Albany Green Building Standards of Compliance and Checklists.

**BACKGROUND**

In December 2006, the City Council adopted “Green Building and Bay Friendly Landscaping,” “Construction and Demolition Debris,” and “Water Reuse” Ordinances. The Green Building Ordinance was implemented as a mandatory program beginning July 1, 2007. All projects that require design review are required to meet a green points threshold as a part of the approval. See Attachment 1 for current standards of compliance.

**DISCUSSION**

The Planning and Zoning Commission reviewed the Green Building program on November 28, 2008 and June 6, 2009. Changes to the standards of compliance reflect updated checklists and an increase in minimum thresholds for home remodel projects. The proposed revisions also incorporate elements of the California Green Building Code that has been adopted by the California Building Standards Commission. In addition, the proposed changes incorporate new state regulations for the installation and maintenance of water efficient landscaping.

Also attached is a memorandum from the California Attorney General’s Office that summarizes local government green building programs. The memo is useful for comparing the level of green building required by various cities.

For additional information on green building programs, the following web links provide information on the checklists, including detailed reference guides:

<http://www.stopwaste.org/home/index.asp?page=269>

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=222>