



# AIA San Antonio

September 6, 2006

## POSITION STATEMENT

### Energy Policy and Green Building Resolutions

The San Antonio Chapter of The American Institute of Architects (AIA San Antonio) endorses the Energy Policy and High Performance Building Resolutions being considered by City Council.

The Energy Policy will result in the development of guidelines for purchasing electrical equipment and for developing building maintenance and operational procedures. These new guidelines will result in increased energy efficiency in new and existing city-owned facilities. The Green Building initiative, also known as the “High Performance Building” Resolution, works in concert with the Energy Policy Resolution to establish a mechanism in city-owned facilities that ensures the future property and resource benefits for our community. Together, the Energy Policy and Green Building Resolution provide a solid foundation for sustainable future development.

These Resolutions will require that all new City buildings over 10,000 square feet meet nationally recognized or locally established green building standards. All housing funded or initiated by the City must meet or exceed Build San Antonio Green guidelines as established by Metropolitan Partnership for Energy (MPE). The MPE may develop local high performance guidelines for City-owned new and existing facilities. These guidelines will cover new construction as well as renovation and remodeling programs with a focus on energy efficiency and durability of materials in building maintenance and operations. The City will encourage voluntary adoption of the MPE guidelines in commercial and residential construction. CPS Energy will be asked to offer incentives in support of energy efficiency and green building initiatives. All facilities so affected by these new initiatives will be monitored and annually evaluated to verify performance improvements.

#### **We support this plan for the following reasons:**

- The plan adheres to The American Institute of Architects “High Performance Building Position Statement” which calls for increased energy efficiency through better design and operation of the built environment. The Position Statement calls on architects and public policy makers to, “*Promote integrated/high performance design including resource conservation resulting in a minimum 50% or greater reduction in the consumption of fossil fuels used to construct and operate new and renovated buildings by the year 2010 and promote further reductions of 10% or more in each of the following 5 years.*”
- The American Institute of Architects closely collaborates with the United States Green Building Council (USGBC), the Environmental Protection Agency (EPA), and the

Department of Energy (DOE), to support and assist with implementation of this energy reduction goal.

- In June of 2006, the U.S. Conference of Mayors voted unanimously to approve of Resolution #50 which called for an immediate energy reduction based on the specific mandate in the AIA High Performance Building Position Statement.
- The American Institute of Architects position statements on High Performance Buildings ([http://www.aia.org/SiteObjects/files/hpb\\_position\\_statements.pdf](http://www.aia.org/SiteObjects/files/hpb_position_statements.pdf)) and their Ten Principals for Livable Communities ([http://www.aia.org/liv\\_principles](http://www.aia.org/liv_principles)) support green building and its ability to affect changes not only in individual buildings but also in development practices. By establishing a policy based on these resolutions, San Antonio can demonstrate its commitment to being a leader in energy efficiency and high performance building.

**The AIA San Antonio Chapter prefers the following outcomes:**

- The City of San Antonio will support the Energy Policy and Green Building resolutions leading to ordinances reflecting all sections specified in the resolutions.
- The City will act quickly on these measures to allow the proper time MPE requires to formulate criteria and work with the City in its implementation.
- The City will pursue at a minimum a LEED Silver rating, per the U.S. Green Building Council's LEED program, for all new City buildings over 10,000 sf.
- The City will take this opportunity to offer new policy as an additional tool to encourage the use of the City's Unified Development Code.
- The City will find additional revenue opportunities through the expected reduction of utilities, operational, and maintenance costs which would more than offset any costs of implementing new energy efficiency and green building initiatives.
- The City will invite new industry and opportunities to the region from companies and corporations that focus on energy efficiency, renewable energy, and alternative energy products and systems.
- The City will join the ranks of Portland, Chicago, Seattle, and Austin all of whom have earned a reputation for progressive growth and green building policy.