



AIA San Antonio

April 17, 2007

POSITION STATEMENT

Green Building Policy for New City owned Facilities

The San Antonio Chapter of The American Institute of Architects (AIA San Antonio) endorses the Green Building Policy for new city-owned Facilities being considered by City Council.

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.

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) and their Ten Principals for Livable Communities (http://www.aia.org/liv_principles) support green building and its ability to affect changes not only in individual building 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 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 work with the City in its implementation and ongoing evaluation of the program.
- The City will work collaboratively in the development of the ordinance, with , AIA San Antonio, and the United States Green Building Council (USGBC) Central Texas Chapter.
- The City will require at a minimum a LEED Silver rating, per the U.S. Green Building Council's LEED program, for all new City buildings.
- The City will develop bundled incentives programs and new policies to encourage the combined implementation of the resulting Green Building ordinances and the Unified Development Code.
- The City will include renovation and remodeling projects within the overall scope of the Ordinance.
- 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.