

CORPORATE POLICY MANUAL

Section:	Buildings, Facilities and Properties	2
Sub-Section:	General	3710
Title:	GREEN BUILDING POLICY – MUNICIPAL BUILDINGS	2

PREAMBLE

The District of North Vancouver has committed to bold leadership in sustainability as evident in the District’s Vision Statement:

‘By 2020, we will be recognized among the most sustainable communities in the world as demonstrated through our environmental stewardship, strong network of communities, a vibrant economy and community-driven growth and change’

The construction and operation of buildings take a toll on the natural environment throughout their entire lifecycle, including eventual demolition and disposition and their contribution to greenhouse gas emissions.

In 2010, the District established community greenhouse gas emission reduction targets of 8% by 2020, 13% by 2030 and 21% by 2050, over 2007 levels, to be achieved through land use and transportation, planning programs, waste reduction strategies, community engagement and, the development of higher performing, energy efficient buildings.

In addition to establishing a green building performance standard to reduce energy consumption and greenhouse gas emissions arising from private building projects, the District, through this Policy, is showing it’s leadership by establishing a higher performance standard for future new municipal buildings and additions and renovations to the existing municipal building stock.

REASON FOR POLICY

The reason for this policy is primarily to contribute to a shift towards more energy efficient municipal buildings. However, the District also wishes to promote the use of broader green building strategies to:

- encourage buildings which reduce electricity consumption and greenhouse gas emissions and their overall impact on the environment;
- reduce the impact of buildings on municipal financial resources through reduced construction and on-going operating and maintenance costs;
- create and maintain healthy and effective work places for staff and visitors; and
- reduce the amount of construction and demolition waste sent to landfills by encouraging re-use of buildings, utilizing recyclable materials and designing for future deconstruction.

APPLICATION

1. For the purposes of this policy, municipal buildings include buildings that are owned, managed or occupied by the District of North Vancouver.
2. This Policy applies to:
 - all new municipal buildings and private sector projects on lands acquired from or leased by the District;
 - additions to municipal buildings requiring a building permit; and
 - renovations to municipal buildings requiring a building permit
3. Compliance with this Policy is **mandatory**.

POLICIES

1. The District of North Vancouver will pursue the development of new municipal buildings and additions or renovations to existing municipal buildings, incorporating a variety of energy efficiency and other green building measures.
2. The design process for all projects shall include the completion of the applicable Green Building Performance Commitment.
3. All building projects, except projects deemed to be minor by the Director of Corporate Services or designate, shall meet either of the following performance baselines depending upon the type and scale of project:
 - LEED – NC or CS (2009) ‘Gold’ + a minimum of 9-11 points under the Energy and Atmosphere Credit 1;
 - A minimum energy performance level of Energuide 82;
4. In the case of additions/renovations or other minor projects, the Director of Corporate Services or designate may accept compliance with an alternate rating system, if appropriate.
5. The District recognizes the value of an Integrated Design Process in identifying opportunities for more efficient building design and operation and as a result, the design process for building projects covered under this Policy shall incorporate an Integrated Design Process, as far as practical, given the scale of the project.
6. As it is not only the design and construction of buildings which determine performance but its ongoing use, all building projects covered under this Policy shall be operated and maintained to ensure that they continue to perform as designed and commissioned.
7. As far as practical, projects covered under this Policy shall give preference to low or zero carbon energy sources and systems for heating, domestic water heating, ventilation and lighting unless it can be shown that they are not effective on a life cycle cost basis.
8. This Policy will be reviewed and amended as required to ensure it remains current with respect to the B.C. Building Code, building practices and applicable rating system metrics.

EXEMPTIONS:

This policy does not apply to:

- Utility installation buildings although such projects shall be governed by the Energy Efficiency Policy 2-0970-1
- Designated heritage buildings

AUTHORITY TO ACT

Delegated to Staff

Approval Date:	November 15, 2010	Approved by:	Regular Council
1. Amendment Date:	November 14, 2016	Approved by:	Council
2. Amendment Date:		Approved by:	
3. Amendment Date:		Approved by:	