



M O N C T O N

MUNICIPAL GREEN BUILDING POLICY

Preamble

Many aspects of our every day life affect the environment, from our mode of transportation to waste management and energy conservation. In response to this awareness, the City of Moncton has been adopting many environmentally conscious practices within its facilities.

The City of Moncton wants to take active steps to reduce its environmental footprint by ensuring the planning, design, construction and operation of municipal buildings is carried out in a sustainable manner. In fact, promoting the construction and development of environmentally friendly buildings has been identified as a key priority in the City's Corporate Strategic Plan, Vision 2010 (Strategic Goal # 1: Environment and the Health of the Community).

Buildings consume a large amount of resources and generate significant volumes of waste. Green Building Rating Systems, such as Canada Green Building Council's (CaGBC) Leadership in Energy and Environmental Design (LEED™), provide a holistic and environmentally responsible approach to building design and operation. Adopting a program such as LEED will provide environmental, economic and health benefits to occupants and operators of green buildings. Measurable life cycle cost savings will be achieved by ensuring efficient management of energy, water resources, materials and land.

Policy Statement

The City of Moncton will establish itself as a greener city by gauging building development against recognized green building standards. All new municipal buildings will be designed, constructed, managed and operated according to the LEED™ rating criteria.

Having greener buildings means that they produce less negative impact on their surroundings. Occupants, operators and the environment will benefit from the implementation of sustainable design and construction practices.

Objectives

The main objectives of this policy are to:

- a) Align the design, construction and operation of municipal buildings with commitments made in the City's Strategic Plan (Vision 2010);
- b) Ensure all new municipal buildings are designed, constructed, managed and operated in accordance with the LEED™ rating criteria;
- c) Achieve life cycle cost savings by reducing operating costs through the efficient use of materials, energy, water and other resources;
- d) Show leadership regarding green building construction.

Definitions

LEED™	LEED™ (Leadership in Energy and Environmental Design) is a non-governmental, independent green building rating system and certification program. Building projects have to demonstrate their commitment to sustainability by meeting specific performance standards and achieving specific prerequisites and credits in six key areas: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design Process. There are four performance levels ranging from Certified, Silver, Gold and Platinum with each level requiring the incorporation of a greater amount of sustainable elements and achieving a greater amount of credits.
LEED™ Rating Criteria	The LEED™ rating criteria are presented in the form of Prerequisites and Credits. The LEED Project Checklist, which includes a detailed list of LEED Prerequisites and Credits, is included in Appendix A.
Municipal Building	Structure that has a permanent foundation, roof and walls, for the purpose of human occupancy or use, owned by the City of Moncton.
Certification	The process of independently verifying the compliance of design and construction by the Canadian Green Building Council (CaGBC).
Green Building	Describing buildings whose performance qualities are more environmentally friendly than “traditional” buildings in regards to construction and operational practices and also performs in a manner to reduce their environmental footprint.

**Building
Footprint Area**

The surface area occupied by a building, measured as the product of outermost length and width dimensions of the building.

Policy

The City of Moncton will design, construct, manage and operate its municipal buildings in a sustainable manner as follows:

- a) Newly constructed buildings with a footprint area smaller or equal to 500 m²: Building shall be designed in a sustainable manner, following LEED™ rating criteria as a template when applicable and including basic energy modeling analysis (i.e. RETScreen) to guide building configuration and selection of building operating systems. The process shall be documented.
- b) Newly constructed occupied buildings with a footprint area greater than 500 m²: Design and construct buildings to meet or exceed the Certified Performance Level of the LEED™ rating system, including full registration and certification under the CaGBC.
- c) Existing buildings of all sizes: Apply sustainable design principles for retrofits and major renovations projects.

Procedures

- a) The Director of Municipal Facilities, working in conjunction with Engineering and Environmental Services and project stakeholders, shall be responsible for ensuring that buildings comply with the “Municipal Green Building Policy”.
- b) Nothing in this policy prevents a smaller structure from being subjected to a higher level of compliance than the minimum indicated.
- c) Project budgets and schedules must be assessed and include applicable incremental cost relating to LEED™ registration/certification and capital cost.
- d) Additional capital support required to achieve the assigned targets will be presented in a life cycle cost/benefit analysis format, appropriate to the complexity and scale of the project.
- e) All buildings larger than 500 m² will undertake an assessment of LEED™ as a design goal before finalization of a project’s design.
- f) Applicable registration and certification of LEED™ with the goal of LEED™ Certified at a minimum. In regards to smaller stature buildings (less or equal to 500 m²) or non-certification, the minimum will be to follow the LEED™ criteria as a guide.
- g) Heritage buildings shall be exempt from the requirements of this policy. However, best efforts should be made to incorporate green building principles when possible, without compromising the integrity of the

heritage structure. By-law # Z-1102 relates specifically to Heritage Preservation in the City of Moncton.