

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2020

A RESOLUTION ADOPTING CITY COUNCIL POLICY K-25,  
MUNICIPAL GREEN BUILDING POLICY

WHEREAS, on March 24, 2009, the City Council adopted a policy of Leadership in Energy and Environmental Design (LEED) Silver® certification or better for all public new construction and renovation projects over 5,000 square feet; and

WHEREAS, on March 9, 2010, the City Council adopted voluntary, absolute greenhouse gas reduction targets for municipal operations towards a goal of reducing emissions 80 percent below 2005 levels by 2050; and

WHEREAS, on September 13, 2016, the City Council adopted Environmental Sustainability Action Plan 3, which includes action No. 16 for Municipal Operations: “Adopt LEED Gold® as the minimum standard for new City facilities and City building renovations over 10,000 square feet”; and

WHEREAS, on October 22, 2019, the City Council adopted Sustainability Action Plan 4, which includes the following actions related to City buildings:

- B4.1: Analyze opportunities for electrification when major systems are upgraded or buildings are renovated;
- B4.5: Develop a policy for new construction and major renovation of City facilities to: (1) require a minimum of LEED Gold® certification; and (2) require review of incremental costs and benefits for achieving LEED Platinum® certification; and
- B4.6: Develop a policy stating a preference for new construction and major renovation of City facilities to include electric equipment and renewable energy or other greenhouse gas-free energy systems wherever feasible; and

WHEREAS, on November 12, 2019, the City Council adopted amendments to the California Building Standards Code that require new construction, including new City-owned facilities, to be all-electric and include rooftop solar photovoltaic panels;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that the City of Mountain View hereby adopts City Council Policy K-25, as shown in Exhibit A and attached to this resolution.

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EB-SA/6/RESO  
622-06-09-20r

Exhibit: A. City Council Policy K-25, Municipal Green Building Policy

**CITY COUNCIL POLICY**

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SUBJECT: MUNICIPAL GREEN BUILDING POLICY

NO.: K-25

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PURPOSE:

The purpose of this Policy is to establish green building standards for new construction and renovation of City-owned facilities in support of the City's sustainability goals. These standards are intended to provide environmental benefits, improve occupant health and well-being, yield financial savings from more efficient uses of energy and water, and support the City's greenhouse gas reduction efforts.

POLICY:

All new construction and major renovation of City-owned facilities shall comply with the applicable policy requirements according to project type and size. This Policy is intended to supplement, not replace, any other applicable green building requirements, including those in the Mountain View Green Building Code.

1. New Construction: All new, City-owned buildings over 10,000 square feet shall be designed to comply with the following requirements:
  - a. Achieve Leadership in Energy and Environmental Design (LEED®) certification at the Gold level or higher. All costs associated with certification shall be included in the project budget;
  - b. Conduct an analysis of the incremental costs and benefits of achieving LEED® certification at the Platinum level during the design phase;
  - c. Incorporate on-site renewable energy systems to the extent feasible and consider inclusion of batteries for energy storage; and
  - d. Utilize all-electric building design whenever feasible.
2. Renovations: Major building system upgrades and major renovations of City-owned buildings shall comply with the following requirements:
  - a. When major building systems are upgraded or equipment is replaced, opportunities for electrification shall be analyzed; and

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- b. Major renovations of City-owned facilities over 10,000 square feet, including an addition to or expansion of an existing facility that is extensive enough to be considered as new construction for purposes of compliance with the Building Standards Code, shall also comply with the requirements for New Construction in this policy.
3. Exceptions
    - a. Exceptions to the LEED<sup>®</sup> certification requirements for new construction, including major renovations, may be approved in cases where the project does not meet the Minimum Program Requirements for LEED<sup>®</sup> or the City Council determines that LEED certification would be impractical. Examples of projects that may be considered for exceptions include, but are not limited to: (1) buildings requiring compliance with historic preservation criteria; (2) additions where achieving compliance for the remainder of the facility or site is impractical; (3) projects requiring joint funding with other jurisdictions; and (4) buildings that are not designed for human occupancy, such as storage facilities or parking structures.

Effective Date: \_\_\_\_\_, Resolution No. \_\_\_\_\_

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