

Proposed General Plan Update Goals, Policies, and Implementation Actions



Green Building

[Item 5.b – November 23, 2009 Task Force Meeting](#)

The City of San Jose recognizes the environmental, economic and health benefits of implementing green building practices and the importance of maximizing the use of green building practices in the design, construction and operation of new and existing buildings. The City of San Jose is committed to the promotion of green building practices to further bring them into common use within the City and to support the development of new green building industries that support continued economic development.

Green Building Policy Leadership

Goal GB-1: Demonstrate San Jose’s commitment to local and global Environmental Leadership through progressive use of green building policies, practices, and technologies.

GB-1 Leadership Policies:

[Policy GB-1.1](#) [Ensure that all projects are consistent with the City’s Green Building City Council Policies, which require that projects incorporate various green building principles into their design and construction.](#)

Policy GB-1.2 Continually increase the number and proportion of buildings within San Jose that make use of green building practices.

Policy GB-1.3 Continually update and strengthen the City’s Green Building policies and ordinances [for new and existing construction](#) to reflect technological innovations in the green building field.

Policy GB-1.4 Be recognized as a leader in the development and implementation of green building policies.

Policy GB-1.5 Foster awareness in San Jose’s business and residential communities of the economic and environmental benefits of green building practices.

Policy GB-1.6 Advocate for changes to local, regional, state, or national policies and laws to further the use of green building techniques and to further the development of green building technology.

Policy GB-1.7 Recognize the interconnected nature of green building systems, and [in the implementation of Green Building Policies](#), give priority to green building options that provide environmental benefit in reducing water and/or energy use.

[Policy GB-1.8 Encourage retrofits for existing buildings throughout San Jose in order to align those buildings more closely with green building principles.](#)

GB-1 Leadership Actions

Action GB-1.9 Document green building new construction and retrofits as a means to show progress towards the Green Vision Goal of 50 million square feet of green buildings in San Jose by 2022 and 100 million square feet by 2040.

[Action GB-1.10 Explore development of a program that encourages individuals or businesses to complete green building retrofits for their properties through incentives such as tax credits, financing opportunities, or other means.](#)

Action GB-1.11 Train and educate staff in the latest green building policies and practices as a means to stay abreast of developments in the green building industry.

[Action GB-1.12 Continue to develop new and expand existing programs to educate San Jose's business and residential communities on the economic and environmental benefits of green building practices.](#)

Action GB-1.13 Provide green building technical assistance and referral service to available resources as appropriate for the public.

Energy Conservation and Renewable Energy Use

Goal GB-2: Maximize the use of green building practices in new and existing development to maximize energy efficiency and conservation and to maximize the use of renewable energy sources.

GB-2 Energy Policies

Policy GB-2.1 Develop and maintain policies, zoning regulations, and guidelines that [require](#) ~~promote~~ energy conservation and use of renewable energy sources.

Policy GB-2.2 Maximize use of on-site generation of renewable energy for all new and existing buildings.

Policy GB-2.3 Utilize building placement, design and construction techniques for new construction to minimize energy consumption.

Policy GB-2.4 Promote energy efficient construction industry practices.

- | Policy GB-2.5 Develop, [implement](#), and utilize programs that help businesses and homeowners improve the energy efficiency of new and existing buildings.
- Policy GB-2.6 Require 100-percent compliance with Heating, Ventilation, and Air Conditioning (HVAC) and insulation installation industry best practices (e.g., Quality Insulation Installation standards) for all new construction.
- Policy GB-2.7 Encourage responsible forest management in wood material selections and encourage the use of rapidly renewable materials.

GB-2 Energy Actions

- | Action GB-2.8 Develop policies [to promote](#) ~~for~~ energy reduction for energy-intensive industries.
- Action GB-2.9 Develop policies to encourage the feasible use of building materials extracted and/or manufactured in California, or within 500 miles of San Jose.
- Action GB-2.10 Continue to review new development for the incorporation of green building practices, [including those required by the Green Building Ordinance](#), that reduce energy use through construction techniques (e.g. design of building envelopes and systems to maximize energy performance), [through](#) architectural design (e.g. design to maximize cross ventilation and interior daylight) and through site design techniques (e.g. orienting buildings on sites to maximize the effectiveness of passive solar design).
- | Action GB-2.11 [Promote](#) roofing [design](#) and surface treatments [that](#) reduce the heat island effect of new and existing development.
- | Action GB-2.12 [Update the Green Building Ordinance to require](#) ~~Encourage~~ use of energy efficient plumbing fixtures and appliances that are WaterSense certified, Energy Star rated, or equivalent in new construction and renovation projects.
- Action GB-2.13 Encourage the installation of solar panels or other clean energy power generation sources over parking areas.

Water Conservation

Goal GB-3: Maximize the use of green building practices in new and existing development to minimize use of potable water and to reduce water pollution.

GB-3 Water Policies

- | Policy GB-3.1 Develop and maintain policies, [ordinances](#) ~~zoning regulations~~, and guidelines that [require](#) ~~promote~~ reduced use of potable water and that reduce water pollution.

- Policy GB-3.2 Encourage use of green building technology or techniques that can help reduce the depletion of the City's potable water supply as building codes permit. For example, promote the use of captured rainwater, grey water, or recycled water as the preferred source for water needs.
- Policy GB-3-3 Promote the use of drought tolerant landscaping materials for commercial and residential uses.

GB-3 Water Actions

- Action GB-3.4 Require landscaping for all new commercial and industrial development to use drought tolerant plants and no vegetative turf unless recreation needs or other area functions specifically requires turf.
- Action GB-3.5 [Update the Green Building Ordinance to require installation of](#) high-efficiency water fixtures and appliances that are WaterSense certified, Energy Star rated, or equivalent during construction or renovation of bathrooms, kitchens, laundry areas, and/or other areas with water fixtures/appliances [that are proposed to be replaced](#).
- Action GB-3.6 Continue programs to educate single-family homeowners on water conserving landscaping methods and explore the development of programs to discourage the use of turf.
- Action GB-3.7 Develop policies [to promote](#) for water use reduction, particularly by water-intensive industries.
- Action GB-3.8 Promote the use of green roofs, landscape-based treatment measures, pervious materials for hardscape, and other stormwater management practices to reduce water pollution.
- Action GB-3.9 Require new development in all Villages, Corridors and other identified growth areas, whenever possible, to provide parking above or below buildings, or in a parking structure. Avoid the construction of surface parking lots.

Healthy Indoor Environment

Goal GB-4: Maximize the use of green building practices in new and existing development to promote a healthy indoor environment.

GB-4 Environmental Quality Policies

- Policy GB-4.1 Promote the use of building materials that maintain healthy indoor air quality in an effort to reduce irritation and exposure to toxins and allergens for building occupants.
- Policy GB-4.2 Encourage construction and pre-occupancy practices to improve indoor air quality upon occupancy of the structure.

GB-4 Environmental Quality Actions

- Action GB-4.3 Continue to develop and implement policies and ordinances to promote the use of building materials, furniture and paint that maintain healthy indoor air quality and to discourage the use of materials that degrade indoor air quality.
- Action GB-4.4 Continue to develop and implement policies and ordinances to promote beneficial construction and pre-occupancy practices such as sealing of the HVAC system during construction, air flush-outs prior to occupancy, and/or air quality testing and corrections prior to occupancy.

Zero Waste

Goal GB-5: Maximize the use of green building practices in new and existing development to reduce waste.

GB-5 Zero Waste Policies

- Policy GB-5.1 Promote use of recycled materials, including reuse of existing building shells/elements, as part of new construction or renovations.
- Policy GB-5.2 Acknowledge ~~and consider~~ the ~~embodied~~ energy and resource savings associated with adaptively reusing within the existing building stock verses demolishing structures and rebuilding on a site. Consider this embodied energy when evaluating proposals for building demolitions.

GB-5 Zero Waste Actions

- Action GB-5.3 Redirect 100% of construction waste away from landfills.