

**Board of Selectmen's Environmental Action Task Force  
Green Building Policy Resolution  
Proposed for adoption by the Board of Selectmen  
March 26, 2009**

**WHEREAS**, the Selectmen's Environmental Action Task Force (EATF) has been established to recommend policy to the Board of Selectmen with the goal of making all Town government operations environmentally sustainable and cost efficient; and

**WHEREAS**, the Town of Greenwich desires to serve as a model for energy efficient and sustainable building design and maintenance in its own facilities,

**WHEREAS**, the EATF has concluded that green building standards applied to the design, construction, operation and maintenance of Town buildings can further the following goals:

1. Reduce energy use and CO<sub>2</sub> emissions
2. Reduce water consumption
3. Protect the health and productivity of residents, workers and visitors in the Town's buildings
4. Conserve valuable resources used to build, furnish and maintain buildings
5. Save taxpayer dollars by reducing costs of energy, water, materials and waste removal; and

**WHEREAS** Public Act 07- 242 Section 78 requires that the State Building Inspector (Inspector) and the Codes and Standards Committee revise the State Building Code(Code) to require that any (1) building, except a residential building with no more than four units, constructed after January 1, 2009, that is projected to cost not less than five million dollars and (2) renovation to any building, except a residential building with no more than four units, started after January 1, 2010, that is projected to cost not less than two million dollars shall be built or renovated using building construction standards consistent with or exceeding the silver building rating of the Leadership in Energy and Environmental Design's (LEED) rating system for new commercial construction and major renovation projects, as established by the US Green Building Council, or an equivalent standard, including, but not limited to, a two globe rating in the Green Globes USA design program. The inspector and the committee shall provide for an exemption for any building if the Institute for Sustainable Energy finds, in a written analysis, that the cost of such compliance significantly outweighs the benefits; and

**WHEREAS** Public Act 07-242 will require a green building standard for all private buildings in the State, except residential construction of four units or less, above a certain size and /or cost, the law will not be effective until the Code is revised.

**WHEREAS** Public Act 07-242 Section 10 requires that after January 1, 2009 new public school facilities exceeding \$5 million and renovations to public school facilities exceeding \$2 million, where the state funds \$2 million or more, are required to meet the above requirement; and

**WHEREAS** the Board of Selectmen has established the Energy Management Task Force to review the Town's energy management of its facilities by identifying ways to reduce energy usage, continuously monitor performance and recognize achievement; and

**WHEREAS** the current draft of the 2009 Plan of Conservation and Development calls for the Town "to create green municipal facilities...protect the environment..." and to reduce energy and water requirements and for incentives for private conservation of resources; and

**WHEREAS** studies have shown that the cost of building new buildings to LEED® or similar standards results in savings to taxpayers over the life of the building and that green building maintenance practices are rapidly becoming the industry standard and are possible to implement without negative cost implications,

**NOW THEREFORE BE IT RESOLVED THAT**, the Board of Selectmen hereby adopts the following as the Green Building Policy of the Town of Greenwich:

A. All new building and renovation of Town owned buildings and buildings for which the Town provides the major source of operation and maintenance funds beginning January 1, 2010, that are not covered by State requirements shall be built or renovated using building construction standards consistent with or exceeding LEED® Silver standards or recognized equivalent.

B. All Town of Greenwich buildings, including all Greenwich Public Schools buildings, will be operated and maintained to achieve the following goals:

1. Increased use of sustainable materials and waste reduction
  - a. All new materials selected for building, furnishing and maintenance of building will be chosen for durability
  - b. Preference will be given to materials with recycled and recyclable content
  - c. Wood flooring and furniture will be certified by the Forestry Stewardship Council as sustainably harvested and manufactured.
2. Reduction of water use
  - a. All new plumbing fixtures will be certified by WaterSense (EPA)
  - b. Landscape design and maintenance will be guided by practices established by The Sustainable Sites Initiative or EPA's GreenScapes program.
3. Improvement of indoor air quality
  - a. Green cleaning policy (Resolution adopted January 29, 2009)
  - b. Zero VOC's in interior paints, finishes and carpets and adhesives as certified by Green Seal and Green Label programs
  - c. Integrated Pest Management (IPM) programs will be established according to EPA guidelines for building interiors
4. Reduction of energy use and CO2 emissions;

**AND BE IT FURTHER RESOLVED THAT**, implementation of this policy shall allow time for the depletion of existing supplies and the establishment of supply chains for environmentally preferable products and training of personnel;

DRAFT