

## RESOLUTION NUMBER 2010- 070

### RESOLUTION ESTABLISHING THE MISSOULA COUNTY GREEN BUILDING POLICY

**WHEREAS**, Missoula County encourages and promotes the use of green building practices in the design, construction, renovation, remodeling, and operation of all County-owned facilities; and,

**WHEREAS**, Green building practices, as defined by the U.S. Green Building Council LEED™ Program, are practices that conserve resources, use recycled content materials, maximize energy efficiency, and otherwise consider environmental, economic, and social benefits in the design and construction of a building project. Leadership in Energy and Environmental Design (LEED™) is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings, and,

**WHEREAS**, the LEED™ rating system is a nationally recognized system for rating the performance of buildings and to guide project design. The LEED rating system components include: sustainable site design; water efficiency; energy and atmosphere; indoor air quality; materials and resources; and innovation in design. The LEED rating system calls for buildings to be constructed in ways that have been proven to reduce the consumption of energy and other natural resources, enhance recycling and re-use of building materials, minimize disposal of construction and demolition debris, and improve building performance, cost efficiency, and building longevity, and,

**WHEREAS**, The United States Green Building Council (USGBC) is an organization that serves as the nation's foremost coalition of leaders from across the building industry. USGBC works to promote buildings that are environmentally responsible, profitable, and healthy places to live and work, and

**WHEREAS**, Missoula County intends to promote green building practices in all capital projects that the County plans, designs, constructs, remodels, renovates and operates as long as certain financial requirements are met, and,

**WHEREAS**, the intent of these practices is to provide environmental benefits, create local jobs, improve employee health, productivity and the quality of workspace, enhance asset value, and achieve the highest, most cost-effective environmental performance possible over the life of County projects, and,

**WHEREAS**, Missoula County develops, owns and operates a variety of facilities that require ongoing operation and maintenance. Ensuring that County facilities are designed, operated and maintained using green and sustainable practices may reduce long-term operating and maintenance costs borne by County taxpayers, conserve energy, reduce greenhouse gas emissions, improve indoor air quality, and enhance worker productivity.

**NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** establish the Missoula County Green Building Policy, incorporating environmentally responsible guidelines into all buildings the County plans, designs, builds, renovates, remodels and operates. Taking direction from LEED™ methods and techniques, and garnering support from the Green Building Team, Missoula County will implement this policy in order to mitigate carbon emissions, air and water pollution, and human health hazards caused by building construction and operation, and to reduce energy consumption and long-term operating and maintenance costs.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** directs offices and departments to incorporate or support the use of Leadership in Energy and Environmental Design (LEED™) methods and techniques, whenever possible, as follows:

**New Construction and Major Renovation** - For all new construction and major renovation, departments are required to apply LEED™ criteria in the pre-design and design phase of projects, whenever applicable, and are encouraged to seek the highest LEED™ certification level achievable that is cost-effective based on long-term costs and limits of available funding. New Construction is any new building or structure. The types of projects where LEED™ standards could apply include - but are not limited to - office buildings, storage facilities, transfer stations, wastewater treatment facilities and pump stations, maintenance facilities and recreational facilities. Projects qualifying for LEED certification shall be registered through the U.S. Green Building Council.

For all new projects where the scope of the project or type of structure limits the ability to achieve LEED™ standards - such as restroom facilities, park shelters, and parking lots - departments are encouraged to incorporate green building practices whenever possible using LEED™ criteria as a guideline for incorporating such practices, based on life cycle costs and limits of available funding. The scope of all renovation projects shall be evaluated to determine whether LEED Certification is merited.

**Remodels and Minor Renovations** - For all remodels and minor renovations, departments are encouraged to incorporate green building practices whenever possible and to use the LEED™ criteria as a guideline for incorporating such practices. Remodel is to add on to or alter the structure of an existing building or structure. Renovate is to improve, repair, or upgrade the condition of a building or structure.

**Tenant Improvements and Leased Spaces** - For all leased spaces and rentals leased by or from the County, departments and lessees are encouraged to incorporate green building practices whenever possible and to use the LEED™ criteria as a guideline for incorporating such practices, including the LEED™ criteria for Commercial Interiors and the LEED™ criteria for Core and Shell. Departments and lessees are encouraged to negotiate improvements to the leased or rented facilities with the owner to meet the Core and Shell criteria in order to reduce energy and water consumption, and operating costs for the facilities.

**Existing Buildings** - Departments are encouraged to incorporate green building practices in existing buildings, and to use the LEED™ criteria for Existing Buildings: Operation and Maintenance as a guideline for incorporating such practices.

LEED™ for new construction and major renovations is a rating system for building that was designed to guide and distinguish high performance buildings that have less impact on the environment, are healthier for those who work and/or live in the building, and are more profitable than their conventional counterparts.

LEED™ for Core and Shell is a green building system designed to provide a set of performance criteria for certifying the sustainable design and construction of speculative developments and core and shell buildings. Broadly defined, core and shell construction covers base building elements, such as the structure, envelope, and building-level systems, such as central HVAC, etc.

LEED™ for Commercial Interiors is a certification program developed by the U.S. Green Building Council that addresses the specifics of tenant spaces primarily in office, retail, and institutional buildings. Tenants who lease their space or do not occupy the entire building can LEED™ certify their space as a green interior.

LEED™ for Existing Buildings: Operations and Maintenance is the tool for the ongoing operation and maintenance of existing commercial and institutional buildings. The system identifies and rewards current best practices and provides an outline for buildings to use less energy, water and natural resources; improve the indoor environment; and uncover operating inefficiencies.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** will finance projects at a level suitable to meet the Policy requirements. Use of green building practices should be accomplished within traditional project budgets. If additional funds are sought for up-front costs, an analysis of the project should be completed by the department to estimate the life cycle costs and benefits of using green building practices. If the analysis reveals that higher up-front costs yield long-term benefits (such as lower operations and maintenance costs), or there are other compelling reasons for the additional up-front costs, the department may request executive consideration of additional budget expenditures.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** require that each Department is responsible for incorporating the Green Building Policy into capital improvements, purchasing practices, and training staff.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** that a Green Building Team shall be created. The Green Building Team will provide support and education services to offices and department and serve as the technical resource on implementation of these policies. The Green Building Team will coordinate communication among

Departments and evaluate implementation of this policy. The Green Building Team will consist of a minimum of the Facilities Services Director, Public Works Director, Health Officer, Office of Planning and Grants Director, and the Chief Financial Officer, or their designees. Contract architects, landscape architects, engineers and those with other skills may be part of the team, as needed.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** that all architecture, engineering and construction service bids and requests for proposals/qualifications will reflect the Green Building Policy goals and requirements.

**NOW THEREFORE BE IT FURTHER RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MISSOULA** that all appropriate project managers, maintenance, and operations staff will be responsible for pursuing green building training. The County will offer training for all interested employees on LEED™ standards. The Green Building Team may facilitate training for County employees.

**APPROVED AND SIGNED THIS 10<sup>th</sup> DAY OF JUNE, 2010**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MISSOULA COUNTY

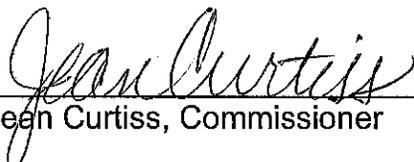
  
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Vickie Zeier, Clerk and Recorder

  
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Michele Landquist, Chair

APPROVED AS TO FORM  
AND CONTENT:

  
\_\_\_\_\_  
Bill Carey, Commissioner

  
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Martha McClain  
Chief Civil Deputy County Attorney

  
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Jean Curtiss, Commissioner