

City of Springfield – Greene County Green Building Task Force Recommendations August 8, 2013

The Springfield/Greene County Green Building Task Force was created by Springfield City Council and Greene County Commission action.

The Charge to the Task Force was to investigate and evaluate the latest “green building” policies, procedures, and ordinances and to recommend their application to regional development. (Appendix 1)

The Task Force was facilitated by Barbara Lucks, Sustainability Officer, City of Springfield, representing the City and Greene County. Members of the Task Force included:

Organization

American Institute of Architects Springfield
 American Planning Association
 Citizen Representative: City
 Citizen Representative: Greene County
 Construction Specifications Institute
 Developer Issues Input Group (DIIG)
 Higher Education Environmental Science Program
 Home Builders Association
 Ozarks Chapter, Missouri Society of Professional Engineers
 Ozarks Green Building Coalition
 Southwest Missouri Code Officials
 Springfield Board of Realtors
 Springfield Contractors Association
 Springfield/Greene County Environmental Advisory Board
 U.S. Green Building Council

Representative

Jason Hainline
 Ronda Headland
 Emily Fox
 Lisa Drew-Alton
 Michael Nesbitt
 Jared Rasmussen
 Brad Kielhofner
 Jennifer McClure*
 Neil Brady
 Jeff Barber
 Harlan Hill**
 Zach Miller
 King Coltrin
 Melissa Cox
 Joel Thomas

Technical Resources

City of Springfield staff

Errin Kemper
 Ralph Rognstad
 Chris Straw
 Vanessa Brandon
 Chris Coulter
 Cara Shaefer
 Jason Bekebrede
 Matt O'Reilly

Greene County staff

City Utilities staff
 HBA Technical Representative
 Citizen Representative

*Later replaced by Shane Schoeller, and then Sam Bradley

**Resigned – did not attend any meetings

Meeting Dates

Meeting	1	2	3	4	5	6	7	8
Member	10/17/12	11/14/12	12/12/12	1/16/13	2/20/13	3/20/13	4/17/13	5/15/13
Jeff Barber	✓	✓		✓	✓	✓	✓	✓
Neil Brady	✓		✓	✓			✓	✓
King Coltrin	✓	✓			✓			✓
Melissa Cox	✓	✓	✓			✓	✓	✓
Lisa Drew-Alton	✓	✓	✓	✓			✓	✓
Emily Fox	✓	✓		✓		✓		
Jason Hainline	✓	✓	✓		✓	✓	✓	
Ronda Headland			✓	✓	✓	✓	✓	✓
Harlan Hill**								
Brad Kielhofner		✓	✓	✓		✓	✓	✓
Jennifer McClure*--HBA	✓	✓	✓	✓	✓			
Shane Schoeller--HBA								
Sam Bradley--HBA						✓	✓	✓
Zach Miller	✓	✓	✓	✓	✓	✓	✓	✓
Michael Nesbitt			✓	✓	✓	✓	✓	✓
Jared Rasmussen	✓	✓		✓	✓	✓	✓	
Joel Thomas	✓	✓	✓	✓			✓	✓

*Later replaced by Shane Schoeller and then Sam Bradley

**Resigned - did not attend any meetings

Meeting Format

At Meeting #1, Task Force members discussed their knowledge and assessment of the current status of green building in Springfield/Greene County and identified areas about which they wanted additional information from staff.

At Meeting #2, City/County/City Utilities staff presented information updating the Task Force on current policies, practices and challenges regarding green building.

In subsequent meetings, the Task Force broke into small study groups, with associated staff resources assisting the various small groups. Additional information requested by the Task Force members was presented at the beginning of the meeting following the requests, prior to returning to the small study groups.

Small Study Groups

At Meeting #2, topics for the small group discussions were identified as: Process, Energy, Stormwater, Codes and Residential. These were reviewed by the Task Force members at Meeting #3, and it was agreed that the issue of “Codes” should be included in the discussions by all groups, rather than as a stand-alone group topic.

At Meeting #3, Task Force members and technical resources formed the following four groups for discussion and research relating to green building, according to their expertise on the subject.

Process/Policy

Jeff Barber
Lisa Drew-Alton
Emily Fox
Ronda Headland
*Matt O'Reilly

Structure

Jason Hainline
Brad Kielhofner
Joel Thomas
*Cara Shaefer
*Chris Straw

Site/Stormwater

Neil Brady
King Coltrin
Melissa Cox
Jared Rasmussen
**Carrie Lamb
**Kevin Barnes

Residential

Jason Bekebrede
Jenifer McClure
Zach Miller
Michael Nesbitt
*Vanessa Brandon
*Chris Coulter

*Denotes Technical Resource

**Denotes Staff

General Recommendations

1. Support practices and policies that encourage green building efforts and incorporate the “triple bottom line” (social, economic, environmental sustainability). As a community, place a high value on quality of life and the role our “built environment” (including indoor features) plays in supporting that quality of life.
2. Based on community/neighborhood visioning, perhaps with a priority placed on critical geographical/neighborhood areas, adopt those portions of the Field Guide 2030 that pertain to sustainable development, including:

Accept that policy can include items that may have already been completed in order to formalize completed initiatives in the overall plan. Identify a sustainability officer for the community. (This has been accomplished)

Position Springfield (with CU) as the regional leader in sustainable development.

Emphasize enforcement of existing codes before new codes are adopted. Utilize enforcement to encourage good behavior.

Review and align fines/fees as a method of funding enforcement efforts.

3. Recognize that programs such as LEED are not minimum standards. Do not recommend the use of any identified third-party standard, but rather focus on the various practices, processes and results, recognizing that building practices have typically been increasing energy efficiency over the last few years. Affordability and cost/benefit analyses are essential. Consumer choice and budget considerations must be a part of the development of any green building policy or procedure.
4. Pursue a mechanism to enable those builders/developers that wish to go beyond the minimum standards required by the building code. This will require:

Define “beyond the code.”

Remain sensitive to the financial impact to builders/developers and that changes to the building code may affect the selling price of structures.

Provide standard education for City/County staff, the building/development community, consumers, etc., to facilitate communication and reduce roadblocks and time taken to review innovative practices.

Provide incentives to encourage beneficial practices.

5. Support an annual review of progress, particularly for items that may not be up to the most current code requirements. Utilize a work group made up of staff and community experts to identify those areas and recommend strategies to keep these efforts moving forward. (It is noted that the City and County are on a 6-year code adoption cycle.)

6. Provide public recognition as an incentive for encouraging green building practices/policies:

Identify multiple paths/ ways to be “green” – LEED and others, e.g., HBA guidelines, Energy Star, etc.

Associate incentives with “qualified” projects.

Include sustainable site initiatives such as American Society of Landscape Architects (ASLA), American Planning Association (APA).

Cash incentives might include discounts or rebates of:

- Inspection permit fees.
- Utility tap fees.
- Property tax.
- Sales tax.
- Ground disturbance fees.
- Enhanced enterprise utility bills.

7. Encourage innovation through recognition by the City/County, Chamber of Commerce and other appropriate bodies through the use of newspapers, magazines, TV, radio, websites, social media, press releases, media events, speakers bureaus. Examples could include: Green Builder, Green Realtor, Green Developer, Green Company, etc. The City/County could also promote “Green City Living” through the same media outlets.

8. While recognizing that building practices have typically been increasing energy efficiency over the last few years (in all but, perhaps, the most inexpensive homes), the Task Force recommends that adopted policies and practices make sound energy management related to building practices a priority.

9. Encourage renewable energy.

Pursue Property Assessed Clean Energy (PACE) participation, where eligible (County and CU).

Monitor legislation that supports achievable, affordable energy management practices (City and County).

Recommendations by Small Study Groups:

Structure

1. Incorporate, as practicable, key principles from sustainable building rating systems into the building code. Refine the code revision process to stimulate continuing input from constituents, such as American Institute of Architects (AIA), American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE), Springfield Contractors Association, Home Builders Association, etc.
2. Identify a funding source, or some other mechanism, to add staff or staff support to focus on building sustainability in the Building Development Services Department (or other appropriate department), and/or to fund other incentives. Staff members would help to oversee compliance, provide education, etc. Inculcate sustainable building practices throughout the culture of the City and County organizations.
3. Develop an energy performance rating methodology where owners of all buildings are encouraged (not required) to disclose building energy use, within specified categories. Investigate models from other cities. Be mindful of privacy issues regarding private buildings.
4. Review the 2030 targets (<http://www.aia.org/about/initiatives/aiab079458>) adopted by American Institute of Architects (AIA), Council of Mayors and federal government.

Policy/Process

1. Explore the development and implementation of economic development incentives such as a layered-incentives framework from federal through local levels (examples: City/County PACE, City BDS, CU demand side management).
2. Evaluate all green decisions according to a triple-bottom line – social, economic and environmental responsibility.
3. Promote “smart growth” principles for community growth and infill.
4. Consider how to manage the matter of building codes, enforcement and recognition of third-party certifications. Three options appear to exist regarding the handling of these items:

Adoption of strict guidelines with enforcement. (Anticipated to be strongly opposed by the building/development community.)
Adoption of strict guidelines with “complaint-only” level of enforcement.

Voluntary use of strong guidelines with encouragement from officials.

5. Adopt the current suite of international codes and phase-in residential codes with sensitivity to local concerns, such as affordability standards, etc. Review adopted codes on an annual basis.
6. Formally recognize third-party, verifiable green building standards. Examples include:

LEED

EPA: Energy Star, Indoor AIRplus & WaterSense

Sustainable Sites Initiative (SSI)

National Green Building Standard (NAHB)

7. Site/Stormwater

1. Balance environmental quality and compliance with regulatory mandates and affordability.
2. Keep abreast of emerging technology, as well as evolving regulations.
3. Identify specific issues to study/monitor, including:
 - Complete design standards.
 - Incentives such as:
 - Vegetation preservation.
 - Open space preservation.
 - Tree preservation credit.
 - Quantity control credit.
 - Water quality credit toward rain- and water-harvesting systems.
4. Adopt a regional approach to stormwater management (Springfield/Greene County, plus the metropolitan area).
5. Support the recommendations of the 2013 Citizen Stormwater Task Force.
6. Encourage innovation via flexibility of stormwater review by City or County, as appropriate.
7. Develop a method of quantifying how projects are benefitting the City and County stormwater systems by reducing the runoff rate, quantity loads and pollutant loads.

Residential

The Task Force acknowledges the efforts of City/County staff and considers the current process, generally, to be working well. The Task Force recommends continuing efforts to improve.

1. Increase the perceived value of green building practices to not only raise the salability of the end product, but also to ensure that the product is appraised at its full value. This will allow the buyer to receive the full benefit of the product's value when negotiating financing. Toward that end, the following recommendations are made:

Homebuyers and consumers wanting to build/remodel energy efficient properties should hire a "qualified/certified" third-party rater or auditor (adequately trained) to ensure upgrades are done to improve efficiency. This might require a change in existing regulations, as well as a method of defining "qualified/certified." To assist the homebuyer and consumers in the selection of the third-party rater or auditor, the Board of Realtors should provide:

- List of raters/auditors.
- "What to expect from third-party" guidance.

2. The City/County should:

Work with industry groups to provide training for City and County staff, as well as the general community, regarding current green building trends and technology.

Provide funding to host green building educational seminars/workshops. Promote these within the industry and make available to the general public, as well as targeting mortgage lenders, appraisers and real estate agents.

Promote Springfield/Greene County as a green/sustainable, friendly place to build, live and work. Do this by looking for local/regional/national media opportunities.

3. Take a leadership role in providing homeowners education, including the benefits of green building features. Also, work with the building/development community to maximize the benefits of green building features and how to use/maximize them.

Collect, maintain for reference, and distribute information on existing green building resources, practices, perhaps through the Environmental Resource Center.

Encourage/facilitate ongoing sharing of information/efforts and results – (e. g., with the Partnership for Sustainability).

4. Recognize the delicate balance between improved building practices (not only green practices), the potential for increased building costs and the effect of this additional cost on the market pricing and ultimate salability of residential structures. Maintaining the competitiveness of the Springfield/Greene County area (compared to surrounding counties/communities) is also a concern. Local home builders, through the HBA, have offered training for the NAHB Certified Green Professional and have encouraged the promotion of green building benefits to potential home buyers.
5. Work with the Springfield Board of Realtors to promote the distinction that Springfield was the first community in the country to include green practices/products/policies as positive selling features in their multi-listings.
6. Within the next three years, develop a local green building certification (“Good Housekeeping Seal”—similar to Ozarks GreenScore, but for residential application) for both new and remodeling projects and promote this certification to build the perceived value of green building practices/products.
7. Home Builders Association of Greater Springfield Comments to Green Building Task Force Report (Appendix 2)

Statement of Appreciation:

City/County staff applauds the willingness of these community members and professionals to serve on the Green Building Task Force and recognizes the expertise of those both on the Task Force and on the Technical Resources group. When completed, this report will be presented to the Springfield City Council and the Greene County Commission.

Appendix 1



August 24, 2012

Name
Title or Entity
Street Address
City, State, Zip Code

Dear Name:

Thank you for agreeing to serve on the Springfield-Greene County Green Building Task Force. We very much appreciate your willingness to get engaged within your community and lend your efforts and expertise to this important conversation.

Please find enclosed documents containing the charge and membership of the Task Force, as



10:30 a.m. in the Community Room at the new Environmental Resource Center located at 290 East Central (southwest

The first scheduled meeting is set for **Monday, September 10, at 10:30 a.m.** in the Community Room at the new Environmental Resource Center located at 290 East Central and Robberson).

Please notify Barbara if you cannot attend. Her phone: 864-2005 or e-mail: blucks@springfieldmo.gov

Barbara Lucks has been asked to serve as the Task Force Chair. She will be able to attend the initial meeting. Her contact information is blucks@springfieldmo.gov.

discussing the future meeting date. We may not be the regular future meeting date. We will make every effort to find the most convenient meeting day/time for all members.

Please bring your calendars with you to the meeting as we will schedule for the Task Force. The day/time of this first meeting may vary from the meeting date, depending on this discussion. Every effort will be made to find the most convenient meeting day/time for all members.

We look forward to your progress. Again, thank you for serving.

Sincerely,

Administrator

Greg Burris
City Manager

Tim Smith
County Administrator

Enclosures

Springfield, Missouri 65801-8368
Phone: (417) 864-1912
www.springfieldmo.gov

OFFICE OF THE CITY MANAGER
840 Boonville Avenue, P.O. Box 8368 Springfield, Missouri 65801
phone: (417) 864-1000 fax: (417) 864-1000
homepage: www.springfieldmo.gov e-mail: city@springfieldmo.gov

8/22/12

Springfield Greene-County Green Building Task Force

Membership

Organization

Chair/Facilitator (City/County)
Citizen representative from City of Springfield
Citizen representative from Greene County
DIIG representative
Home Builders Association
Springfield Board of Realtors
Springfield Contractors Association
AIA Springfield
Construction Specifications Institute
Ozarks Chapter – MSPE
Higher education Environmental Science program
EAB representative
U.S. Green Building Council
American Planning Association
Ozarks Green Building Coalition
Southwest Missouri Code Official

Representative

Barbara Lucks
Emily Fox
Lisa Drew-Alton
Jared Rasmussen
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Joel Thomas
Ronda Headland
Jeff Barber
Harlan Hill

Technical Resources

City of Springfield staff

Greene County staff

City Utilities staff
HBA Technical Representative
Matt O'Reilly

Ralph Rognstad
Chris Straw
Errin Kemper
Vanessa Brandon
Chris Coulter
Cara Shaefer
Jason Bekebrede
At Large Representative

Springfield Greene-County Green Building Task Force

September 2012

Charge

To investigate and evaluate the latest "green building" policies, procedures, and ordinances, and to recommend their application to regional development.

Specific Tasks

- Better understand the current City and County development processes and current level of "green building" knowledge of staff.
- Analyze the City's and the County's permit processes pertaining to green building techniques, recommend any modifications to these processes to better accommodate "green building" projects, and recommend whether "green building" projects should receive higher priority than other projects in the queue.
- Research and recommend "green building" guidelines/standards and codes to be used in the City and County among the competing standards/certification (e.g.



Green Building Task Force

Preliminary Schedule/Planning Document

As of: 8-22-12

Meeting #1

Introductions

- TF Members -- name, organization/company
- Staff/technical -- name, department and area of expertise

Discussion

TF Members --

- Your opinion -- sum up the green building process in the City/County.
- Your view -- how well is the City/County dealing with green building design, permitting and construction today?
- What cities would you consider that are good examples of green building policies/procedures and why?
 - Homework/research assignment
 - Teams of at least two
 - Reports due ____ (date) ____ (Meeting #4)
 - Identify the cities teams will be researching at Meeting #2

Meeting #2

Follow-up from Meeting #1

Identify cities each team will be researching and staff assistance needed _____

Discussion

TF Members --

- Assessment: Where we "think" we are in green building methodology processes, and procedures?
- Goals: What would we like to see GBTF accomplish?
- Vision: Where we want to be if the recommendations of the GBTF were adopted and implemented?

ere

City/County Presentations

- City Management -- Overall philosophy for the City in green building development
- Building Development Services -- Chris Straw
 - Permitting process improvements
 - Codes, etc.

- Planning and Development – Ralph Rognstad
 - Community Collaborative Development
 - Zoning Influences
 - E.planS
- Public works –
 - Stormwater design standards – Errin Kemper
 - Streetscape projects – Paula Brookshire
 - Bicycle lanes, etc. – Paula Brookshire
- Greene County – Vanessa Brandon
- City Utilities – Cara Shaefer

Meeting #3

Discussion of presentations – updated assessment by Task Force members -- where we “think” we are

Meeting #4

Task Force Presentations

- Where we are/what we'd like to see – research reports (from Meeting #1)
- The “best example” cities

Begin discussion leading to recommendations – identify areas of common ground, identify areas that need additional information for consideration

Meeting #5

Continue discussion toward recommendations – preparing draft as they are presented

Meeting #6

Review, edit, hopefully, accept recommendations document

Meeting #7 -- optional

Appendix 2



Home Builders Association Of Greater Springfield

August 1, 2013

HBA COMMENTS TO GREEN BUILDING TASK FORCE REPORT

As an active and engaged participant of the Green Building Task Force, the Home Builders Association of Greater Springfield is very thankful of the time and effort that each member of the group devoted to this report. We would also like to thank the City of Springfield and Greene County for their leadership during this process.

Overall, we believe the report has brought some excellent recommendations forward that could have many positive benefits for our community. As an industry, we are grateful this report recognizes that the market does not always keep up with changing technology, new regulations and codes, and the added costs they may bring to building.

This report also conscientiously proposes to remain sensitive to how the selling price of structures is affected by changes to the building codes. A recent study completed by NAHB economists found that for every \$1,000 increase in fees for single-family home construction, 512 people are "priced out" locally and unable to get loans because of mortgage underwriting standards. Meaning, they cannot borrow the money to pay for fees imposed by local government, affecting lower income families the most.

This type of common sense approach will help our community achieve success moving down a greener path.

We offer these with respect and thoughtfulness meant to make sure our concerns are registered as we move forward.

- The report makes references to additional staff and resources that will be an added burden to the County and City at a time when they are in a financially precarious situation. We need to make sure that the financial situation is fully recognized and the extra costs cannot be borne on a segmented group of consumers.
- Also, the "triple bottom line" could be interpreted in many different ways. As we have seen with the National Blueways Initiative proposed by the Department of Interior, the public is not always in step with proposed initiatives, especially when that could mean telling people what they can and cannot do on their own property.

636 W Republic Rd, #D108 • Springfield, Missouri 65807 • 417.881.3711 • FAX 417.881.7334

<http://www.springfieldhba.com>

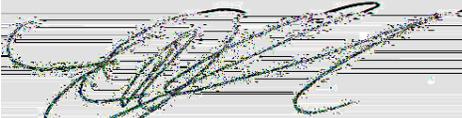
August 1, 2013

- It is mentioned that adoption of the Field Guide 2030 portion will align fees/fines as a method of funding enforcement. This will not help us reach our goals of building partnerships to work toward a more sustainable community, but rather create an adversarial environment where regulators and inspectors have a financial incentive to impose fines/fees on those in the marketplace. **Construction of 600 single family homes built in the Springfield WSA has and will generate a cumulative \$128.8 million in income and \$13.2 million in taxes and revenue for local government.**

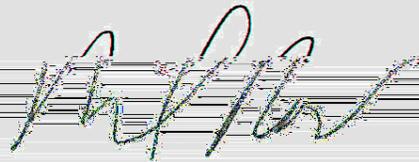
Therefore, it should be noted that housing will help create income and jobs that will offset any tax increases in the region. But if we have a region growth with fines/fees, the revenue generated will decrease gradually (City of Ozark impact fees). This in turn, results in reducing the overall revenue for the city and county by driving demand away from the area.

- We all must also recognize that the Green Building Industry is still evolving and it takes time before products or procedures prove themselves. Early adoption to any new technology is always expensive and risky. We need to make sure that we do not try to make one size fit all.

Once again, we appreciate the Green Building Task Force, the City of Springfield, and Greene County for asking us to participate.



Ken Thrasher
CEO
HBA of Greater Springfield



Miles Ross
Government Affairs
HBA of Greater Springfield