

# City of Hailey Planning Department

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**TO:** Mayor and City Council  
**FROM:** Mariel Platt, Planner  
**RE:** Hailey's Sustainable Building Advisory Committee Recommendation  
**DATE:** April 26, 2010

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The committee was created in December 2008, to develop recommendations on sustainable building practices and development for the Council to consider. The committee's recommendation is based on information collected over the past 16 months including feedback from several community workshops and presentations, research of the strengths and weaknesses of existing above-code building programs and financial savings gained from energy efficiency design and construction.

The committee has found that case studies show it is reasonable to expect a 10-20% increase in energy efficiency for new construction for approximately 1% more than baseline construction costs. In some cases it could be even less. The paybacks are often less than 5 years.

According to the "U.S. Metro Economies: Current and Potential Green Jobs in the U.S. Economy," a report prepared by Global Insight for the U.S. Conference of Mayors in 2008, efforts to increase energy efficiency in residential and commercial buildings increases demand for green building work and generates new employment opportunities for electricians, HVAC technicians, carpenters, plumbers, roofers, laborers and insulation workers. Simultaneously demand for green building materials are stimulated which provides additional sources of jobs in associated manufacturing industries.

Buildings are responsible for approximately half of U.S. energy consumption and carbon emissions annually. Forty-three percent of U.S. carbon emissions and 76 percent of U.S. electricity consumption happen in buildings, through heating, cooling, lighting, hot water and appliances.

Therefore, the committee's recommendation:

- addresses energy efficiency as a high priority
- incorporates other components, such as water conservation, waste management, and indoor air quality
- addresses building size
- addresses new construction and current building stock through additions and alterations
- addresses both commercial and residential construction
- attempts to provide the greatest amount of flexibility in design and compliance.
- incorporates existing procedures and processes as much as possible to simplify the proposed recommendation, for both the public and the Building Department
- considers cost and return on investment as a primary factor

The recommendation suggests all commercial and residential new construction and additions be designed and built in a manner that increases the energy efficiency by 10% compared to the current

code using Home Energy Performance System (HERS). The recommendation suggests that all new construction address 1) water conservation, 2) waste management, 3) indoor air quality, and 4) durability and assurance. A points menu has been drafted to address the size of construction. The committee recommends energy audits be conducted for all building alterations requiring a building permit and affecting the building envelop, excluding certain exemptions, as well as all additions over 500 square feet. However, they do not recommend anything additional be required for alternations.

Reviewing and refining the recommendation is an ongoing process. The following table illustrates completed activities and proposed future steps for the Council to consider.

	<b>Phase I</b>		<b>Phase II</b>		<b>Phase III</b>
√	Research	√	Develop initial recommendation		Staff will share the recommendation with various stakeholders for continued feedback and comments
√	Outreach and education	√	Present outline of recommendation to the Council for further direction and feedback		Staff will work with the committee to address stakeholder feedback.
√	Set priorities and goals				Presentation to Council to address stakeholder comments.