



Working Toward a *Sustainable* Manhattan

Beach



July 20, 2011
Livable
Communities
Working Group

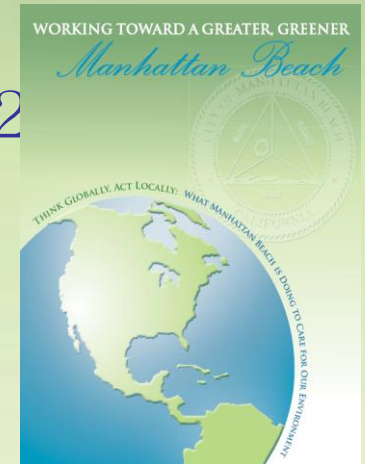
Session Overview

- Environmental Stewardship
- Building Green – LEED by Example
- CEC Reach Codes & Planning Codes
- Next Steps
- Q & A



Environmental Stewardship

- The City adopts Environmental Stewardship as a policy vision
- Mayors Climate Protection Agreement (2008)
- Green Report (2007)
- Plastic Bag Ban (2008)
- Environmental Program Manager (2008)
- Environmental Task Force (ETF I – 2008/10; ETF II – 2011)
- CA Supreme Court upholds plastic bag ordinance – July 2011



Environmental Task Force

* Citizens * Experts * Diversity of Interests

- Sustainable Building
- Water Conservation & Ocean Protection
- Climate Action



Sustainable Building Ordinance

- Municipal buildings The ordinance applies to to meet LEED Gold the following:
standard, including registration of the project.
- Non-residential construction to meet at least the equivalent of the Silver LEED standard (project registration not required).
- New municipal buildings 5,000 SF or more.
- Municipal buildings $\geq 5,000$ SF in which project exceeds 50% of the replacement valuation.
- New non-residential buildings 10,000 SF or more.
- Non-residential buildings $\geq 10,000$ SF in which project exceeds 50% of the replacement valuation of

Green Building Code

- C&D Recycling: increased from 50% to 65%.
- Remodels/additions, new homes must use Plumbing Fixtures that save 20% more water.
- Energy Star for Major Appliances and 90% of Light Fixtures.
- Exceed 2008 Energy Efficiency Standards by 15% – Major remodels and new construction.
- Reduce Residential Cement by 20% (use fly ash, etc.)
- Continue to stub out for future solar water heating for major remodels and new construction.
- Automatic lawn sprinkler controllers must be weather-based.
- Gas Fireplaces to be direct-vent sealed-combustion 65% thermal efficiency.
- Provide building maintenance and operation manual to new owner before final inspection.

Planning Code Amendments

- **Green Decks and Roofs: Voluntary**
 - Green Decks: Treated as other deck/balconies for height limits
 - Green Roofs: Allowable if green roof is not usable as a deck; need to mitigate any safety/maintenance/access issues
- **Landscape and Irrigation: Applies to all new residential & non-residential construction; Major Renovations (over 50% valuation)**
 - Maximum 20% of the landscaped area may be high-water use
 - Small lots (< 7500 SF) may use water budget worksheet or may provide licensed landscape professional design
 - Large lots (>7500 SF) must provide licensed landscape architect design and calculation

Planning Codes: Renewable Energy

Renewable Energy: Applies to all new applications for renewable energy production

- **Solar Energy** systems: continue to waive fees; Allow up to 12” over height to meet Solar Rights Act
 - Director may exempt height restrictions where fire, life, safety, and access issues are mitigated
- **Small Wind Energy Systems** (turbines): Allowed within building footprint; may not exceed height of structure; Public hearing at Director’s discretion
- **EV Charging Systems**: Allowed to overhang into garage clearance; Allowed to project into side yard (including natural gas storage)

Next Steps

- Update site sustainability and stormwater retention measures with upcoming NPDES requirements
- Development of outreach materials for construction community
- Development of outreach materials detailing sustainable



Manhattan Beach LEED Platinum home – Ben Burkhalter architect and ETF member

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Sustainable Building Resources

- Energy Efficient Codes Coalition:
<http://www.thirtypercentsolution.org/index.php>
- Statewide Codes & Standards Reach Code Program (presentation):
http://www.lgc.org/events/docs/seec/forum_10/seec_forum10-Mariscal.pdf
- Stormwater Strategies, Community Responses to Runoff Pollution Chapter 12 LOW IMPACT DEVELOPMENT:
<http://www.nrdc.org/water/pollution/storm/chap12.asp>
- California Energy Commission, Building Energy Standards:
<http://www.energy.ca.gov/title24/>
- California Energy Commission, Local Reach Codes:
<http://californiaseec.org/documents/best-practices/local-reach-codes>
- Low Impact Development (LID)-A Sensible Approach to Land

Questions?

“The future depends on what we do in the present.”



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How the City Can Help You Go Green

1. sage steps

- Sign up for this FREE program at www.sagesteps.com and begin tracking your energy and water usage.

2. Attend a FREE Class

- The City offers FREE classes on composting, energy efficiency and water conservation. Visit the City's Going Green website to sign up.

3. Visit the Manhattan Beach Botanical Garden

- The Botanical Garden offers FREE classes on sustainable landscaping, where you can learn about rainwater harvesting and gardening with natives.

