

Effective Date: June 28, 2011

5/23/2011

5/18/2011

**53-O-11**

**AN ORDINANCE**

**Amending Various Portions of the Green Building Ordinance**

**NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY  
OF EVANSTON, COOK COUNTY, ILLINOIS:**

**SECTION 1:** That Section 4-25-2 of the Evanston City Code of 1979, as amended ("City Code"), is hereby further amended to include the following definition:

ESBMNC: Evanston Sustainable Building Measures for New Construction.

**SECTION 2:** That Section 4-25-3 of the City Code is hereby further amended to read as follows:

**4-25-3: NEW CONSTRUCTION AND ADDITION REQUIREMENTS:**

New construction and additions ten thousand square feet (10,000 sq. ft.) or greater to City-owned or fully or partly City-financed buildings, and new construction and additions ten thousand square feet (10,000 sq. ft.) or greater to all commercial and multi-family buildings, shall employ, as specified hereinafter, either ESBMNC or the version of the LEED Rating System applicable to said project in effect one hundred eighty (180) days prior to the date of application for a building permit, and shall achieve the following:

- (A) for City-owned or City-financed facilities: LEED Silver Rating or higher;
- (B) for all commercial and multi-family buildings greater than twenty thousand square feet (20,000 sq. ft.): LEED Silver Rating or higher.
- (C) for all commercial and multi-family buildings ten thousand square feet (10,000 sq. ft.) to twenty thousand square feet (20,000 sq. ft.): LEED Silver Rating or higher, or employ eight (8) or more ESBMNC measures from at least five (5) of the ESBMNC categories.

**SECTION 3:** That Section 4-25-6-(B) of the City Code is hereby further amended to read as follows:

- (B) Any developer who proposes a project that employs ESBMIR or ESBMNC instead of LEED shall submit to the Building Official, as a required part of any application for a building permit related to the project, a completed ESBMIR or ESBMNC checklist that identifies the sustainable building measures the applicant shall employ.

**SECTION 4:** That Section 4-25-7-(B) of the City Code is hereby further amended to read as follows:

- (B) For any project that employs ESBMIR or ESBMNC measures pursuant to this Chapter, the developer shall submit sufficient documentation to the Building Official for him/her to ascertain which measures the developer actually employed before the Building Official may issue a Final Certificate of Occupancy ("FCO") for the project. The Building Official may withhold a Final Certificate of Occupancy ("FCO") if fewer measures were employed than required by this Chapter.

**SECTION 5:** That Title 4, Chapter 12 of the City Code is hereby further amended by the enactment of a new Appendix B thereto, "Evanston Sustainable Building Measures for New Construction", to read as follows:

**APPENDIX B: Evanston Sustainable Building Measures for New Construction**

Each bullet point below shall count for one measure unless otherwise noted below. Applicants may choose measures from various categories or several from one category.

**Sustainable Sites**

- Use permeable materials for at least 50% of driveways, patios, and walkways.
- Provide 50% pervious materials for at least 50% of non-covered parking area.
- Implement a stormwater management plan that captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable best management practices (BMP) which are capable of removing 80% of the average annual post-development total suspended solids.
- Develop on a site documented as contaminated by means of an ASTM E1903-97 Phase II Environmental Site Assessment or brownfield designation from a state, local or federal governmental agency. (Worth 2 measures)
- Provide bicycle racks and/or storage within 200 yards of building entrance capable of accommodating a minimum of 10 bicycles.
- Provide preferred parking for hybrid and electric vehicles for at least 5% of parking with a minimum of 1 preferred parking space.
  - Provide electric vehicle charging stations for preferred electric vehicle parking (Worth 1 additional measure)

- Use hardscape materials with a Solar Reflectance Index (SRI) of at least 29 for 80% of impervious surfaces.

### **Water Use**

- All plumbing fixtures - use WaterSense labeled.
- Install a stormwater harvesting system.
- Install drought-tolerant native or adapted landscape for at least 60% of non-paved site area.

### **Lighting**

- Install automatic daylighting controls in no less than 50% of interior spaces within 15 feet of perimeter.
- Exceed the Lighting Power Density (LPD) of the current City of Evanston Energy Code by no less than 5%. Compliance to be shown using COMcheck.
- Exterior lighting fixtures shall all be Dark Sky compliant
- Provide exterior lighting controls which are compliant with the current version of ANSI/ASHRAE/IESNA Standard 90.1, Section 9.4.1.3.

### **Mechanical Systems**

- All warm air combustion furnaces: minimum Annual Fuel Utilization Efficiency (AFUE) of 90%.
- All Air Conditioners and Condensing Units < 65,000 btu/h: minimum SEER rating of 15.
- All Electronically Operated Unitary Air Conditioners and Condensing Units > 65,000 btu/h: minimum EER rating of 12.
- Commission the mechanical and lighting systems in accordance with LEED for New Construction, Energy and Atmosphere, Prerequisite 1 – Fundamental Commissioning of the Building Energy Systems.
- Provide mechanical, lighting and miscellaneous electrical system monitoring with the capability to capture the data for a minimum of 1 year. (Worth 2 measures)

### **Alternative Energy**

Offset annual building energy use with on-site renewable energy:

- Off-peak Thermal Storage – provide minimum 50% of cooling load (Worth 3 measures)
- Solar PV – offset minimum of 3% electricity use (Worth 2 measures)
- Solar PV – offset minimum of 6% electricity use (Worth 3 measures)
- Geothermal – install geothermal system (Worth 3 measures)
- SolarThermal – provide minimum of 50% of annual hot water energy needs for domestic and/or process and/or space heat.
- Provide at least 35% of building electricity from renewable sources by purchasing renewable energy in accordance with LEED for New Construction, Energy and Atmosphere, Credit 6 – Green Power.

- Provide 70% of building electricity from renewable sources by purchasing renewable energy in accordance with LEED for New Construction, Energy and Atmosphere, Credit 6 – Green Power. (Worth 2 measures)

### **Building Envelope**

- Exceed the prescriptive envelope provisions of current City of Evanston Energy Code by no less than 7.5%. Compliance shall be shown using COMcheck.
- Exceed the prescriptive envelope provisions of current City of Evanston Energy Code by no less than 15%. Compliance shall be shown using COMcheck. (Worth 2 measures)
- Install an ENERGY STAR<sup>®</sup> qualified roof.
- Provide a vegetative roof over no less than 20% of the roof area. (Worth 2 measures)

### **Materials and Reuse**

- Storage and Collection of Recyclables - Provide recycling for occupants, customers, and visitors and for the top 3 operationally generated streams.
- Construction Waste Management - Recycle and/or salvage at least 50% of non-hazardous construction and demolition.

### **Indoor Environmental Quality**

- Use low VOC finishes as defined by LEED for New Construction Indoor, Environmental Quality Credits 4.1, 4.2, 4.3 and 4.4.  
(Worth 1 measure for every 2 of the following):
  - All field applied paints and coatings;
  - All field applied adhesives;
  - All carpeting;
  - All furniture systems - Greenguard Certified;
  - All composite wood shall be free from urea-formaldehyde.

**SECTION 6:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 7:** That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: May 23, 2011

Approved:

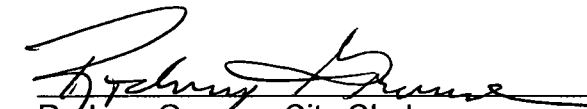
Adopted: June 13, 2011

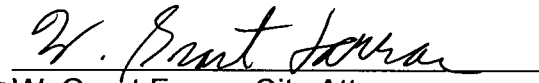
June 14, 2011

  
Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:

  
Rodney Greene, City Clerk

  
W. Grant Farrar, City Attorney

