



# CITY POLICY

**POLICY NUMBER: C532**

---

**REFERENCE:**

City Council 10 April 2007

**ADOPTED BY:**

City Council  
19 June 2007

**SUPERSEDES:**

New

---

**PREPARED BY:** Asset Management and Public Works

**DATE:** 15 May 2007

---

**TITLE:** **Sustainable Building Policy – Leadership in Energy and Environmental Design (LEED) Silver**

---

**Policy Statement:**

The City of Edmonton (the “City”) is committed to environmental, economic, and social stewardship of City owned buildings and facilities and continues to demonstrate environmental leadership in the community. Effective January 1, 2008, all new City-owned buildings and major renovations will be designed and constructed to meet LEED Silver Standard as a minimum, and be formally LEED certified.

---

**The purpose of this policy is to:**

Ensure that City-owned new facilities and major renovations are designed and constructed to an environmentally sustainable standard that benefits all Edmonton residents, now and in the future.



# CITY PROCEDURE

POLICY NUMBER: C532

AUTHORITY: City Manager

EFFECTIVE DATE: 1 January 2008

TITLE: **Sustainable Building Policy – Leadership in Energy and Environmental Design (LEED) Silver**

PAGE: 1 of 2

## 1) DEFINITIONS

- a) Environmental Management System – Part of an organization's management system used to develop and implement its environmental policy and manage environmental aspects.
- b) Green Building Rating system – A scoring system to determine how sustainable a building is designed or constructed based on awarding points or credits in predetermined categories. Categories vary between rating systems but most address environmental use of site, water, energy, emissions, and work place environment.
- c) LEED (Leadership in Energy and Environmental Design) – Consensus based generalized point rating system for designing, constructing, operating and certifying sustainable buildings. Rating system addresses environmental predetermined categories that include sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental policy, design and process innovation, and LEED Accredited Professional.
- d) Major Renovations – Any renovation or addition to a City owned facility that is to exceed 40% of the existing gross floor area.
- e) Minor Renovations – Any renovation to a City owned facility that is below 40% of the gross floor area or is to include general maintenance and replacement of building components. Example: Staff restack (interior reorganization of staff working area arrangement in a building or floor area) that involves design and construction but is less than 40% of the total gross floor area of the facility.
- f) Model National Energy Code for Buildings (MNECB) – A model, which outlines minimum requirements for energy efficiency in new buildings and additions greater than 10 square metres in area.
- g) New Construction – City owned buildings and facilities that are to be planned and constructed on a new or existing site, including new office, arena, pool, leisure centre, library, fire station, ambulance station, police station, and shop and maintenance facilities.
- h) Sustainable Building – Sustainable building integrates building materials and methods that promote environmental quality, economic vitality, and social benefits through the design, construction and operation of the built environment. Sustainable building merges sound, environmentally responsible practices into a discipline that looks at the environmental, economic and social effects of a building or built project as a whole. Sustainable design encompasses the following broad topics: efficient management of energy and water resources, management of material resources and waste, protection of environmental quality, protection of health and indoor environmental quality, reinforcement of natural systems, and integrating the design approach.



# CITY PROCEDURE

**POLICY NUMBER: C532**

---

**AUTHORITY:** City Manager

**EFFECTIVE DATE:** 1 January 2008

---

**TITLE:** **Sustainable Building Policy – Leadership in Energy and Environmental Design (LEED) Silver**

---

**PAGE: 2 of 2**

## 2) PROCEDURES

- a) All new construction, major renovations, and maintenance are to be designed, constructed and operated to be responsible to the environment.
- b) Minor Renovations and tenant improvements will include specifications and sections for the use of recycling programs for demolished materials and specify use of recycled content and materials in new construction projects.
- c) All New Construction and Major Renovations will incorporate a Green Building Rating System framework to rate design to meet energy and environmental certification. LEED Silver will be the minimum design framework and certification standard.
- d) The City will achieve 30% or greater energy efficiency than the Model National Energy Code for Buildings in regard to design and construction of new buildings.
- e) The City will seek advocacy and recognition by committees such as Canadian Green Building Council, Climate Change Central, and Sustainable Building Symposium, by membership, sponsorship, participation, and representation on such committees.
- f) The Project Management and Construction Branch is responsible for the project management, design and construction of all civic buildings.
- g) The Project Management and Construction Branch will be responsible for hiring or appointing any design consultant or construction contractor and any other additional requirements as outlined in this policy and the Environmental Management System.
- h) In those circumstances where LEED Silver is not practical, the Project Management and Construction Branch will forward an information report to City Council explaining why the project will either not be formally certified, or certified to the lowest LEED rating which is "Certified".