



Memorandum

September 18, 2018

To: Adam Laughlin, P.Eng.
Deputy City Manager, Integrated Infrastructure Services

From: Sustainable Building Policy Committee

Subject: **City of Edmonton C532 Sustainable Building Policy (2017)
Clarifications & Interpretations 2018.01
1% On-Site Renewal and Alternative Energy Funding**

Issue

There have been questions around interpretation of article 1.1.3(c) of the Sustainable Building Policy, which states that "1% of the total capital project budget of new construction will be dedicated to the incorporation of on-site renewable and or alternative energy generation systems."

We hope the points below help clarify the intention. As many situations are, to some degree, unique please consult with Engineering and/or Architectural Services as required.

Recommendation

That the "Deputy City Manager who has oversight of facility planning, design, construction, operation, maintenance, renovation and demolition of City-owned buildings [...] responsible for ensuring that City buildings comply with the Sustainable Building Policy" approve the following clarifications regarding the interpretation of article 1.1.3(c):

- With respect to section 1.1.3(c) and the definitions of 'Alternative Energy' and 'Renewable Energy'. Ground source/sink heat pumps, and the associated shallow geothermal fields, shall not be part of the overall minimum 1% spending contemplated here. These are incented elsewhere in the policy and encouraged where beneficial.
- With respect to sections 1.1.2 and 1.1.3(c). The intention is that 1.1.2 directs basic allowances be made for reasonably foreseeable future installations. This effort and spending shall be allowed for in the base design and construction budget. Also any of these elements that overlap with actual immediate implementation using the 1.1.3(c) funding, shall not draw on that 1% implementation funding.

e.g. if a project has a large flat roof surface suitable for ballasted solar PV, such an installation shall be fully allowed for. This includes , but is not limited to, structural loads and how those loads will be properly transmitted through the roof system and roof deck to the building's structural components below; space allocation for eventual inverter installations; electrical panel breaker spaces in base equipment; etc. All of the aforementioned shall be funded from base project design and construction budget. 1.1.3(c) funding shall only be used for an array section being immediately implemented as part of initial construction.

- With respect to section 1.1.3(c) and hybrid or upgraded elements. The 1% funding to support incorporation of on-site renewable and or alternative energy generation systems shall only be used for the cost delta or difference from a base case.

e.g. if solar PV wall panels are implemented the 1% would only be drawn on to fund the difference from a base wall system.

The Sustainable Building Policy (C532) is available on edmonton.ca.

For general inquiries or questions contact: sustainablebuildingteam@edmonton.ca

DECISION

[Identify the decision made by the Department Management Team.]

Approved:

Deferred:

Defer Date:

Cancelled

Signature: 

Printed Name: Adam Laughlin, DCM IIS

Date: Oct 22/18