

City of Austin Green Building Policy Update

Overview | 5/27/2021

Type of Project [Example]	Threshold for Requirements	New Proposed Policy Requirement	Existing Policy Requirements	Cost Impact as compared to existing policy
New Construction for Capital Improvement Projects /CIP [Austin Central Library, ABIA Terminal Expansion]	City of Austin will be primarily responsible for the project through ownership and/or operations AND Construction cost of \$2,000,000 or more (exclusive of land costs and furniture, fixtures and equipment)	USGBC LEED - Silver OR AEGB 3-Star OR Aquatic facilities and landscape-oriented projects owned or operated by PARD must achieve Sustainable SITES Certified. OR If the project scope does not qualify for an overall LEED, AEGB, or SITES rating, the project should meet the LEED, AEGB, or SITES standards for every category that is applicable. AND Mandatory feasibility analyses for 1) rooftop solar installation, 2) avoidance of natural gas, 3) use of auxiliary water supply, and 4) provision of EV charging stations.	LEED Silver or AEGB 3 Star, for projects with >\$2 Mil construction cost If scope and budget do not meet the above: must follow Baseline Sustainability Standards	Some potential cost savings for AEGB vs LEED due to lower program fees. PARD is already using the SITES standard on some projects. No significant cost impact above practices already in place. Feasibility analysis not a significant cost item and is intended to lead project teams to enable good decision-making based on cost/benefit analysis.
Major Renovations and Interior Finishes for Capital Improvement Projects/ CIP [ABIA IT Building Expansion]	City of Austin will be primarily responsible for the project through ownership and/or operations AND Construction cost of \$750,000 or more (exclusive of land costs and furniture, fixtures and equipment)	USGBC LEED - Silver OR AEGB 3-Star OR If the project scope does not qualify for an overall LEED certification or AEGB rating, the project should meet the LEED or AEGB standards for every category that is applicable. AND Feasibility analyses for 1) rooftop solar installation, 2) avoidance of natural gas, 3) use of auxiliary water supply, and 4) provision of EV charging stations, as applicable to the scope.	LEED Silver, if project includes 3 LEED scope areas If scope and budget do not meet the above: must follow Baseline Sustainability Standards	Some potential cost savings for AEGB vs LEED due to lower program fees. No significant cost impact above practices already in place. Feasibility analysis not a significant cost item and is intended to lead project teams to enable good decision-making based on cost/benefit analysis.

Minor Renovations and Interior Finish-outs [ABIA terminal tenant renovations]	City of Austin will be primarily responsible for the project through ownership and/or operations AND Construction costs do not meet the thresholds for the project types above, under \$750,000 (exclusive of land costs and furniture, fixtures and equipment)	The project should meet the LEED or AEGB standards for every category that is applicable to the project scope.	LEED Silver if project is over \$300k and includes 3 LEED scope areas If scope and budget do not meet the above: must follow Baseline Sustainability Standards	Cost savings for projects valued at between \$300-\$750K due to removal of requirement for third party certification through LEED or AEGB. Potential minor cost increases for projects under \$300K.
Third Party Financed and/or Delivered Projects (Public Private Partnership/P3/3P) [Waterloo Park, ABIA CONRAC]	Projects that meet the thresholds for new construction or major renovations and interior finish-outs, as defined above AND At least 50% of the project funding, exclusive of land costs, is provided by the City of Austin OR City will assume responsibility and/or pay for operations, maintenance, or utilities within 10 years.	Follow the requirements for the corresponding project type, as defined and noted above AND Participate in Better Builder Program® if construction cost is \$1 Million or more	LEED Silver or AEGB 3 Star, for projects with >\$2 Mil construction cost Better Builder Program®, for projects with >\$1 Mil construction cost	Most Third Party Financed/Delivered projects already include some green building performance requirements. This clarifies threshold criteria. This adds requirements for Feasibility Analysis which is a low cost item.
Non-City entities which occupy City-owned buildings or construct facilities on City-owned land AND receive City assistance [Cookbook Café at Central Library, Austin Java at City Hall]	Facility is constructed on City land or located in a City building with a long-term (min. 10-years) lease AND At least 50% of the construction cost, exclusive of land costs, is provided by the City of Austin OR The City of Austin plans to pay for operations, maintenance, or utilities	USGBC LEED - Silver OR AEGB 3-Star OR If the project scope does not qualify for an overall LEED certification or AEGB rating, the project should meet the LEED or AEGB standards for every category that is applicable. <i>Food service providers:</i> Must comply with the Universal Recycling Ordinance (URO) and are encouraged to adopt Good Food Purchasing standards	NA	Cost increase to private tenants only in cases where City also subsidizes rent, tenant improvements, or utilities

Non-City entities which occupy City-owned buildings or construct facilities on City-owned land AND DO NOT receive City assistance [Hyatt Hotel at ABIA, Waller Creek Conservancy at Symphony Square]	Facility is constructed on City land or located in a City building with a long-term (min. 10-years) lease AND Does not receive financial assistance for construction, operations, maintenance, or utilities, as defined above	Meeting the intent of LEED Certified or AEGB 2-Star is encouraged. OR If the project scope would not qualify for an overall LEED certification or AEGB rating, businesses are encouraged to make a good-faith effort to implement sustainable practices. <i>Food service providers:</i> Must comply with the Universal Recycling Ordinance (URO) and are encouraged to adopt Good Food Purchasing standards	NA	No mandatory cost impact nor requirements.
City tenancy in non-city owned space [Austin Energy office at 811 Barton Springs Rd., NHCD office at Street Jones Building]	City of Austin will be a tenant in a space or building that is not owned by the City; regardless of construction, maintenance, operations, or utility costs.	Buildings and spaces should consider and strive to achieve as many criteria as possible from the list of preferences provided.	NA	Subject to negotiation to get best possible value for City leases of private space. No mandatory cost impact nor requirements.