



City of Cambridge

O-10
IN CITY COUNCIL
June 22, 2020

COUNCILLOR CARLONE

WHEREAS: The City of Cambridge publicly acknowledges we are facing a climate change crisis due to increasing dangers of fossil fuels impacting public health and quality of life; and

WHEREAS: The intent of Article 22.000 of Cambridge's Zoning Code is "to promote environmentally sustainable and energy-efficient design and development practices in new construction and renovation of buildings in the city"; and

WHEREAS: The city has set goals for different building types to meet the highest standards for environmentally sustainable design in the coming years; and

WHEREAS: Costs for different forms of clean energy are equal to or less than fossil fuels; and

WHEREAS: Cambridge set a building standard for utilizing clean energy in their non-zero buildings to minimize adverse environmental impacts and as examples for private industry and all public facilities design to replicate; and

WHEREAS: It is of utmost importance that new and renovated projects seriously explore the environmental and likely cost advantages of using alternative and renewable energy resources during the design development of their projects; now therefore

ORDERED: Under 22.20 Green Building Requirements, the following will be added as Section 22.25.2 (d):

“A plan shall be submitted to Community Development and Inspectional Services Departments that uses alternative and renewable energy sources and an analysis of the feasibility and cost of installing such a system compared with a fossil fueled energy system for city and public review.”

Note: This does not mandate a non-fossil fuel system be installed.

The full text within its section shall be:

22.25.2

Before applying for a building permit for a Green Building Project, the documentation listed in Subsection 22.25.1 above, updated from any previous version (if applicable) to reflect the current Green Building Project design, and the additional documentation listed below shall be submitted to CDD for review. Within thirty (30) days after receiving a complete set of documentation, CDD shall provide written notice to the developer of the Green Building Project that the documentation sufficiently demonstrates compliance with the requirements in Section 22.24 and that said developer may apply for a building permit from the Superintendent of Buildings, or CDD shall provide a written explanation of deficiencies to be corrected in a revised submission.

- (a) Energy Simulation Tool results demonstrating compliance with the selected Green Building Rating System.
- (b) For a Green Building Project using the Passive House Green Building Rating Program, the following set of documents is required:
 - (1) credentials of the Passive House rater/verifier who will perform testing and verification and letter of intent stating he/she has been hired to complete the on- site verification process;
 - (2) credentials of the Certified Passive House Consultant who has provided design, planning, or consulting services;
 - (3) construction drawings and specifications, including building envelope assemblies, all mechanical systems, and appliance specifications; and
 - (4) Energy Simulation Tool results using "WUFI Passive" software, developed by Fraunhofer IBP in partnership with Passive House Institute US, Inc. and Owens Corning, or Passive House Planning Package software developed by the Passive House Institute, or a comparable software tool that is authorized for use by the Passive House Green Building Rating Program.

- (c) Credentials of the Green Building Project's designated Green Building Professional and an affidavit signed by that professional stating that he/she has reviewed all relevant documents and that to the best of his/her knowledge, the documents provided indicate that the Green Building Project is being designed to achieve the requirements of Section 22.24.
- (d) A plan shall be submitted to Community Development and Inspectional Services Departments that uses alternative and renewable energy sources and an analysis of the feasibility and cost of installing such a system compared with a fossil fueled energy system for city and public review.**
- ~~(e)~~ (e) Credentials of the Green Building Project's Green Commissioning Authority or a copy of an executed contract with the developer of the Green Building Project if the Green Commissioning Authority is an independent consultant or subcontractor.