



- City Council
- City-Wide
- Department

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Sustainable Building Policy

The Edina community is dedicated to building a sustainable environment where current and future generations benefit from clean air and water, climate and community resiliency, and access to nature, as reflected in City Council value statements. In particular, the City recognizes the risks of climate change and has set a goal of reducing greenhouse gas emissions 45% by 2030. Since the built environment is a significant contributor to Edina's greenhouse gas footprint, it is important that new developments are built to minimize emissions and environmental impact during construction as well as the operation of buildings. Developments that seek City funding or land use incentives can join the City in these goals and meet set sustainable building requirements. As such, the City of Edina adopts the following Sustainable Building Policy:

POLICY REQUIREMENTS

- I. New Construction or Major Renovations to which this policy applies are required to be certified under an eligible Sustainable Building Rating System at the listed rating level, and must meet the standards set forth in the Edina Overlay. Applicants may choose one Sustainable Building Rating System with which to comply, and must comply with the full Edina Overlay. Applicable versions of Sustainable Rating Systems and Overlay standards include the most recent or current iteration of a rating system in existence at the time of development application.
 - I. "Sustainable Building Rating System" means any of the following:
 - i. US Green Building Council's LEED building construction or operations; Certified Silver, Gold or Platinum,
 - I. US Green Building Council's SITES Certification can be used in tandem with LEED for suitable public facilities
 - ii. State of Minnesota's B3 Guidelines; Certified Compliant
 - iii. Enterprise's Green Communities; Certified
 - iv. Green Business Certification Inc.'s Parksmart; Certified Silver or Gold
 2. "Edina Overlay" means specific measurable standards that New Construction and Major Renovations must meet regardless of sustainable rating system. The Edina Overlay requires:
 - a. Building greenhouse gas emission predictions using agreed upon methodology
 - i. Calculate and report to Sustainability Division.
 - b. Electric vehicle charging capability for at least 15% of parking stalls
 - i. "Level 2" electric vehicle charging capability means chargers with voltage greater than 120 and includes 240.

1. 5% of parking stalls must install Level 2 or higher charging stations at the time of construction –AND–
 2. Install conduit that allows 10% of spaces dedicated to Level 2 or higher charging stations, which could be installed at a future date
- c. Energy efficiency standard
- i. For 1-4 unit residential projects:
 - I. Follow US Department of Energy Zero Energy Ready Homes
 - ii. For all other residential and commercial projects:
 - I. Follow B3 Sustainable Building 2030 Energy Standard
 - iii. For residential projects with at least one affordable unit, defined as serving residents at or below 60 % AMI for rental buildings and at or below 80% AMI for for-sale buildings, equivalent credits in Enterprise Green Communities may be permitted:
 - I. Affordable housing projects shall achieve at least 15 points in Green Communities 5.2b OR a combination of 5.2a and 5.3b to comply.
- d. Bird-safe glazing
- i. For all projects:
 - I. Complete and submit B3 Bird Safe Calculator Worksheet based on building design to determine nearness to compliance
 - II. Submit memo cataloging threats and quantifying cost of mitigation using B3's Bird-Safe Case Study Narrative Report Template
 - III. Follow MN B3 Part S.5.E, Lights Out Management Procedure, including registering your building with MN Audubon's free Lights Out Program
 - IV. At 12 month review report bird strikes using B3 Bird Monitoring Worksheet
 - ii. Projects seeking LEED certification have the option to achieve bird collision deterrence point instead of requirement #1.

APPLICABILITY

- I. This Policy applies to all of the following New Construction and Major Renovation Projects. For the purpose of this policy, the definitions of “Major Renovation” and “New Construction” shall be:
 - a. “Major Renovation” means renovation work performed on an existing building or portion thereof consisting of at least 10,000 square feet (gross) for non-municipal buildings and 2,500 square feet (gross) for municipal buildings, and requiring installation of new mechanical, ventilation, or cooling systems, or the replacement of such systems.
 - b. “New Construction” means the planning, design, construction and commissioning of a new building, or an addition of at least 10,000 square feet to an existing building if such addition requires installation of new mechanical, ventilation, or cooling systems.
2. Public Facilities owned or operated by the City of Edina or the HRA.
3. Facilities of which the City or HRA are, or will become, the sole tenant.
4. Facilities rezoned with Planned Unit Development (PUD) District zoning.
5. Private Facilities receiving Financial Assistance.
 - a. “Financial Assistance” means funds provided for New Construction or Major Renovations projects provided by agreement from the City of Edina or the Edina Housing and Redevelopment Authority (HRA), including:
 - i. Tax Increment Financing (TIF)
 - ii. HRA Funds
 - iii. Metropolitan Council Livable Communities Grant
 - iv. Housing Improvement Area
 - v. Affordable Housing Trust Fund
 - vi. Conduit Bonds
 - vii. Land write-downs below market value
 - viii. Other funds that are available to the City of Edina and Edina HRA

Notwithstanding the above, Financial Assistance does not include environmental remediation funds such as the following:

- i. Department of Employment and Economic Development (DEED) Cleanup and Investigation Grants
- ii. Met Council Tax Base Revitalization Account (TBRA) Contamination Cleanup Grants
- iii. Met Council TBRA Site Investigation Grants

COMPLIANCE

1. For any projects to which this policy applies, compliance is a condition of receipt of Financial Assistance or Planned Unit Development approval.
2. Buildings will demonstrate ongoing compliance with this Policy to advance to the next stage of construction or operation, including necessary permit issuance.
3. Equivalent substitute standards may be utilized at the discretion of the Sustainability Division.
4. The requirements of this Policy may be waived, in whole or in part, by the City Council after consideration of the advantages and disadvantages of a waiver, and upon demonstration by the Sustainability Division of a compelling public purpose. Applicable portions of this Policy are contingent upon availability of programs at participating utility companies. This Policy may be amended or discontinued without prior notice.

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