

**RESOLUTION ADOPTING HIGH PERFORMANCE STANDARDS AND SOLAR  
REQUIREMENTS FOR CITY OWNED BUILDINGS**

**RECITALS**

1. In 2017, the Harrisonburg City Council demonstrated its commitment to environmental sustainability by establishing the Environmental Performance Standards Advisory Committee (EPSAC) to help the City create a set of environmental performance and sustainability standards.
2. On January 14, 2020, the Harrisonburg City Council formalized the City's commitment to sustainability and the reduction of greenhouse gases (GHGs) by Council's adoption of the City's first Environmental Action Plan (EAP) developed by EPSAC and City staff. The EAP sets forth numerous goals and implementation strategies, including Strategy 3.2 – Consider Establishing an Energy Efficiency and Healthy Building Standard.
3. In 2021, the Virginia General Assembly amended the High Performance Building Act to require that public buildings designed, constructed, or renovated in the Commonwealth of Virginia achieve certification or meet the requirements of one of several recognized high performance building standards.
4. In 2021, the General Assembly also passed Virginia Code Section 15.2-1804.1, which requires localities in Virginia also to meet the high performance standards of the High Performance Building Act. The Act becomes effective in the City of Harrisonburg on July 1, 2023. Section 15.2-1804.1 requires that, unless exempted under that section, buildings designed, constructed, or renovated by a locality must achieve certification using the "LEED" or "Green Globes" building standards or meet the requirements of VEES, as defined therein.
5. Section 15.2-1804.1 further requires that localities ensure that any building subject to the section's requirements has sufficient zero-emissions vehicle charging and fueling infrastructure, features that permit the locality to measure the building's energy consumption and associated carbon emissions, and incorporates appropriate resilience and distributed energy features (which includes solar energy features).
6. The Harrisonburg City Council wishes to formally approve and endorse the high performance standards set forth in Section 15.2-1804.1 and provide the Harrisonburg City Manager and staff further direction on the implementation of the requirements of that section.

**NOW, THEREFORE, BE IT RESOLVED**, that the Harrisonburg City Council strongly endorses the high performance standards set forth in Virginia Code Section 15.2-1804.1 and adopts the following findings and directives:

1. The high performance standards set forth in Section 15.2-1804.1 are critical to the environmental sustainability of the City and will result in the lowering of GHGs generated by City buildings.
2. Compliance with Section 15.2-1804.1 will further the City's implementation of Strategy 3.2 of the EAP by creating an Energy Efficiency and Healthy Standard for City owned buildings.
3. Compliance with Section 15.2-1804.1 will meet the City's legal obligation thereunder and advance City Council's formal commitment to environmental sustainability, including the reduction of GHGs.
4. Building and renovating City owned buildings in accordance with Section 15.2-1804.1 will reduce the amount of energy consumed through the use of energy efficient construction methods and materials and by distributed energy features such as solar panels, resulting in a financial benefit for the City.
5. City Council recognizes the urgency of implementing environmentally sustainable building standards and of the role of the City to lead by example. Therefore, the City Manager is directed to implement the high performance standards set forth in Section 15.2-1804.1 for any non-exempt building or renovation project entering the design phase on or after January 1, 2023. Non-exempt means a new building greater than 5,000 gross square feet in size, or the renovation of a building where the cost of renovation exceeds 50% of the value of the building.
6. The City Manager is directed to work with the City's Director of Public Works, the City's Sustainability and Environmental Manager, and other staff as appropriate to determine the appropriate high performance building certification program to be used for each non-exempt City building construction or renovation project.
7. The City Manager is further directed to work with the City's Director of Public Works, the City's Sustainability and Environmental Manager, and other staff as appropriate to ensure for each non-exempt City building construction or renovation project, that solar panels are evaluated and implemented, where appropriate and cost effective, to meet the requirements of Section 15.2-1804.1(B)(4) that buildings incorporate appropriate resilience and distributed energy features.
8. In accordance with Section 15.2-1804.1(D), if City Council finds that special circumstances make the construction or renovation to the high performance standards or the use of solar panels impracticable, it may by resolution, grant an exemption to such requirements and explain the basis of such exemption. If City Council cites cost as a factor in the granting of an exemption, it shall include a comparison of the cost the City will incur over the next 20 years

or the lifecycle of the project, whichever is shorter, if the City does not comply with the standards or include the use of solar panels, versus the cost to the City if the City were to comply with the standards or include solar panels.

9. The City Manager shall ensure that projects for the construction or renovation of City buildings that are exempt from the requirements of Section 15.2-1804.1 are reviewed to determine the feasibility of applying high performance building standards, including the use of solar energy, to such projects.

Adopted: \_\_\_\_ day of \_\_\_\_\_, 2022

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MAYOR