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Harvest



**Sarasota Green Building Task Force**  
November 9, 2021

# Meeting Agenda

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<b>12:00 – 12:15 PM</b>	Welcome, introductions, and public testimony	Marlon Brown, City Manager, Sarasota
<b>12:15 – 12:20 PM</b>	Sarasota progress to date	Jeff Vredenburg, Sustainability Coordinator, Sarasota
<b>12:20 – 12:25 PM</b>	Review of task and procedures	Robert Reed, Southface
<b>12:25 – 12:55 PM</b>	Policy introduction	Megan O'Neil, Southface
<b>12:55 – 1:10 PM</b>	Q&A	Southface and Sarasota
<b>1:10 – 1:20 PM</b>	Information requests and next meeting	Robert Reed, Southface



# Task Force Introductions



American Institute of Architects

Tom Leonard, St. Armands BID



Bay Park Conservancy

Wayne Ruben



Bright Future Electric

Howard Davis



Building Owners and Managers Association-  
Greater Tampa Bay Chapter

Manatee- Sarasota Building  
Industry Association



Economic Development Commission

Downtown Improvement District



Gulf Coast Community Foundation

Ringling College



John F. Swift Construction

Kimley Horn



# Task Force Next Meeting

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## 2<sup>nd</sup> Meeting

- December 1
- December 2

## 3<sup>rd</sup> Meeting

- December 14
- December 15

# Review of Sarasota Successes

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- Comprehensive Plan Strategies 6.1 & 6.3:
  - The City shall use sustainable building measures for new buildings and major renovation projects for City facilities.
  - The City will work toward enacting programs and policies aimed to reduce greenhouse gas emissions community-wide 35% by 2025 from 2003 levels. Actions pursued by the City shall include encouraging energy efficient building design and energy reduction efforts for commercial and green building sectors.
- Conducted Greenhouse Gas Inventory Reports in 2003, 2007, 2015 and 2018
  - Sarasota's emissions decreased 39.6% between 2003 and 2018

# Review of Sarasota Successes

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- Ready for 100: Established goal of 100% renewable energy community-wide by 2045 and for City operations by 2030
- As part of the RF100 planning process, the City and RF100 community group outlined the top strategies to achieve RF100 goals in a joint RF100 Report
  - #2 ranked strategy: Implement a stronger Green Building Code and local financial incentives
- The City currently offsets 72% of our municipal operations' energy through FPL's Solar Together program (100% of the City's metered electricity)

# Review of Tasks and Procedures

# Tasks

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- Review of green building policy under consideration in Sarasota
- Recommend policy to City of Sarasota Staff
- Refine policy for Sarasota considerations
- Facilitate discussion and solicit feedback on policy



# Procedures

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- City of Sarasota and Southface facilitate informal and constructive Task Force meetings
- A consensus will be the desired decision-making process for the policy to be presented to the Staff during the second meeting
  - If a consensus is not reached, then a more formal process will be instituted
    - Each member will have a set amount of time to deliver a testimony on their desired policy
    - A round of secret ballot voting will take place
      - If a policy does not receive a majority of votes, a second round of voting between the top two policies will be held
- Southface will endeavor to accommodate Sarasota-specific adjustments and amendments during decision-making.
  - Additionally, Southface will collect and report suggestions from the third Task Force meeting (and a public meeting) for Staff consideration in Staff's recommendation to the Commission

# Policy Introductions

# Introduction to Green Building Policies Under Consideration

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The recommended policies were developed to:

- Maximize greenhouse gas emissions reductions
- Improve local building stock
- Create local jobs
- Maximize public health benefits
- Amplify energy savings opportunities
- Enhance **total** affordability of housing
- Advance equity

Recommended Policy	Sector Affected
Energy + Water Benchmarking	Commercial / existing buildings
Building Performance Standard (BPS)	Commercial / existing buildings
Building Energy Stretch Codes	Commercial + residential / new buildings
Time of Lease + Time of Sale Energy Performance Disclosure	Residential / existing buildings

# Potential Overarching Timeline for Policies Implementation

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**YEAR 1**

**YEAR 2**

**YEAR 3**

**YEAR 4**

**YEAR 5**

**YEAR 6**

Energy + Water Benchmarking

Building Energy Stretch Codes

Revisit Energy  
Building Stretch Codes

Building Energy Stretch Codes

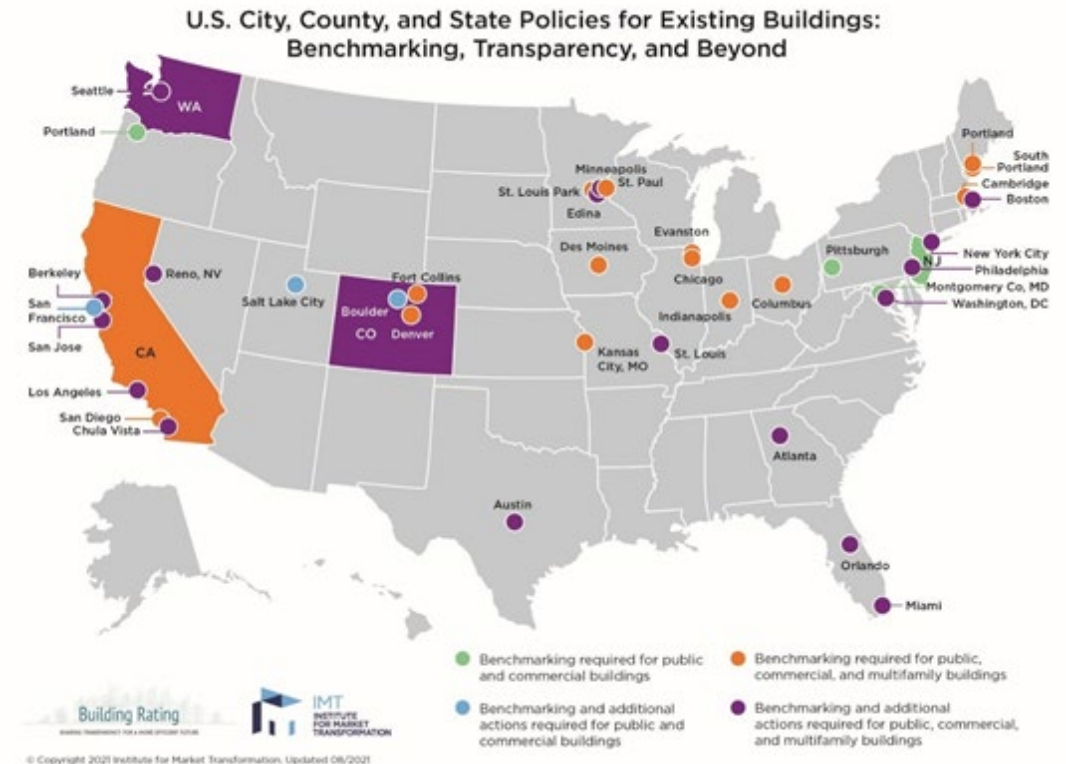
Revisit Energy  
Building Stretch Codes

Time of Transaction- Commercial

Time of Transaction- Residential

# Benchmarking

- Goal: To measure a building's energy and water use over time
  - Provides the local government with insights into the local building stock
  - Provides guidance on where the City should focus its efforts in next generation policies
  - Provides City staff with the full picture of energy consumption in its commercial building stock





# Benchmarking

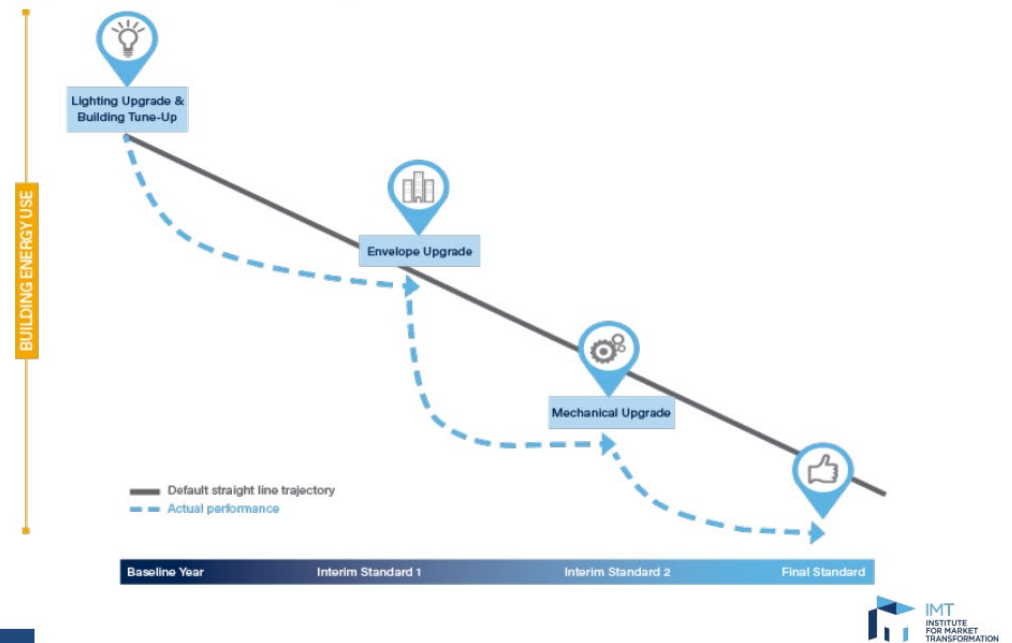
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Pros	Cons
Reduces energy consumption	Requires property management team
Provides information to guide building performance decision making processes	Difficult for multitenant properties to access aggregated whole building energy data from utility
Provides information to city government on energy performance of Sarasota's commercial building stock	Concern of the impact of public disclosure of building energy performance
Results in an average of 2% reduction in cost	--

# Building Performance Standard (BPS)- existing commercial buildings

- Goal: Requires buildings to achieve a performance threshold by specific dates, with buildings benchmarking their performance to meet that threshold
  - Allows the City the flexibility to phase in incremental building performance improvements over time
  - Provides the City with the ability to reset that target on a regular frequency to promote continuous improvements

## Compliance Example



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[IMT Building Performance Standard Public Overview Presentation, Jan 2021](#)

# Building Performance Standard (BPS)- existing commercial buildings

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Pros	Cons
Allows for incremental building performance improvement against a custom baseline set for Sarasota	Require building owners to invest additional funds to achieve compliance
Allows for consideration of different pathways for building performance improvement	Ensuring costs and benefits of achieving improved energy performance are distributed equitable between owners and tenants
Creates space for a predictable phase-in of increasingly ambitious building performance on a timeline	Enhanced capacity resources for successful implementation i.e. city budget allocation

# Building Energy Stretch Codes – New Construction

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- Goal: Helps advance objectives of a policy for more efficient buildings in Sarasota by mapping out energy performance requirements for new commercial and residential buildings

	Year 1	Year 3	Year 6	Year 9	Year 12	Year 15
<b>Energy efficiency</b>	2015 IECC (baseline)	2021 IECC	2024 IECC + amendments to meet 11% step	2027 IECC + amendments to meet 11% step	2030 IECC + amendments to meet 11% step	Max tech efficiency
<b>Renewable energy resources</b>	Not required (baseline)	0.25 W/sq. ft. of 3 largest floors	0.5 W/sq. ft. of conditioned floor area	10% site energy use	20% site energy use	50% site energy use
<b>Electrification</b>	Not required (baseline)	Electric ready	All-electric unitized / electric ready central	All-electric	All-electric	All-electric
<b>Building-grid integration</b>	Not required (baseline)	ADR and sub-metering	Storage and water heating	All residential appliances	Full building- grid integration	Full building- grid integration

# Building Energy Stretch Codes

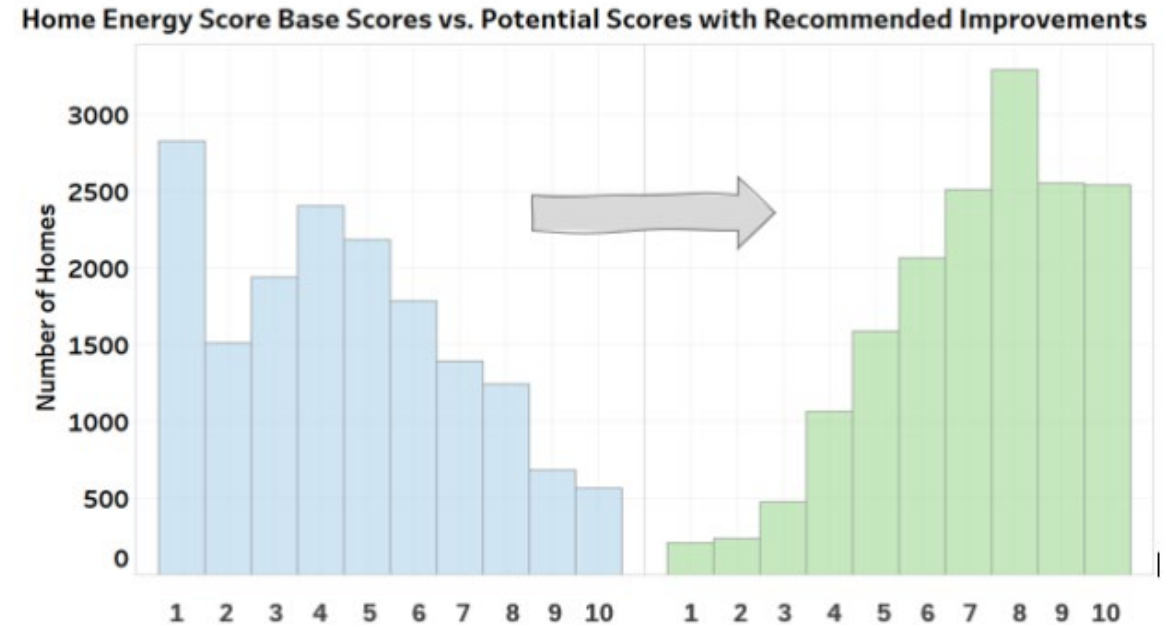
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Pros	Cons
Sets specific energy performance requirements that must be met when initiating construction	Building energy stretch codes would have to be a voluntary measure
Guarantees energy performance and associated reductions in greenhouse gas emissions	Custom Point System: does not guarantee greenhouse gas emissions or energy savings
Compliance requirements and enforcement logistics relatively straightforward	Enforcement logistics complex and potentially difficult to navigate for both developers and buildings office officials



# Time of Lease + Time of Sale : Energy Performance Disclosure

- Goal: Serves as an incremental approach to advance energy efficiency that will move the market and City towards a more efficient building stock
  - Information around total affordability of a home and commercial space by disclosing information on energy cost and performance of a building at time of lease and/or time of sale
  - Helps to inform potential future policies that can help further improve building performance



*The figure above shows the distribution of Home Energy Scores generated for homes in Portland through the end of 2019 compared to the distribution of scores that could be achieved if each of these homes completed the priority recommendations on their Home Energy Report.*

[Portland, OR Report to City Council on Residential Energy Performance Ordinance No. 188143](#)

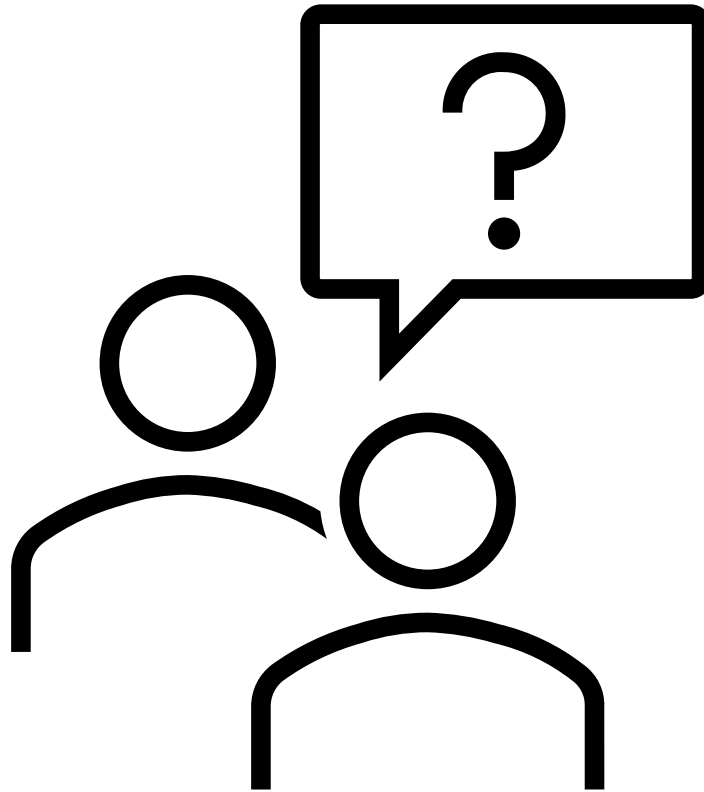
# Time of Lease + Time of Sale : Energy Performance Disclosure

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Pros	Cons
Provides information to building owners, landlords, and building buyers	Significant education required for property sellers, purchases, and renters on how to disclose, interpret, and act on energy performance data
Lessee has more information to understand total affordability of a property	Enforcement of the part of the City could be particularly challenging regarding the time of lease aspect of the policy
Provides information to the City on energy performance of building stock	--

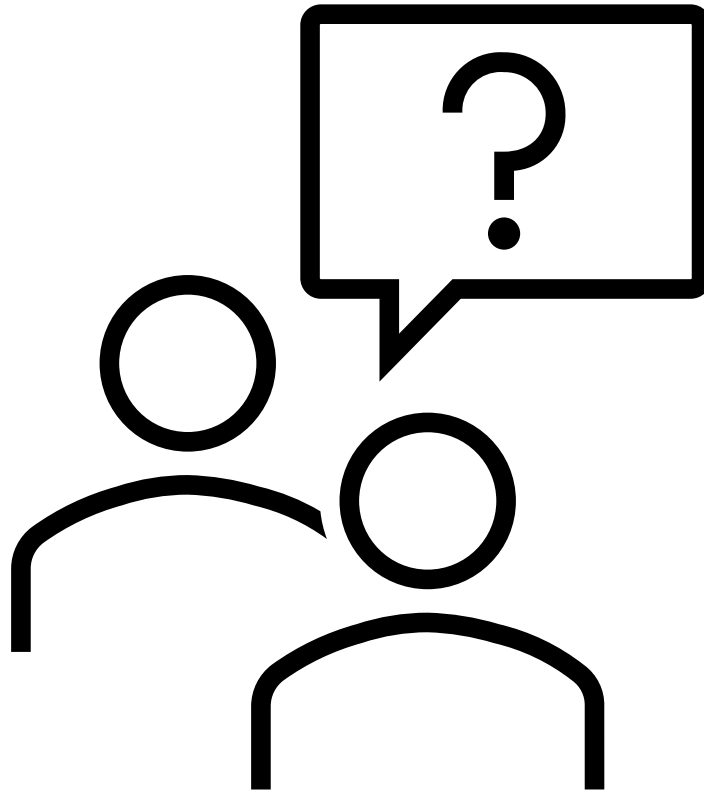
# Questions and Answers

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# Information for next meeting

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# Meeting 2

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- Member and public testimony
- Facilitated discussion to identify priority policies
  - Consensus
  - Round 1 voting (if needed)
  - Round 2 voting (if needed)
- Refine for Sarasota considerations
- Discussion of potential refinements to selected policy



# Thank you!

Jeff Vredenburg

Sustainability Coordinator

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