ACTION SHEET
ITEM FROM THE
PUBLIC WORKS/CIP AND LAND USE COMMITTEE MEETING
OF
MONDAY, MARCH 9, 2015

ITEM 10

REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING STAFF TO WORK WITH THE SANTA FE AREA HOME BUILDERS ASSOCIATION TO INCORPORATE THE WATER EFFICIENCY RATING SYSTEM ("WERS") INTO THE RESIDENTIAL GREEN BUILDING CODE AND RELATED ADMINISTRATIVE PROCEDURES **(COUNCILOR IVES) (RICK CARPENTER)**

PUBLIC WORKS COMMITTEE ACTION: Approved on Consent

FUNDING SOURCE:

SPECIAL CONDITIONS / AMENDMENTS / STAFF FOLLOW UP:

VOTE	FOR	AGAINST	ABSTAIN
CHAIRPERSON TRUJILLO			
COUNCILOR BUSHEE	Not Present at this time		
COUNCILOR DIMAS	X		
COUNCILOR DOMINGUEZ	X		
COUNCILOR RIVERA	X		

City of Santa Fe, New Mexico

LEGISLATIVE SUMMARY

Resolution No. 2015-___

Water Efficiency Rating System (WERS)

SPONSOR(S): Councilors Ives and Bushee

SUMMARY: The proposed resolution directs staff to work with the Santa Fe area Home Builders Association to incorporate the Water Efficiency Rating System ("WERS") into the residential green building code and related administrative procedures.

PREPARED BY: Rebecca Seligman, Legislative Liaison Assistant

FISCAL IMPACT: Yes

DATE: March 10, 2015

ATTACHMENTS: Resolution
FIR

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2015-____

INTRODUCED BY:

Councilor Peter Ives

Councilor Patti Bushee

A RESOLUTION

DIRECTING STAFF TO WORK WITH THE SANTA FE AREA HOME BUILDERS ASSOCIATION TO INCORPORATE THE WATER EFFICIENCY RATING SYSTEM ("WERS") INTO THE RESIDENTIAL GREEN BUILDING CODE AND RELATED ADMINISTRATIVE PROCEDURES.

WHEREAS, Subsection 7-4.2 SFCC 1987 created the City of Santa Fe Residential Green Building Code ("RGBC"); and

WHEREAS, included in the RGBC is the Home Energy Rating Systems ("HERS") which calculates a number whose main reference point is 100 – the lower the number, the more energy efficient the home; and

WHEREAS, the Water Efficiency Rating Score ("WERS"), created by the Green Building Coalition in cooperation with Build Green New Mexico, Santa Fe Home Builders Association and members of the City of Santa Fe Water Conservation Commission is a software-based program that measures how efficiently a home uses water in a similar manner as the HERS measures energy use; and

WHEREAS, the City of Santa Fe recognizes that the changing climate will result in increasing pressures on our water supply due to extended droughts and increased risk of wildfire in the watersheds where our surface water comes from; and

WHEREAS, the City's Water Division is preparing a long range water supply plan that anticipates increased pressures on our future water supplies; and

WHEREAS, water conservation is a strategy to relieve anticipated pressures on our water systems; and

WHEREAS, the Governing Body desires to amend the RGBC administrative procedures to include the WERS for new and existing homes in an effort to conserve water resources.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that staff is directed to work with the Santa Fe Area Home Builders Association to incorporate the water efficiency rating system ("WERS") into the residential green building code and related administrative procedures.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2015.

_____

ATTEST: JAVIER M. GONZALES

_____

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

Kelley A. Brennan

KELLEY A. BRENNAN, CITY ATTORNEY

M/Legislation/Resolutions 2015/Water Efficiency Rating System (WERS)

FIR No. 2626

City of Santa Fe
Fiscal Impact Report (FIR)

This Fiscal Impact Report (FIR) shall be completed for each proposed bill or resolution as to its direct impact upon the City's operating budget and is intended for use by any of the standing committees of and the Governing Body of the City of Santa Fe. Bills or resolutions with no fiscal impact still require a completed FIR. Bills or resolutions with a fiscal impact must be reviewed by the Finance Committee. Bills or resolutions without a fiscal impact generally do not require review by the Finance Committee unless the subject of the bill or resolution is financial in nature.

Section A. General Information

(Check) Bill: _____ Resolution: ___X___
(A single FIR may be used for related bills and/or resolutions)

Short Title(s): **A RESOLUTION DIRECTING STAFF TO WORK WITH THE SANTA FE AREA HOMEBUILDERS ASSOCIATION TO INCORPORATE THE WATER EFFICIENCY RATING SYSTEM ("WERS") INTO THE RESIDENTIAL GREEN BUILDING CODE AND RELATED ADMINISTRATIVE PROCEDURES.**

Sponsor(s): Councilor Ives
Reviewing Department(s): Public Utilities Department, Environmental Services Division, Sustainable Santa Fe Program, and Land Use Department
Person Completing FIR: Greg Smith / Rick Carpenter Date: 3/4/14 Phone: 955-6957 / 955-9206

Reviewed by City Attorney: Kelley A. Brennan (Signature) Date: 3/5/15

Reviewed by Finance Director: _____ (Signature) Date: 3-6-2015

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Section B. Summary

Briefly explain the purpose and major provisions of the bill/resolution.

To work with the affected industry group to develop amendments the city's green building code to incorporate water efficiency factors, and to develop administrative procedures to implement the new provisions. This FIR addresses likely impacts of adopting and implementing the new regulations, as well as the full implementation of previously adopted Residential Green Code provisions.

WERS is a rating system for water efficiency that could become a component of the Residential Green Building Code . WERS mostly follows the existing WaterSense program for indoor water use, however, it may be better for quantifying outdoor water use than either BGNM or LEED-H, without requiring significant calculations by a landscape architect. It also gives more weight to graywater and rainwater harvest than most rating.

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Section C. Fiscal Impact

Note: Financial information on this FIR does not directly translate into a City of Santa Fe budget increase. For a budget increase, the following are required:

a. The item must be on the agenda at the Finance Committee and City Council as a "Request for Approval of a City of Santa Fe Budget Increase" with a definitive funding source (could be same item and same time as bill/resolution)
b. Detailed budget information must be attached as to fund, business units, and line item, amounts, and explanations (similar to annual requests for budget)
c. Detailed personnel forms must be attached as to range, salary, and benefit allocation and signed by Human Resource Department for each new position(s) requested (prorated for period to be employed by fiscal year)*

1. Projected Expenditures:

a. Indicate Fiscal Year(s) affected – usually current fiscal year and following fiscal year (i.e., FY 03/04 and FY 04/05)

b. Indicate: "A" if current budget and level of staffing will absorb the costs
"N" if new, additional, or increased budget or staffing will be required

c. Indicate: "R" – if recurring annual costs
"NR" if one-time, non-recurring costs, such as start-up, contract or equipment costs

d. Attach additional projection schedules if two years does not adequately project revenue and cost patterns

e. Costs may be netted or shown as an offset if some cost savings are projected (explain in Section 3 Narrative)

_____ Check here if no fiscal impact

Column #: 1	2	3	4	5	6	7	8
Expenditure Classification	FY 15/16	"A" Costs Absorbed or "N" New Budget Required	"R" Costs Recurring or "NR" Non-recurring	FY _____	"A" Costs Absorbed or "N" New Budget Required	"R" Costs – Recurring or "NR" Non-recurring	Fund Affected
Personnel*	$138,969	N	R	$			General
Fringe**	$95,058	N	R	$			General
Capital Outlay	$			$			
Land/ Building	$			$			
Professional Services	$			$			
All Other Operating Costs	$			$			
Total:	$234,027***			$			

* Any indication that additional staffing would be required must be reviewed and approved in advance by the City Manager by attached memo before release of FIR to committees. **For fringe benefits contact the Finance Dept. *** See Section 3 below for more information.

2. Revenue Sources:

a. To indicate new revenues and/or

b. Required for costs for which new expenditure budget is proposed above in item 1.

Column #: 1	2	3	4	5	6
Type of Revenue	FY _____	"R" Costs Recurring or "NR" Non-recurring	FY _____	"R" Costs – Recurring or "NR" Non-recurring	Fund Affected
	$		$		
	$		$		
	$		$		
Total:	$		$		

3. Expenditure/Revenue Narrative:

Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary.)

It may be possible to coordinate development of Water Efficiency Rating System regulations utilizing existing staff. However, implementation of WERS regulations will likely require specialized training and certification for plan review and inspection functions, so an additional FTE will be needed in addition to the ongoing 2 FTE's previously identified for implementation of Green Code provisions that have already been adopted.

The Land Use Department identified the need for 2 new FTE's to fully implement the Residential Green Code in 2009 and remodel amendments approved in 2014: one FTE for a building plans examiner and one FTE for a construction inspector, plus additional first year non-recurring expenses for training, texts, equipment and one vehicle.

However, when the number of building permits declined during the economic downturn, a decision was made to use existing staff rather than expand. Since the number and valuation of residential building permits – and especially residential new construction permits – have returned to pre-recession levels in calendar year 2014, the staffing needs identified in the original FIR's are again applicable.

Section D. **General Narrative**

1. Conflicts: Does this proposed bill/resolution duplicate/conflict with/companion to/relate to any City code, approved ordinance or resolution, other adopted policies or proposed legislation? Include details of city adopted laws/ordinance/resolutions and dates. Summarize the relationships, conflicts or overlaps.

The proposed amendment would add water efficiency provisions to the city's Residential Green Building Code, which applies to new residential construction and certain residential remodel projects. It would slightly expand the scope of the existing regulations, but would not conflict with other city regulations. It is possible that existing regulations for xeriscaping and irrigation water management would be duplicated.

2. Consequences of Not Enacting This Bill/Resolution:

Are there consequences of not enacting this bill/resolution? If so, describe.

If WERS regulations are not developed and adopted, the existing residential green code would remain in place without provisions to address efficient residential water use.

3. Technical Issues:

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

No

4. Community Impact:

Briefly describe the major positive or negative effects the Bill/Resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

The WERS regulations, if adopted, would likely add some cost to addition and remodel projects. Water savings would likely offset some of the initial costs, however, and water savings would provide various benefits to the community. WERS would likely result in much more water-efficient home building standards, thereby improving water conservation.

Form adopted: 01/12/05; revised 8/24/05; 4/17/08