



CITY OF ALEXANDRIA

Green Building Policy Update

Sept 15, 2025



Agenda



CITY OF ALEXANDRIA

2019 Green Building Policy

POLICY STATEMENT:

Green building is a practice that brings environmental and economic benefits to present and future generations. A green building ensures that sustainable standards are adhered to throughout the design and construction processes to lessen the impacts of the building on the local and global environment, resulting in lower operational costs and a healthy indoor environment for building occupants. The standards of the 2019 City of Alexandria Green Building Policy provided herein establish minimum green building practices for new private development and furthers the City's commitment to lead by example through new development and renovation of its own public buildings. In addition to instituting standards to achieve an overall improvement in building performance, this Green Building Policy includes a cutting-edge, directed-use approach that targets the reduction of energy use and mitigating greenhouse gas emissions, increased water efficiency and improved indoor environmental quality in both new private and public buildings. As a result, implementation of this Green Building Policy will contribute to reduced greenhouse gas emissions, conservation of potable water and improved human health in the City of Alexandria.

DEVELOPMENT STANDARDS:

New private development, new public development (City-owned buildings, including Alexandria City Public Schools) and major renovations that require a Development Site Plan (DSP) or a Development Special Use Permit (DSUP) are subject to comply with the Green Building Policy. The Green Building Policy is in effect as of March 2, 2020 for DSP and DSUP applications submitted on or after this date.

The 2019 Green Building Policy identifies: 1) the pathways to achieve the City's green building performance standards, including certification through four nationally recognized green building rating systems, 2) a minimum level of green building certification for both private and public developments, and 3) priority "Performance Points" within each rating system that a project is expected to achieve.

RATING SYSTEMS & MINIMUM LEVEL OF CERTIFICATION:

LEED, Green Globes, EarthCraft, and National Green Building Standard are the standard third-party green building rating systems accepted under the Green Building Policy. The minimum level of certification for each rating system is provided on the following pages for both public and private development. The latest version of each rating system at the time of the first Final Site Plan submission shall apply.

In addition to the LEED, Green Globes, EarthCraft, or National Green Building Standard green building rating systems, projects may choose an alternative path for certification through an independent, third-party certifier. The independent, third-party certifier must verify that the performance standards of the Green Building Policy are met.

PERFORMANCE

POINTS:

Performance Points are defined as specific minimum credit points each project must achieve within the minimum level of certification for the selected green building rating system. Performance Points are identified within the areas of energy use reduction and greenhouse gas emission reductions, water efficiency, and indoor environmental quality. Projects that use LEED should refer to the LEED Credit Library for the specific criteria of each point. Those who utilize Green Globes, EarthCraft, or National Green Building Standard must comply with the Performance Point overlay criteria in Appendix A, B, and C of this Policy, respectively. To maintain alignment with the intent of this Policy, Performance Points may be adjusted over time to correspond with updates to the rating systems, revisions to the building code, and/or updates to state, federal, or other City policies.

In addition to the minimum level of certification and the designated Performance Points, public development will meet the following criteria:

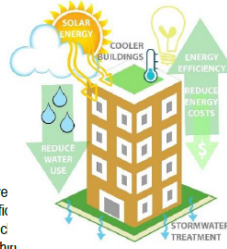
STORMWATER	100% of the required stormwater treatment through green infrastructure.
NET ZERO ENERGY	An energy-efficient building where, on a source energy basis, the actual annual delivered energy is less than or equal to the on-site renewable exported energy.

PUBLIC BUILDING RENOVATIONS:

For renovations of City-owned buildings that do not require a DSP or DSUP, the City will apply LEED Interior Design and Construction (ID+C) and LEED Operations and Maintenance (O&M) rating systems as a guideline for interior design and construction projects and targeted renovations of individual building systems (e.g., HVAC, roof, windows, plumbing, etc.). Actual third-party certification may be used when technically and financially feasible.

FLEXIBILITY:

Flexibility from the Green Building Policy will be considered on a case-by-case basis. If flexibility is requested, the Director of Planning and Zoning will consider the project size, proposed use and the alternate green building practices the applicant proposes to incorporate into the project to determine if the request is justified. The City will use the data collected from this process over time to establish consistent criteria and thresholds for alternatives to compliance with the Green Building Policy.



1. Background & Timeline

2. Energy Use Intensity (EUI)

3. Renewable Energy

4. Electrification

5. Other

6. Legal Considerations

7. Questions



City of Alexandria

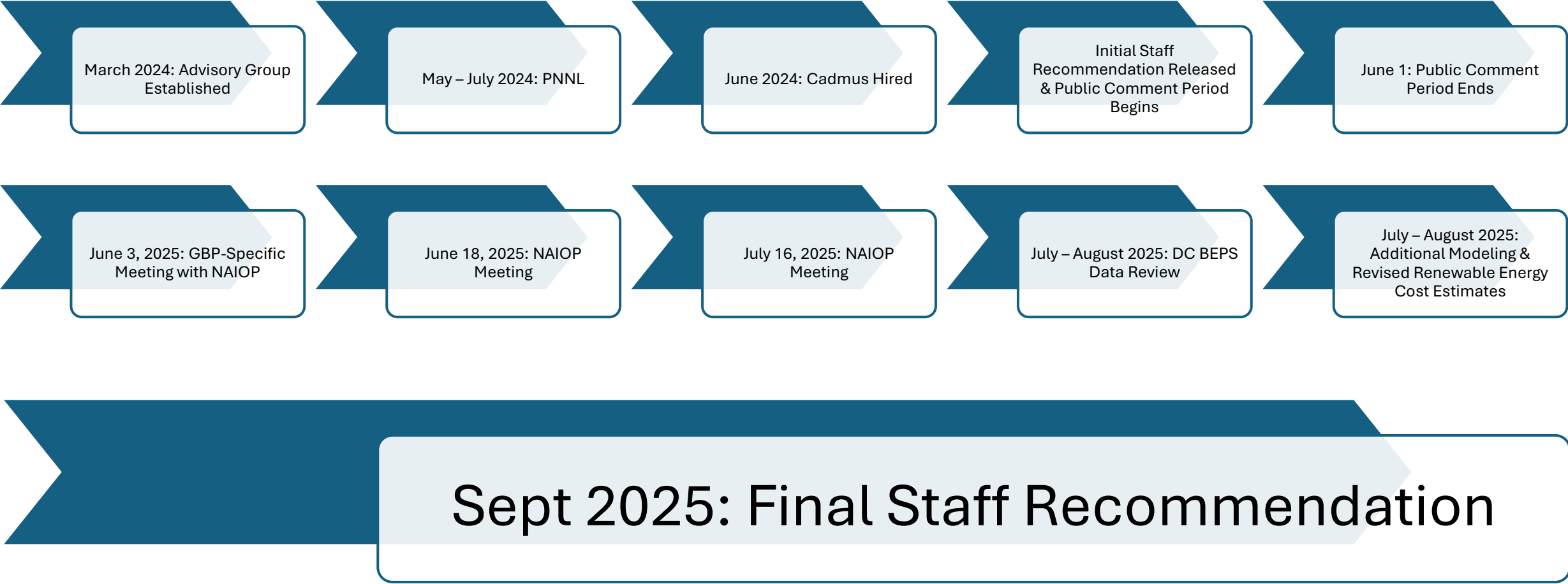
ENVIRONMENTAL ACTION PLAN 2040



Eco-CITY ALEXANDRIA



Background & Timeline





EUI

Multi Unit Residential Packages	EUI (Lower = Less Energy)	Percent Reduction from Baseline	Cost Estimate of Measure Package: \$/sq ft (Percentage Cost Increase over Baseline)
Baseline	42.00	0%	- *
Good	38.50	8%	\$3.37 (1%)
Better	35.70	15%	\$12.68 (3.6%)
Best	30.98	26%	\$14.96 (4.27%)

1. What did we hear?

1. Staff's initial recommendations were **too high** and **too low**.
2. Multifamily model isn't what ALX builds.

2. How did we review or respond?

1. Conducted additional multi-unit residential modeling,
2. Reviewed DC BEPS data

3. Conclusion



Renewable Energy

1. What did we hear?

1. Initial cost estimates are inaccurate.
2. What about tall buildings with small footprints?

2. How did we review or respond?

1. Redid cost estimates.
2. Reviewed \$/Unit for renewable energy current development projects realize.

3. Conclusion

1. Create a Clean Energy Fund
2. Limit RE expenses at \$150k



Electrification

► **Current Standard Conditions:**

- Building is electric with flexibility for amenity uses (grills, fireplaces, etc.) with timers
- Retail and generator uses permitted

► **Note: Update would permit commercial kitchens and emergency generators**

Building Type	Current Frequent Flexibility Requests	Policy Update: Prohibited Combustion Uses
Multi Unit Residential	Ventilation (DOAS)	DOAS Untimed/Uncontrolled Amenities (Fireplaces or grills)
Single Unit Residential	Gas cooktops	Gas cooktops Fireplaces
Hotels	Ventilation (DOAS) Centralized Domestic Hot Water Commercial Laundry	DOAS Untimed/Uncontrolled Amenities (Fireplaces or grills)

1. What did we hear?

1. Gas is important for commercial kitchens, generators, and sometimes ventilation.

2. How did we review or respond?

3. Conclusion

1. Maintain current requirements with flexibility in cases where climate benefits can be demonstrated over an all-electric system.



Other Changes

1. Certification Options

1. Added LEED Zero

2. Clarified “EV Charger-Ready”

3. Removed “Interim Uses” from Option 4

4. Public Projects

1. Permits off-site renewable energy for Net Zero Energy requirement



Questions