Last Reviewed: 8/18/2023 Effective: 10/1/2023 Primary Approver: City Manager KSL	City of PORTSMOUTH New Hampshire	Page: 1 of 3
TITLE: Green Building and Infrastructure Policy City Policy		

CITY OF PORTSMOUTH

MUNICIPAL GREEN BUILDINGS & INFRASTRUCTURE POLICY

The goals of the City of Portsmouth, as expressed in its 2025 Master Plan, include a strong desire for the City to be more proactive in reducing Greenhouse Gas Emissions and move towards a 'net zero' carbon emissions goal to help mitigate the impact of climate change for future generations:

The City Manager adopts this Green Buildings and Infrastructure Policy to move Portsmouth towards managing and owning buildings and infrastructure with lower carbon and environmental impacts in operations and construction. The following are the required Sustainable Design Criteria (SDCs) for all city municipal projects not vested as of the accepted date of this proposal, and to be upheld under this policy. This document is set to be reviewed on a 5 year basis from the adoption date to meet current goals and standards.

Criteria Name	Applications	Sustainable Design Criteria (SDC)
LEED	All new buildings & major remodels valued at over $2 million	Achieve the equivalent of LEED Silver[1] including maximizing credits in the Energy & Atmosphere: Optimize Energy Performance category and achieving at least one credit in each of the following credit categories: • Sustainable Sites: Rainwater Management • Materials & Resources: Building Life-cycle Impact

[1] Alternative green building rating and certification paths such as Passive House and Living Building may be proposed as an alternative to the LEED standard. The intent and incorporation of the focus areas outlined above must still be considered and respected in the design and construction of the building.

		Reduction • Energy & Atmosphere: Renewable Energy • Location & transport: Electric Vehicles
Mechanical Systems	All projects that include new or upgraded HVAC, water heating or electrical systems costing over $250,000	All new systems must: • be designed without the use of fossil fuels (with the exception of emergency backup systems) • follow refrigeration requirements as defined in the LEED Energy and Atmosphere: Fundamental Refrigerant Management credit • Ensure energy performance target is at least 20% more efficient than currently adopted ASHRAE standard • Use the highest efficiency mechanical systems that are life cycle cost-effective (considering a 40 year payback period and a social carbon cost as defined by the DOE) [2]
Envelope & Glazing Upgrades	All projects that include envelope improvements or new windows/door costing over $250,000	All fenestrations and building envelope components must meet Prescriptive (R and U-value) or Total Building Performance Compliance as defined by most current International Energy Conservation Code.
Appliances & Water Fixtures	All projects replacing or installing new appliances or water fixtures	All applicable appliances and water fixtures must: • meet WaterSense standards (or equivalent) • meet Energystar standards (or equivalent)
Roofs	All projects that include new roofs or roof replacements valued at over $250,000	• Provide an average solar reflectance equivalent to the current LEED Sustainable Sites: Heat Island Reduction requirements
Low Carbon Concrete	All projects using more than 10 cubic yards of concrete	• Concrete used in building or site work must use low-carbon concrete mixes to achieve an average GWP minimum (by volume) of 10% better than current NRMCA Northeast Regional averages.
Paving	All paving or repaving projects for municipal parking lots over 5000 sq ft or 20 spots	Parking lot design must: • explore feasibility for low impact design and development techniques • provide infrastructure for parking bicycles,

[2] Use 95th Percentile Discount Rate & Statistics: As of the date of this proposal (2023) equivalent to $152 per ton of CO2 equivalent

		scooters and alternative transportation methods • explore feasibility of incorporating electrical infrastructure & conduit pathways for EV charging stations • explore and present basic design and cost for solar array covered parking
CIP Applicability	All projects in the Buildings and Infrastructure and Transportation Management sections of the Capital Improvement Plan	• Designate clearly in the Evaluation Criteria for each project if it triggers any sustainable design criteria under this Municipal Green Buildings and Infrastructure Policy
Minimus projects	All projects not meeting the minimum criteria above	Sustainable design criteria above should still be explored and considered for projects of all sizes, as well as implementation of sustainable building practices in the spirit of this policy

Undue Burden Clause

In the case that the above requirements are deemed not feasible due to historical, structural, or undue financial burden to city taxpayers staff will prepare a memo for the file documenting why certain measures were not taken and explain why the approach being followed was selected.

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