



RCRS Secondary:	GOV-02	Effective Date:	2024-SEP-23
Policy Number:	COU-229	Amendment Date/s:	
Title:	Sustainable Building Policy	Repeal Date:	
Department:	Engineering	Approval Date:	2024-SEP-23

PURPOSE:

To ensure City facilities are built in an efficient, healthy, and ecologically responsible manner that enhances the well-being of the community in accordance with Council’s strategic goals, the Official Community Plan, and community expectations.

DEFINITIONS:

N/A

SCOPE:

This policy applies to:

- (a) all new municipal buildings or additions with a gross floor area greater than 250 square meters, or

This policy can inform:

- (b) any asset renewals within facilities.

POLICY:

The City of Nanaimo (the “City”) is committed to constructing, upgrading, and expanding municipal buildings in a manner than has a positive impact on society and a neutral or reduced impact on the environment, and is in accordance with the City’s strategic goals, and community expectations.

The City will strive to ensure the following principles are applied to all required projects in an appropriately scaled manner and considered for all other projects.

As part of this commitment, the design of all new municipal buildings or additions with a gross floor area greater than 250 square meters shall include:

1. Climate risk assessment
2. Life cycle cost analysis for major systems
3. Project summary report including design concepts pertaining to:
 - a. Energy and Carbon
 - b. Resilient and regenerative ecosystems
 - c. Equitable access and mobility
 - d. Occupant health and wellbeing
 - e. Materials and resources including waste management

4. A requirement for commissioning of the major building systems upon project completion and recommissioning of all commissioned systems one year following project completion

Reporting of projects that fall within this policy will be completed through the statutory Annual Financial Report or other specific reporting as available.

PROCESS:

Numerous proprietary standards exist to encourage more sustainable building construction and operations. To ensure fit-for-purpose, value oriented, sustainable design and construction methodologies, this Policy requires City Staff to consider sustainable and regenerative initiatives appropriate to the scope, form, and character of the project instead of seeking points towards a specific certification.

A companion document is included in Appendix A: *Guidance Document Supporting the Sustainability Policy for City Owned Buildings*, providing additional information and recommended targets for a number of topics falling under the following headings:

- a. Energy and Carbon
- b. Resilient and regenerative ecosystems
- c. Equitable access and mobility
- d. Occupant health and wellbeing
- e. Materials and resources

1) Responsibilities:

To implement this Policy and maintain continual improvement of the City's sustainability goals, the appropriate governance must be in place throughout the City.

Council is responsible for:

- a. Adoption, periodic review, and updating of this Policy
- b. Maintaining the necessary corporate capacity to support the elements and practices within this Policy
- c. Setting priorities and articulating community values to City administration.

The CAO is responsible for:

- a. Implementing this Policy
- b. Committing to the implementation and continuous improvement of the sustainability goals as they support achievement of the City's organizational objectives.

2) Benefits of Compliance:

Implementing this Policy will:

- a. Support the goals stated in the Official Community Plan,
- b. Support the City's vision, community values, and priorities as stated in Council's Strategic Plans, and
- c. Support the City's sustainability goals.

3) Review Date:

This Policy should be reviewed every 5 years from the effective date or from time to time as substantial advancements in climate science, changes in community priority, National or Provincial codes or updated targets are adopted by the City.

RELATED DOCUMENTS:

N/A

REPEAL or AMENDMENT:

COU-173 Green Building Strategy