



Steering Committee Work Session

Energy and MWBE Standards

Kate Rakus and Derek Dauphin

Guests: Chris Cieslak (GBA), Jazmine Derico (URA)

February 23, 2022

Work Session Topics

Last Wednesday (2/16/2022)

- Parking standards
- Bird Safe Glazing
- *Slides sent last Friday with additional details as requested by members*

Today (2/23/2022)

- Energy Standards
- MWBE Standards



Energy Standards

Input during the planning process on sustainability:

- New projects should consider the carbon impact of elements already on the site in the form of existing buildings and mature trees.
- New buildings should reduce energy use / GHG emissions.
- Existing buildings should be improved as well to improve their environmental performance and the quality of life for inhabitants.
- Tree plantings and open space are major livability concerns.



Energy Proposals

In response, we're proposing:

- New study for required for all development going to Planning Commission in the proposed new base zones.
- Updates to the existing Energy Consumption Performance Point.
- Establishing lowest Energy Consumption Performance Point as the first point that must be earned before other points are sought.



Whole Building Life-Cycle Carbon Study

- Required of any project going to Planning Commission.
- This is an assessment of the embodied carbon impact of a whole building. This includes the impact of all materials used in the project, or a subset of the project, like structure and/or envelope, throughout the life cycle of the building. The study would comply with ISO 14044 and LEED.
- Typically conducted by architects, takes about 2 weeks, costs \$8,000-15,000. Can start with less information and finalize through permitting.
- Does not require the development team to take action, but having this information will help them make decisions to reduce GHG emissions.



Updates to Energy Consumption Point

- Current Energy Consumption Performance Points provide height in return for buildings that reduce Energy Use Intensity (energy per area of building) consistent with the 2030 Challenge (most of Oakland is part of this).
- Update baseline to be the PA Uniform Construction Code, ASHRAE Standard 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings. Points are awarded for percent reduction from this baseline.
- Developers already demonstrate compliance with ASHRAE Standard 90.1 for building permits and for Pennsylvania Housing Finance Agency (PHFA) financing for affordable housing projects.
- Adding a fourth point option for very high performing buildings.



Updates to Energy Consumption Point

- Also setting the lowest Energy Consumption Point to be the first point from the system that must be earned before other points can be accessed.
- For non-residential buildings, they would earn the first Energy Consumption point (and 15 ft of height) before they could then access additional points from Public Art or Equitable Development.
- Residential projects that utilize PHFA funding are already incentivized through that funding source to reduce energy consumption through the Enterprise Green Communities certification program.



MWBE Standards

Planning process showed strong desire to support minority and women-owned businesses. In response, proposing:

- Projects seeking bonus height through the Performance Points System would have to show they have made best efforts to contract Minority and Women Business Enterprises as part of their project consistent with the City/URA standards (18% minority and 7% women).
- Working on the details with Councilman Lavelle and the Urban Redevelopment Authority (URA).
- Could be that URA staff who already work with developers on MWBE compliance for their projects do so for these projects as well.



MWBE Standards (continued)

URA's experience is that developers often have questions about finding firms and creating an MWBE plan to meet the requirement.

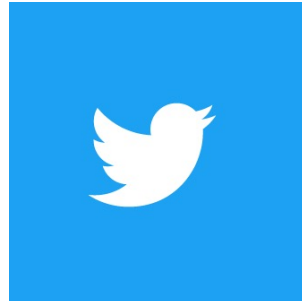
- URA has worked with many large local developers. Many have their own lists of MWBE firms that they use and shouldn't struggle to find them.
- To overcome concerns about finding these firms that smaller developer have, the URA has a database of self-certifying firms and other supports.
- The process to create a preliminary MWBE plan and then formalize it can be integrated into the normal development review process from intake through final permit approval.



Where can you find us?



Pittsburgh City Planning



@PLANPGH
@resilientPGH



@planpgh

**Online at pittsburghpa.gov/dcp/oakland
and engage.pittsburghpa.gov/oakland**

