



# Sustainable Buildings and Sites Policy

## Overview for New Construction and Major Renovation

*The Sustainable Buildings and Sites Policy sets standards for the design, construction, operations, and maintenance of Metro buildings and developed properties. This document focuses on design, construction, and renovation of buildings and parks. Separate overview documents cover the policy's requirements infrastructure and interiors projects and operations and maintenance projects for existing buildings.*

### What applies to my project?

Requirements stack as the budget and scope of a project increases, so projects in each category also include the requirements listed above them.

### All projects associated with buildings or sites

All construction and major renovation projects are subject to the requirements in Appendix B of the policy to the degree that they apply.

#### **Bird-friendly design**

These requirements prevent bird injury and mortality from the built environment and apply if:

- The project includes one or more structures with a footprint of more than 500 square feet
- The project includes one or more monopole structures
- The project includes one or more wind energy facilities
- The project involves a change to 25% of an existing building façade with exterior alterations
- The project involves installation of trail or building lighting, glass railings or exhibit windows, a glass corridor/walkway, etc.
- Exemptions are allowed when accidents, severe weather events, and other emergency situations require immediate replacement of existing glass and infrastructure

#### **Materials carbon reduction**

- Reduction in the embodied carbon of primary materials, furniture, equipment, and interior finishes (resources to support these reductions will be expanded over time)
- All concrete shall comply with the city of Portland's Concrete Embodied Carbon Thresholds
- Evaluate use of MetroPaint before specifying finishes

### **Sustainable roof requirement**

Projects with roof construction or replacement of 1,000 square feet or more must evaluate and implement the most suitable roof option:

- **Solar power generation** – highest priority due to clean energy generation
- **Ecoroof** – next-highest priority to mitigate storm water, provide habitat and combat heat island effect
- **High reflectance roof** – lowest priority; combats heat island effect

### **Tree replacement requirements**

For all capital improvement projects on Metro property other than parks and natural areas, avoid tree removal to the extent feasible. If live tree removal occurs, the tree replacement requirements apply unless local jurisdictional requirements exceed it.

### **New construction or major renovation of buildings or sites**

All new construction or major renovation of buildings or parks has additional requirements.

### **Project planning**

This includes:

- Incorporate needed resources for policy in project planning
- Prioritize sites served by public transit and walking/biking paths
- Prevent and mitigate negative impacts from construction
- Respect culturally significant areas
- Conduct appropriate community engagement
- Plan for an eco-charette during initial design phase
- Enroll in Energy Trust of Oregon incentives
- Project reporting (50% design, 100% construction documents, and close out)
- Set performance targets in alignment with the five sustainability goals (climate, waste, toxics, water, habitat) (only if project is under 2,000 sf or \$1M)

### **Project design**

This includes:

- Site and design buildings for climate adaptation and resiliency
- Design to mitigate urban heat island
- Welcoming design (e.g., signage in multiple languages)
- Design for accessibility for those with mobility, hearing, or vision needs
- Minimize toxic building materials
- Comply with 1.5% for Green Energy requirement (State of Oregon)
- Exclude fossil fuel combustion infrastructure
- Include electric vehicle infrastructure
- Design to meet operational standards (full details in the Overview for Operations and Maintenance)
  - Energy Star appliances and equipment
  - WaterSense water fixtures
  - LED lighting
  - Food waste and recycling collection

## New construction or major renovation of buildings or sites of 2,000 square feet and \$1M

All new construction or major renovation of buildings or parks that are 2,000 square feet or more and have a budget of at least \$1M must also be certified under the Core Green Building and Zero Carbon certifications for buildings, and the SITES Gold certification for parks.