

Recommendations for Wayland to Optimize and Advance High Performing Buildings

As of June 28, 2019

Targets:

Set a communitywide Greenhouse Gas (GHG) mitigation target

- Set a net zero or similar goal for GHG reduction communitywide by 2030 and by 2050
- Engage with residents, non-profits, and businesses in the process of setting the target
- Define any terms used, such as “Net Zero,” “Carbon Free,” or “Zero Energy,” for mutual understanding and expectation setting
- For support on the goal-setting process, see MAPC’s webpage: <https://www.mapc.org/net-zero/net-zero-process/>

Municipal Plans:

Add language to existing municipal plans and resolutions to support this target

- Add language to the next iteration of the Master Plan to reflect GHG emissions reduction targets.
- Expand on the existing ordinance for low-carbon municipal buildings to apply requirements to existing municipal buildings.
- Set a target by which to make all municipal buildings carbon-free.
- Set a target by which to make all buildings communitywide carbon-free.

Create a Climate Action Plan

- A separate Climate Action Plan or Net Zero Plan would allow the municipality, relevant stakeholders, and the public to provide input and chart out the strategies to implement policies, programs, and initiatives to achieve the GHG emissions reduction target communitywide.
- Conduct a GHG emissions inventory to create a baseline from which to measure the plan’s progress.
- Learn from neighbors in Metro Boston and beyond to inform this plan, such as Newton, Somerville, Belmont, Bedford, Cambridge, and Boston.
- For support on a net zero planning process, see MAPC’s webpage: <https://www.mapc.org/net-zero/>.

Procurement Guidance:

Include language in procurements referencing Wayland’s ordinance and target

- This language can be similar to the language MAPC developed for the procurement for the Town’s new Council on Aging building.
- Develop standard language for new municipal construction and additions.
- Develop standard language and/or guidance for retrofits to – and replacement systems or features in – existing buildings.
- See MAPC’s Low-Carbon Procurement Sample Language guidance.

Create a municipal policy and guidance on equipment and system replacements

- This policy would provide guidance on how to compare the efficiency of new equipment and systems, and require that when equipment and systems are replaced, the replacement is sufficiently more energy efficient than the existing equipment and systems.
- Pair this policy with an inventory of existing equipment and systems and expected remaining lifetime. This can be achieved through a round of energy audits or via building management systems, and can inform how to proactively plan for low-carbon replacements of less efficient and/or aging systems.
- Consider charging organizations and groups who rent municipal space for approximate energy used as part of rental fee. The Town of Winchester includes an energy fee in their rental charges that can be used for reference. Their rental forms are available here: <https://www.winchester.us/224/Room-Rentals>

Community-wide Levers:

Create a high-performance building guidance document for developers

- Provide guidance materials for property developers to help them identify strategies for making new development and major renovations highly efficient. You can look to the American Institute of Architects, California Council's Zero Net Energy Primer for an example: <http://www.aiacc.org/wp-content/uploads/2018/04/ZNEprimerMar19-2018.pdf>.
- Base this guidance on LEED, Passive House, or other high performance building standards
- Align the guidance for developers with the policy for municipal buildings

Adopt Climate Zoning Language

- Adopt a Green Code, potentially based on [Seattle's Green Factor](#) or [Somerville's Zoning Overhaul](#), to increase the climate resiliency and mitigation potential of buildings through nature-based assets
- Allow buildings that meet LEED Zero, or other high-performance standards, to have density bonuses, larger setbacks, or other more permissive requirements for the express purpose of enabling low-carbon technologies and high performance measures. This zoning can be communitywide or formatted as an overlay.
- Allow for highly energy efficient and/or low-carbon technology and green infrastructure by-right
- Add definitions for terms such as "Net Zero," "Ultra-Low Emissions," and "Highly Efficient" buildings

Create an Expedited Permitting Pathway for Low-Carbon Buildings

- Offer reduced permitting fees for Net Zero or Ultra-Low Emissions buildings
- Make Net Zero or Ultra-Low Emissions buildings eligible for a priority review, expedited permitting, and reduced or waived fees