

TO: MAYOR LANDRY AND NOVI CITY COUNCIL
FROM: COUNCILMEMBER ANDREW MUTCH
SUBJECT: MAYOR AND COUNCIL ISSUES – GREEN BUILDING STANDARDS FOR RESIDENTIAL DEVELOPMENT
DATE: JANUARY 30, 2008
CC: CLAY PEARSON, PAM ANTIL, MARYANNE CORNELIUS

Summary: A request to direct city administration to review existing green building standards for residential development for the purpose of adopting a green building standard for residential homes and development in the City of Novi .

Background: When the City Council adopted the LEED standards as the city’s official green building standard in September 2007, the list of recommendations for future action did not include adopting standards for single-family residential development. Recently, I heard a presentation on the Green Built Michigan program, a green building and certification program developed by the Michigan Association of Home Builders for single-family residential developments and residential homes. This program is designed to provide builders of single-family homes with a defined set of criteria to qualify as a Green Built home. Homes constructed to the Green Built criteria are rated and certified by independent third-party rates based on the scoring criteria developed for the program.

As the Council has not adopted any green building standards for single-family residential development, I would like the city administration to explore whether the Green Built Michigan standards or any similar standard could be adopted as the official green building standard for single-family residential development in Novi. The criteria used by the Green Built Michigan program are based on the National Association of Home Builders “Model Green Home Building Guidelines”. Like the LEED standard, the Green Built Michigan standard has the advantage of being based on a nationally developed standard which ensures uniformity and consistency in the application of the standard. Similar to the previously adopted LEED standards, this would be a voluntary standard for single-family residential homes and development.

Since these standards have been developed by the residential home building industry, these standards should provide realistic and achievable goals for builders of single-family residential homes. As was the case with the LEED standards, many of the city’s current ordinance requirements for development and construction of single-family homes should assist developers pursuing certification under the Green Built Michigan standards. The adoption of this standard or a similar standard would also allow the city to review our existing ordinance standards and make changes, if necessary, to ensure that those ordinance standards do not inhibit the efforts of builders seeking to meet a green building standard. It would also help Novi maintain its position as one of the leaders in encouraging the voluntary use of green building and development standards.

Requested Action: Direct city administration to review the existing green building standards for residential homes and development. After review, city administration will report on and recommend to Council an official green building standard for residential homes and development.

Council Goal/Strategy: Be a community that values natural areas and natural features - Allow and encourage green building and development