



Sustainability and green development are powerful components of a better environment, energy efficiency, and more livable attractive communities. The City of Phoenix encourages incorporation of sustainable elements into Adaptive Reuse Program projects. Designing projects to include sustainable elements provides lower operating costs for the building, higher value for the property, enhanced comfort for the occupants, and an asset to the community. Examples of elements to consider include:

- **Civil/Site:** permeable concrete, interlocking pavers, rubberized asphalt with light colored aggregate, landscaping, and misting systems. Protect ecologically sensitive land and indigenous plants. A pilot program is currently being established for reduction in storm water retention requirements when using certain sustainable pavement materials.
- **Building:** shaded roof, light colored wall materials, insulation, double pane windows, shading materials including trellises and canopies, and reuse of building materials. Select resource efficient materials to have a minimum impact on the health of the environment and the occupants.
- **Energy:** low energy using appliances, solar panels, photovoltaic systems, and weatherization. Design a well-insulated building envelope with internal thermal mass.
- **Other:** gray water use, use of HVAC condensate, low VOC materials and use of best water conservation technology as appropriate.

The Adaptive Reuse Program allows the use of the International Existing Building Code (IEBC) for any existing building permitted prior to 2000. The IEBC is more flexible regarding construction design requirements. Several resources are available to aid in gathering information regarding sustainability. The following sites provide tools related to design, materials, cost benefits, and other helpful data:

Overview

U.S. Green Building Council: www.usgbc.org

Energy

Alliance to Save Energy: www.ase.org

Arizona Energy Office: www.azcommerce.com/big-ideas/renewable-energy

Arizona Solar Center: www.azsolarcenter.org

Center for Renewable Energy and Sustainable Technology (CREST): www.crest.org

Energy & Environmental Building Association: www.eeba.org

Energy Star Program: www.energystar.gov

Salt River Project: www.srpnet.com/energy/powerwise/business/default.aspx

Southwest Energy Efficiency Project (SWEET): www.swenergy.org

US Department of Energy, Renewable Energy: www.eere.energy.gov

Landscaping

Sonoran Desert: www.desertusa.com/flora.html

Arizona Department of Agriculture: www.agriculture.az.gov/plantproduce/native-plants

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.

Materials and Components

Green Building Resources Guide:

www.epa.gov/smartgrowth/green-building

Green Spec: www.buildinggreen.com/menus

Water Efficiency

Arizona Municipal Water Users Association: www.amwua.org

Water – Use it Wisely: www.wateruseitwisely.com

Tax Credit

Tax Incentives Assistance Program (TIAP): www.energytaxincentives.org

Federal Tax Credits: www.energystar.gov/taxcredits

Arizona Department of Revenue tax credits: www.azdor.gov (tax credits / water conservation systems)