

Signs of Sustainability

Ithaca Green Building Policy Report Approved by Common Council and Town Board

By Nick Goldsmith

This article provides the latest news about the Ithaca Green Building Policy, a groundbreaking sustainability initiative being led by the City of Ithaca and the Town of Ithaca.

Background

In 2016, the City of Ithaca was awarded a \$100,000 grant to study green building policies with the Town of Ithaca. In 2017 the City and the Town began working on the Green Building Policy (GBP) project with a local consultant team led by Stream Collaborative and sub-consultants Taitem Engineering and Randall+West Planners.

The project team conducted a comprehensive study of Ithaca's existing and future building stock, and of green building standards for

new construction and the potential economic, social and environmental impacts of policies that incentivize or mandate those standards. The main deliverable of this project is the Green Building Policy Report, which provides background and results of the studies and makes policy recommendations for energy efficiency requirements and related incentives to substantially reduce carbon emissions in all new buildings while emphasizing and supporting affordability.

Details of the Proposed Policy

The recommended policy requires all new buildings and major renovations to be constructed in a way that will result in an estimated 40-50 percent reduction in Green House Gas (GHG) emissions compared to what New York State energy code currently requires. The

policy would become more stringent in 2025, and by 2030 would require all new buildings to be designed to a net-zero energy standard, producing as much energy as they use on an annual basis.

The recommended policy offers two compliance paths to all property owners. The "Easy Path" is a point system where the builder chooses from a menu of over 20 features to achieve six points (equal to 40-50 percent GHG reduction). Using the Easy Path, it is possible to comply with the requirements using only "affordability-driven energy efficiency measures" that would keep construction costs the same or lower than the average new building. This focus on affordability is a unique strategy developed by the consultant team to address social

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STREET BEAT

The word on the street from around Tompkins County

By Jamie Swinnerton

Question: What is the best advice your mom has given you?



"She always tells me when one door closes another opens."
— Cara Salibrici, Groton



"To follow hard after the Lord."
— Betty Davis, Ithaca



"Eat your veggies."
— Wesley Davis, Ithaca



"Keep doing the next best thing."
— Jen Curley, Ithaca



Boneless Whole Pork Tenderloins
2 Per Pack
\$2.98
lb.



3 lbs. & up
Fresh Regular Ground Beef
\$2.98
lb.



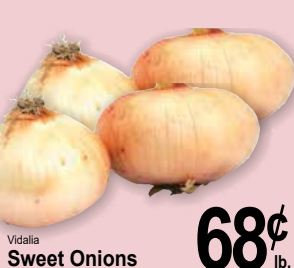
Links or Patties
Banquet Brown N Serve Sausage
5/\$5
6.4 oz.



Juicy Navel Oranges
\$3.88
4 lb. bag



Deli Sliced-Russer Virginia or Applewood Smoked Ham
\$4.78
lb.



Sandridge 1st & Main Potato or Macaroni Salad
\$3.98
3 lb. pkg.

Vidalia Sweet Onions
68¢
lb.



Shurfine Pasta Assorted 12-16 oz.
78¢



Francesco Rinaldi Pasta Sauce Assorted 15-24 oz.
4/\$5



Imperial Spread 1 lb. quarters
68¢



Several Varieties Schweppes or Pepsi Products 8-12 Pack Soda 12 oz. Cans or Btl. Plus deposit in NYS
\$3.88



Shurfine Ice Cream Assorted 48 oz. pkgs.
2/\$6



Hot, Lean or Croissant Pockets Assorted 9 oz. pkgs.
2/\$4



Stroehmann King or Ranch Bread 20-22 oz. loaves
2/\$4



Hellmann's Mayonnaise Regular Only, 30 oz. jar
\$2.99



Shurfine American Singles White or Yellow, 16 oz.
BOGO
Buy One, Get One FREE

Doritos Tortilla Chips Assorted 9.25-9.75 oz.
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Signs

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equity issues. In addition, the point system highly incentivizes fossil-fuel-free development. For example, many points are awarded for the use of heat pumps, which operate on electricity as opposed to natural gas.

The second method of compliance is a "Whole Building Path" that allows the use of well-known third-party programs such as Leadership in Energy and Environmental Design (LEED) and Home Energy Rating System (HERS) Index to show 40-50 percent GHG reduction. The Whole Building Path allows more flexibility, but would likely have higher construction costs than the Easy Path.

The report also makes other recommendations, such as: 1) Consider conducting a similar study and policy for existing buildings; 2) Consider adopting a benchmarking policy to require the tracking of energy usage for existing buildings; 3) Consider evaluating an institutional compliance path; and 4) Develop

specific requirements for buildings with large internal loads (such as labs).

State Interest

Two members of the GBP project team recently presented at the 16th annual NYS Green Building Conference. While there, they also met with representatives from the NYSERDA team that is working on the New York State Stretch Energy Code. State Officials are very interested in what we are doing; Ithaca is one of only a few municipalities that have expressed early interest in using the Stretch Code (it is proposed to be used for smaller renovations under the GBP).

Project Oversight and Outreach

A steering committee made up of Town of Ithaca and City of Ithaca elected officials and senior staff members guided the project. An advisory committee made up of 13 community stakeholders met five times to provide feedback. In addition, extensive outreach was done to reach the general public, municipal boards, and other interested parties. Through this review process,

over 200 comments from several local organizations and community members were received. Many comments expressed general support, others stated that the policy recommendations are not strong enough to meet local climate goals. Comments from large institutions expressed concern with elements of the proposed policy and their ability to comply with the requirements. The final Ithaca Green Building Policy report incorporates changes and clarifications prompted by public comments.

Next Steps

The Green Building Policy report was adopted by the City of Ithaca Common Council on May 2 and accepted by the Town Board on May 7. Both municipalities have directed staff to codify the policy recommendations contained in the report. The draft legislation will then be reviewed and considered for adoption by Common Council and the Town Board.

Additional work, such as research and stakeholder outreach, is needed to provide a level of detail sufficient to develop code language for the

green building policy. However, as documented in the public comments, it is important to stress that the need for careful vetting of any proposed legislation must be balanced with the need to act quickly to address climate change amidst a local building boom. A thorough but swift codification and adoption process will give the Town and the City of Ithaca the best chance of meeting their ambitious climate goals and securing Ithaca's reputation as a leader in environmental action.

You can download the Green Building Policy report at the project website: ithacagreenbuilding.com/documents.

This is the latest installment of the Signs of Sustainability series produced by Sustainable Tompkins. For more information about the organization, visit their website at SustainableTompkins.org. Nick Goldsmith, the project manager of the Green Building Policy project, works jointly for the Town of Ithaca and the City of Ithaca as Sustainability Coordinator. He can be reached at ngoldsmith@cityofithaca.org.

Notes

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This thinking led to the development of an idea. Because I recognized that people often perceive that they lack power in the wake of experiencing trauma, I was curious whether mentoring or business organizations had the potential to be therapeutic if people began to recognize their ability to lead or saw positive feedback from their work as a mentor or while running a small business.

I decided to study abroad in Uganda, India, and Brazil, on a program focused on social entrepreneurship to examine this idea, as well as to explore how organizations aimed at

bringing about social change have the potential to make people psychologically better off.

My abroad experience, complemented by my work the following summer interning at a children's behavioral health agency, really showed me that psychological intervention looks very different when it interacts with poverty. When people struggle with the threat of eviction or homelessness, don't have enough food to eat, or are faced with immense structural injustice, it feels wrong to focus energy on looking at whether their perception of power can be artificially manipulated.

I came into my senior year realizing that I want to work on the intersection of children, trauma, and

poverty, and I want to do this by building within communities.

Driven by this passion, I became president of Youth Outreach Undergraduates Reshaping Success (YOURS) this year, a mentoring organization I had been involved with since my freshman year. I have spent the past year deeply immersed in the organization and have tried to focus a lot of my energy exploring how the organization can evolve to better meet the needs of the youth we work with.

Next year, I am excited to dive into my work as an elementary school teacher in Oakland, CA. I plan to fully immerse myself in the work of building resiliency within communities and working on making

the environments of children as strong and resource-rich as possible.

Cornell has given me a space to build upon my passions, taught me to be a self-advocate, inspired me to take initiative, and has connected me with the most amazing people. I am excited to take what I have learned here and carry it with me to take on some of the big social challenges I want to dedicate my career to fighting.

Cornell Senior Greta Sloan - College of Human Ecology, Human Development Major - will graduate from Cornell University May 27. East Hill Notes are published the second and fourth Monday of each month in Tompkins Weekly.

LEGAL NOTICES

Notice of Formation of a Limited Liability Company

Del Tocaroro, LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 03/28/2018. The office location is Tompkins County. The NYSS has been designated as the agent upon whom process may be served. NYSS shall mail any process to the LLC c/o Samuel David Alcaine, 108 Campbell Ave., Ithaca, NY 14850. The LLC purpose is to engage in any lawful purpose. 4/9, 4/16, 4/23, 4/30, 5/7, 5/14.

Notice of Formation of a Limited Liability Company

Ithaca Food Tours LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 09/22/2016. The office location is Tompkins County. The NYSS has been designated as the agent upon

whom process may be served. NYSS shall mail any process to the LLC c/o Sarah Barden, 757 Warren Rd #3945, Ithaca, NY 14852. The LLC purpose is to engage in any lawful purpose. 4/16, 4/23, 4/30, 5/7, 5/14, 5/21.

Notice of Formation of a Limited Liability Company

Vine Property LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 04/09/2018. The office location is Tompkins County. The NYSS has been designated as the agent upon whom process may be served. NYSS shall mail any process to the LLC at 217 Linn St., Ithaca, NY 14850. The LLC purpose is to engage in any lawful purpose. 4/16, 4/23, 4/30, 5/7, 5/14, 5/21.

Notice of Formation of a Limited Liability Company

Allechant, LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 03/23/2018. The office location is Tompkins County. The NYSS has been designated as the agent upon whom process may be served. NYSS shall mail any process to the LLC at 635 Iradell Rd., Trumansburg, NY 14886. The LLC purpose is to engage in any lawful purpose. 4/23, 4/30, 5/7, 5/14, 5/21, 5/28.

Notice of Formation of a Limited Liability Company

Dancing Danae, LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 04/16/2018. The office location is Tompkins County. The NYSS has been designated as the agent upon whom process may be

served. NYSS shall mail any process to the LLC c/o Greg Nelson, 6 White Hawk Ln., Ithaca, NY 14850-9030. The LLC purpose is to engage in any lawful purpose. 4/23, 4/30, 5/7, 5/14, 5/21, 5/28.

Notice of Formation of a Limited Liability Company

Red Tail, LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 04/16/2018. The office location is Tompkins County. The NYSS has been designated as the agent upon whom process may be served. NYSS shall mail any process to the LLC c/o Mark Pruce, 12 White Hawk Ln., Ithaca, NY 14850-9030. The LLC purpose is to engage in any lawful purpose. 4/23, 4/30, 5/7, 5/14, 5/21, 5/28.

Notice of Formation of a Limited Liability Company

SIMPLY TWIRL, LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 01/17/2018. The office location is Tompkins County. The NYSS has been designated as the agent upon whom process may be served. NYSS shall mail any process to the LLC c/o Daniel T. Topoleski, 97 Collins Rd., Freeville, NY 13068. The LLC purpose is to engage in any lawful purpose. 4/23, 4/30, 5/7, 5/14, 5/21, 5/28.

Notice of Formation of a Limited Liability Company

Shaw & Furniss PLLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 04/03/2018. The office location is Tompkins County. The NYSS has been designated as

the agent upon whom process may be served. NYSS shall mail any process to the LLC at 950 Danby Rd., Suite 100-G Ithaca, NY 14850. The LLC purpose is to engage in any lawful purpose. 4/30, 5/7, 5/14, 5/21, 5/28, 6/4.

Notice of Formation of a Limited Liability Company

HEAT INVERSE, LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 02/14/2018. The office location is Tompkins County. The NYSS has been designated as the agent upon whom process may be served. NYSS shall mail any process to the LLC c/o Legalinc Corporate Services Inc., 1967 Wehrle Drive, Suite 1 #086, Buffalo, NY 14221. The LLC purpose is to engage in any lawful purpose. 4/30, 5/7, 5/14, 5/21, 5/28, 6/4.

Notice of Formation of a Limited Liability Company

Dubois Network, LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 03/06/2018. The office location is Tompkins County. The NYSS has been designated as the agent upon whom process may be served. NYSS shall mail any process to the LLC c/o Autumn Perez, 310 Floral Ave, Apt 506, Ithaca, NY 14850. The LLC purpose is to engage in any lawful purpose. 5/7, 5/14, 5/21, 5/28, 6/4, 6/11.

Notice of Formation of a Limited Liability Company

People's Market of Lansing, LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 02/08/2018. The office location is Tompkins County. The NYSS

has been designated as the agent upon whom process may be served. NYSS shall mail any process to the LLC c/o Jay Engels, 45 Atwater Road, Lansing, NY 14882. The LLC purpose is to engage in any lawful purpose. 5/7, 5/14, 5/21, 5/28, 6/4, 6/11.

Notice of Formation of a Limited Liability Company

Elaan Greenfield Designs LLC filed its Articles of Organization with the NY Secretary of State (NYSS) on 02/02/2018. The office location is Tompkins County. The NYSS has been designated as the agent upon whom process may be served. NYSS shall mail any process to the LLC to 950 Danby Rd., Suite 30, Ithaca, NY 14850. The LLC purpose is to engage in any lawful purpose. 5/14, 5/21, 5/28, 6/4, 6/11, 6/18.