# Saint Paul
# Sustainable Building Ordinance

## City Council Policy Committee

August 12, 2026

SAINT PAUL
MINNESOTA

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# Agenda

- Review current ordinance
- Describe update process
- Summarize engagement findings
- Q&A

# Why Adopt a Sustainable Building Policy?

Multiple Benefits to Residents and Businesses

- Lowering operating costs (energy, water)
- Increasing asset value
- Growing the property tax base
- Reducing health concerns related to “sick” buildings
- Enhancing employee well being and productivity
- Meeting City’s Emissions Goals

# Saint Paul Emissions by Sector

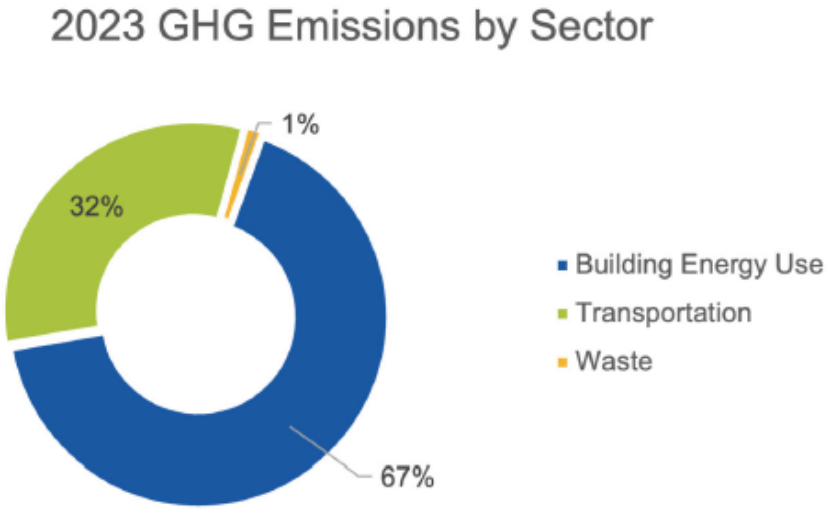



*Figure 2 Breakdown of citywide emissions by sector, 2023. Data Source: Xcel Energy 2023 Community Energy Report.*

# Saint Paul Sustainable Building Ordinance

- Model Policy / MPCA Support
- Two-year Stakeholder Engagement
- Adopted in 2010 / Updated in 2018
- Applies to:
  - New and renovated City buildings
  - New and renovated private development projects receiving more than $200,000 in public investment

# The Ordinance Structure

**Two Key Steps:**

- Comply with a green building standard from the approved list

*AND*

- Comply with the Saint Paul Overlay

# Eligible Green Building Standards

U.S. GREEN BUILDING COUNCIL
LEED
USGBC

MINNESOTA B3 GUIDELINES

Enterprise green communities®

GREENHOME INSTITUTE
GREENSTAR CERTIFIED

# The Saint Paul Overlay

**What Is Included:**

- Energy use and greenhouse gas emissions
- Use of potable water inside building & landscaping
- Stormwater Management
- Diversion of construction waste from landfills
- Indoor Environmental Quality

# Success To Date

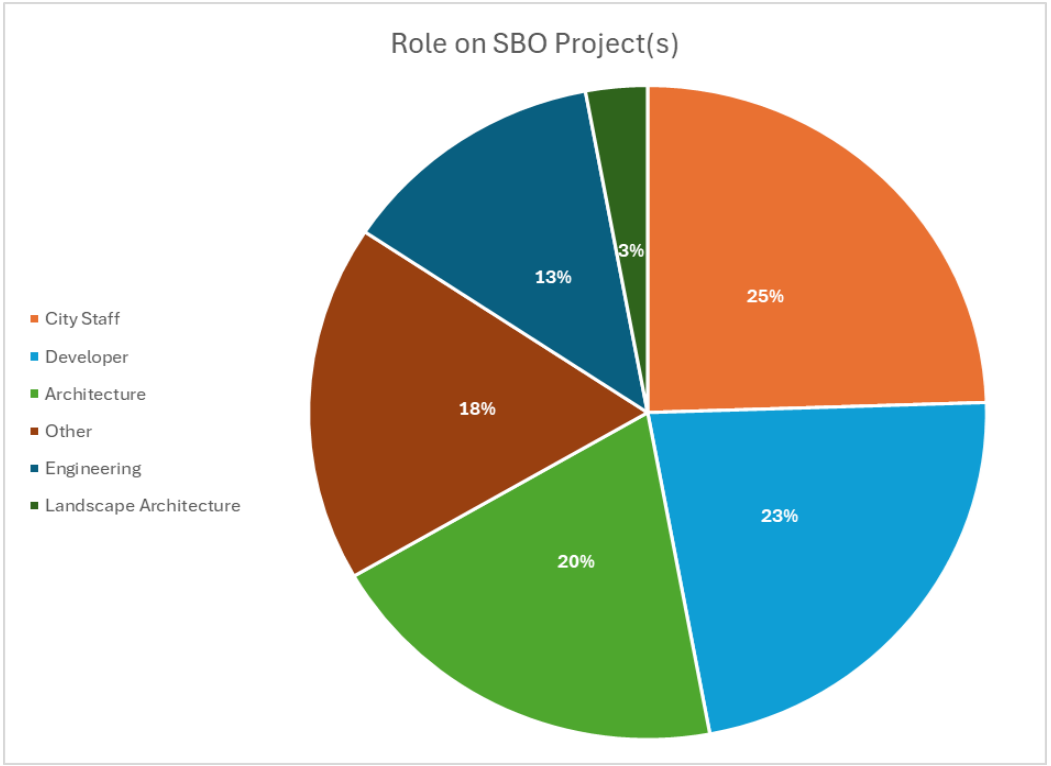
- 120+ Projects
- Total Square Footage: 8,500,000+
- Total Development Cost: $2 Billion
- Types of Projects: Single-Family, Multi-Family (affordable to luxury), Commercial (hardware store, grocery store, restaurant), Venues (Ordway & CHS Field & Palace Theater), Community Centers, a Shelter, Museum, Fire and Police Stations, Libraries
- Other Minnesota Cities Adopting Similar Policies

Photo courtesy of Rob Thompson / Saint Paul Saints

# 2026 Update

- Saint Paul contracted with the CSBR to conduct a review of the existing ordinance and propose updates and amendments
- The work plan includes:
  - Collecting Stakeholder Feedback (survey & listening sessions)
  - Review, Update, and Add Green Building Standards
  - Review and Update Overlay Requirements
  - Review Ordinances from Other Minnesota Cities
  - Draft and Share Proposed Ordinance
  - Develop Training and Education Materials for Project Teams and City Staff

# 2026 Update – Survey & Listening Sessions




- Survey sent to 95 people
  - Developers
  - Architects
  - Engineers
  - Home Builders
  - Consultants
  - Property Owners
  - Downtown Alliance
  - City Staff

# What We Heard

- The SBO does not work well for small buildings
- Provide more green building certification options
- Don’t impede downtown office-to-residential conversions
- Provide alternate pathways to compliance with SB 2030
- The City should lead by example

# What's Next?

- Return to stakeholders with recommendations
- Return to City Council with recommendations
- Public Hearing / Adoption
- Education
- Implementation

# Thank You

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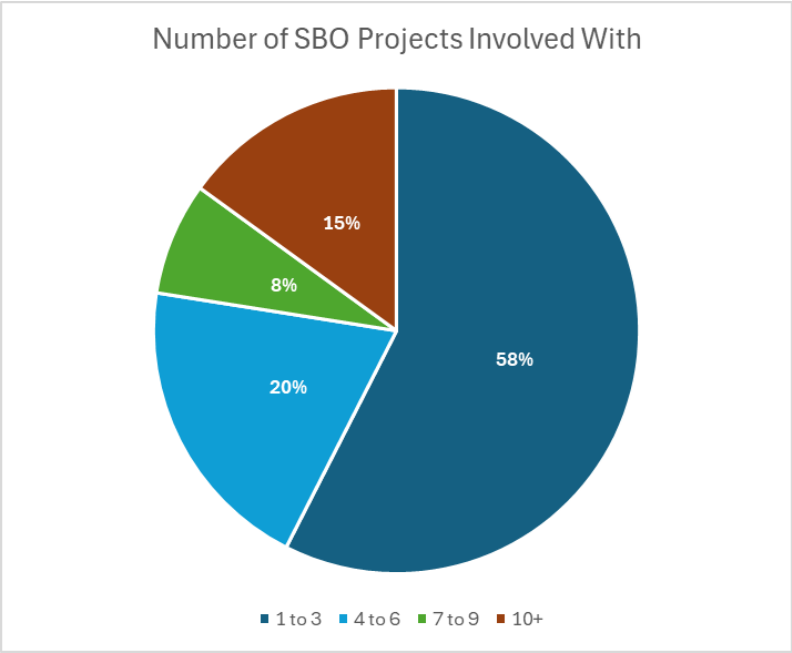
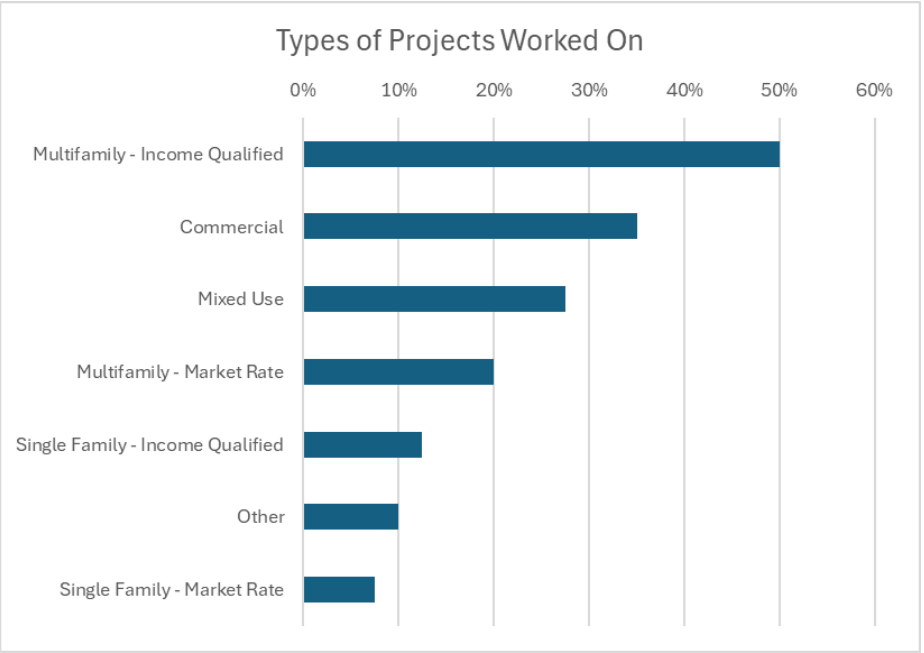
# 2026 Update – Survey Results



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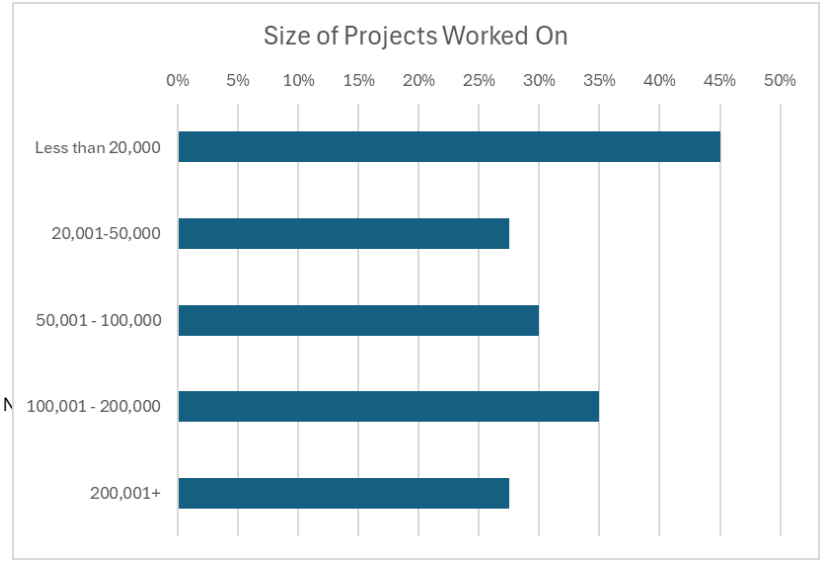
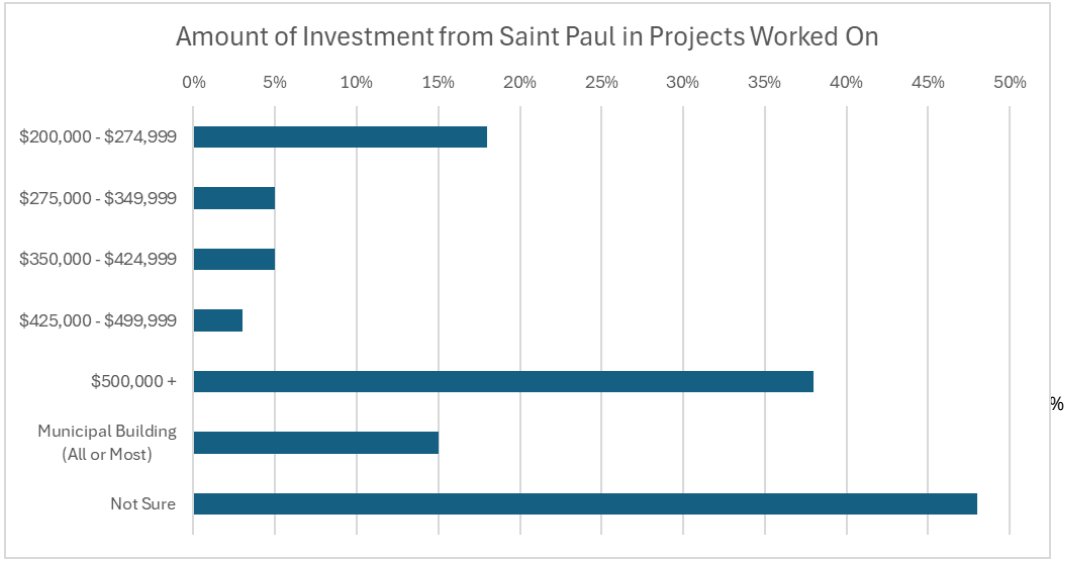
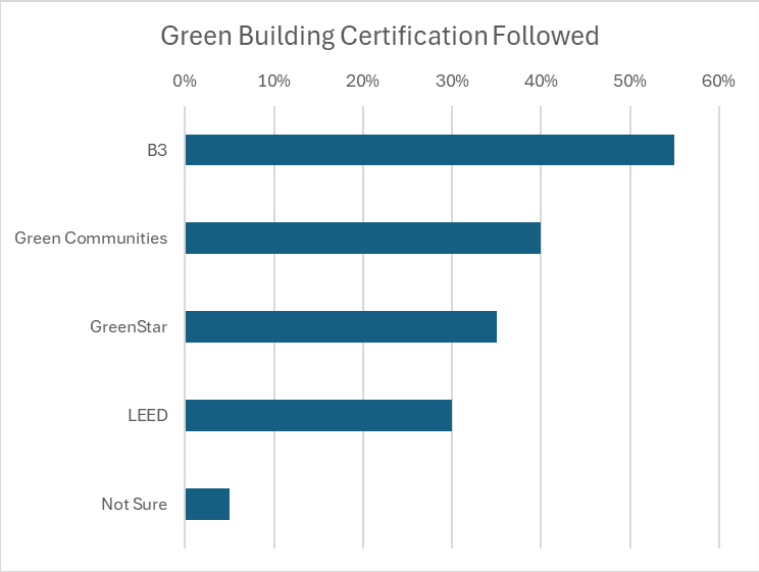


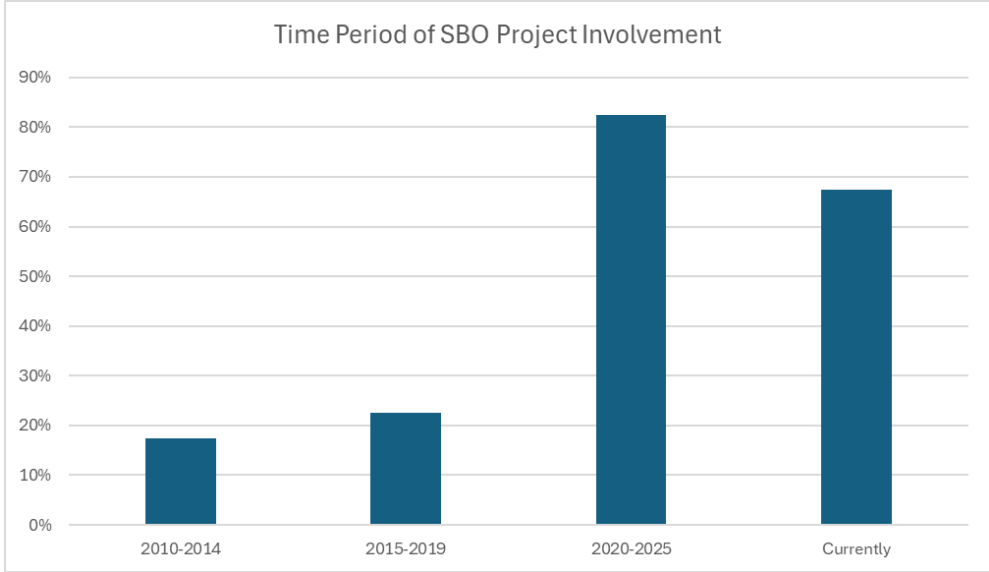



# Survey Results - Project Information




N=40

Respondents could select multiple options so responses do not total 100%

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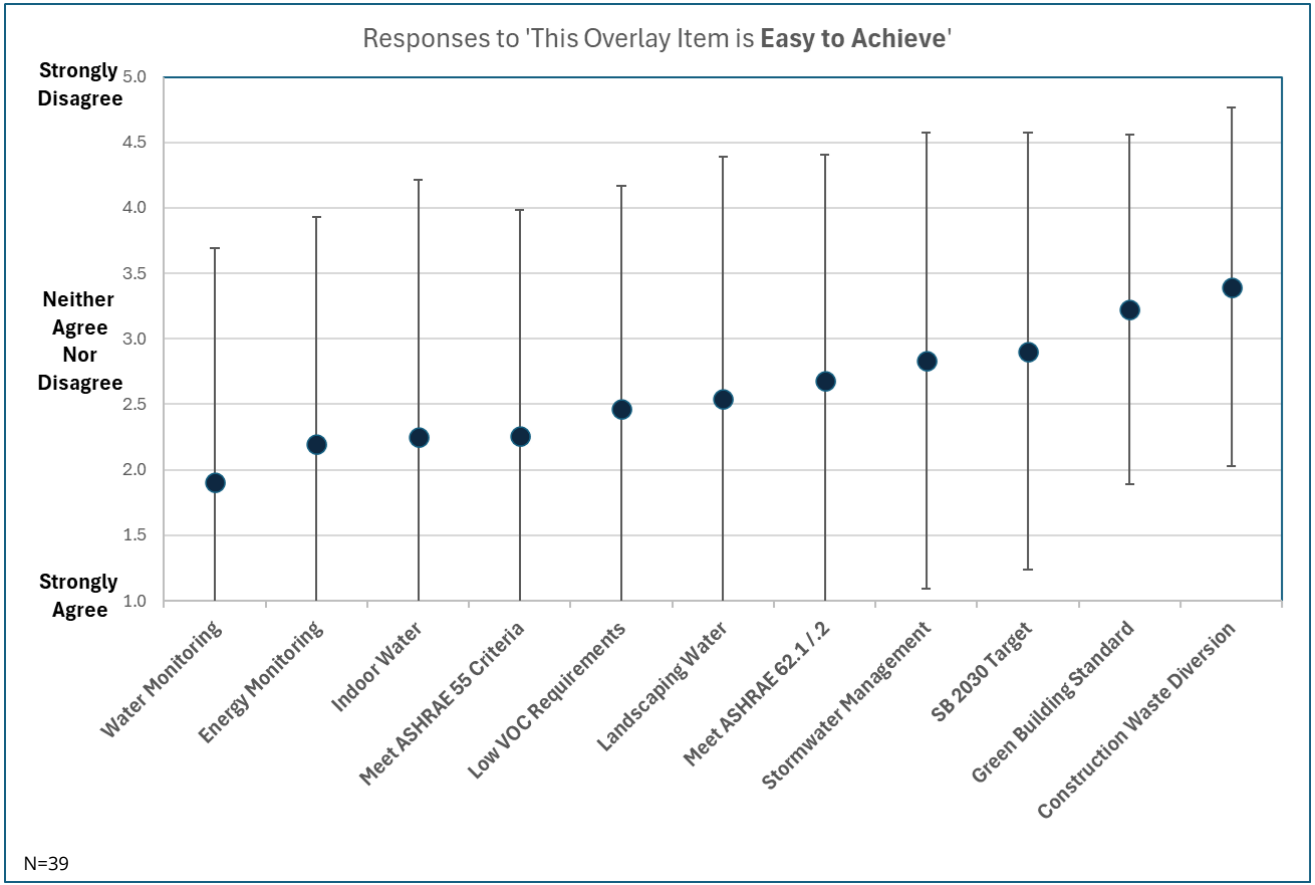
# Survey Results - Overlay Items



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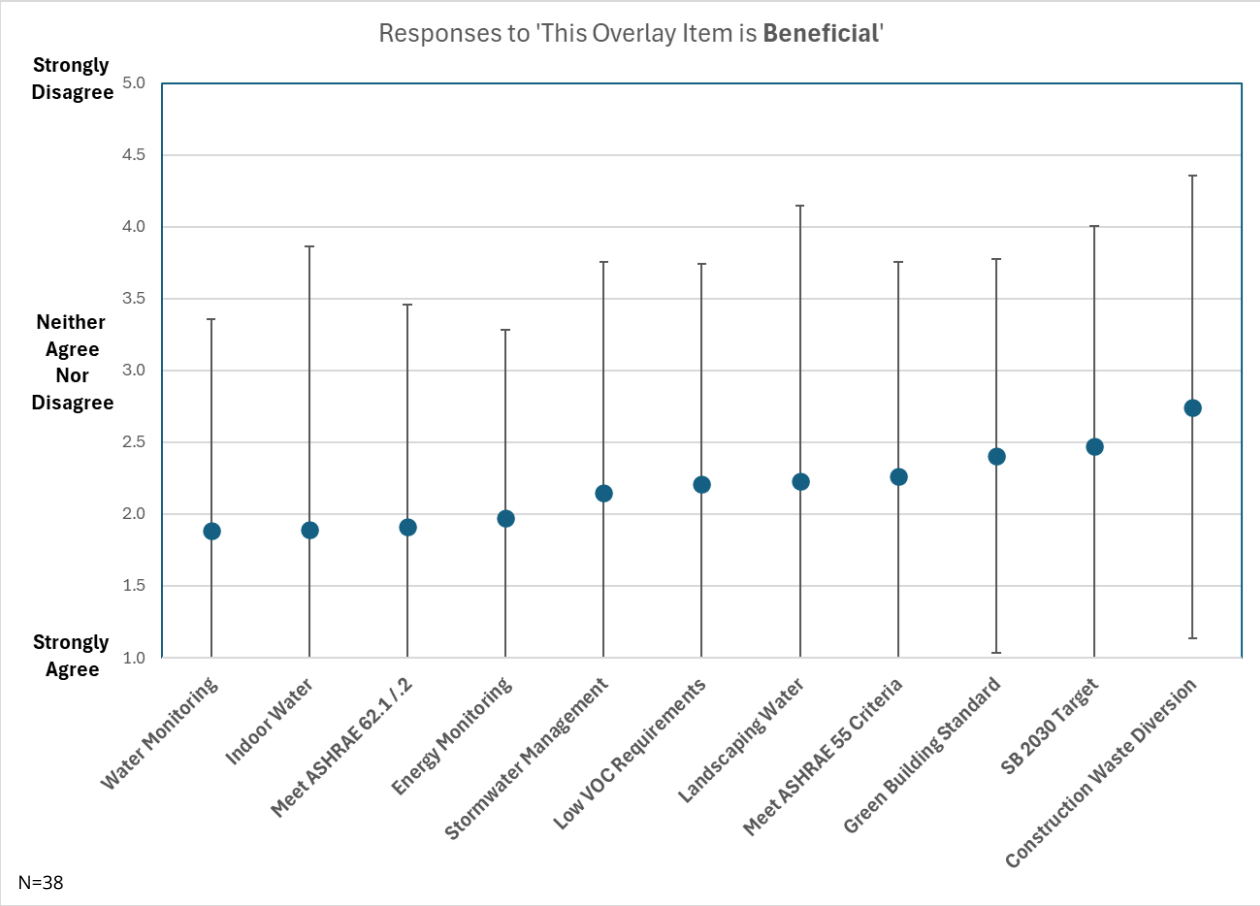
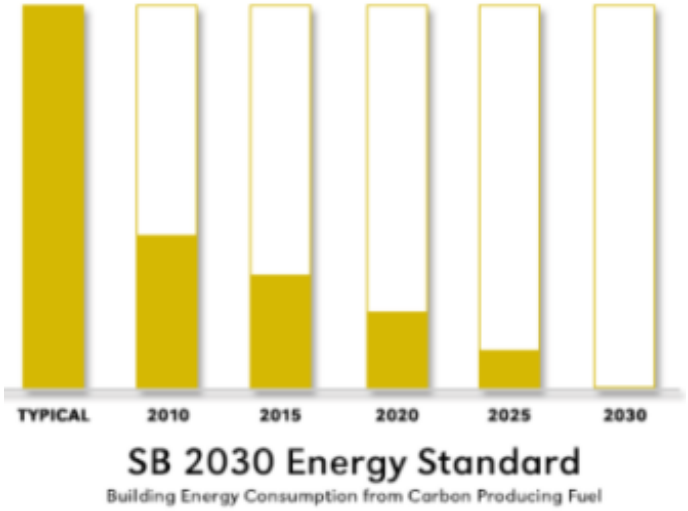


# Sustainable Building 2030

MINNESOTA 2030 SB 2030 ENERGY STANDARD



# Challenges

- Staff Capacity
- No Enforcement Mechanism
- Learn About Projects Late
- Reporting Lags
- Small Buildings
- Uncooperative Developers