

City of Albuquerque Legislation

Executive Order Establishing High Performance Green Building Standards for City Projects

- Mandates that all City funded projects 5,000 SF and above, and/or using over 50 KW electrical demand, build to a minimum rating of Silver using USGBC LEED-NC, LEED-EB, LEED-CS or LEED-CI. This mandate includes renovation projects requiring replacement of two of the three major systems. (2005)
- This was the first step in creating a “Green Path Program”. To implement the Green Path Program, the Planning Department:
 - Has begun collaborating with developers and builders to amend the local building administrative codes to foster and facilitate the development of high performance green buildings. The goal is to amend the codes by 2008.
 - Has dedicated a professional position to operate as a Green Building Facilitator. This position will be responsible for actively promoting green building, providing technical assistance, training and community outreach.

City of Albuquerque Programs

Mayor’s Task Force is making recommendations for changes to the administrative code, review process, and incentives to promote energy efficient construction in keeping with the goals of the 2030 program.

HELP Julie Walleisa is on the task force. She is a good resource for questions you may have.

The City of Albuquerque, in conjunction with Albuquerque Bernalillo County Water Utility Authority, offers a number of rebates for installing water saving devices. Rebates can be claimed for low-flow toilets and showerheads, high efficiency washing machines and hot water recirculating systems. For water conservation outdoors, ABCWUA offers a number of incentives for irrigation efficiency and xeriscape, from classes to rebates for rainwater harvesting, multi-setting sprinkler controllers, rain sensors, pressure regulation valves and pressure vacuum break (PVB) backflow prevention valves, and multistream rotor heads.

LINK For more information, check out the ABCWUA website at <http://www.abcwua.org/waterconservation/>

Federal Tax Incentives (Energy Policy Act of 2005)

Tax Deductions for Commercial Buildings:

Energy Policy Act of 2005: the new law provides for a tax deduction of up to \$1.80 per square foot for energy-efficient upgrades that achieve a 50% reduction in annual energy costs to the user compared to a base building defined by the ASHRAE/IESNA 90.1-2001 standard. Partial deductions of up to \$0.60 per square foot can be taken for measures affecting any one of three building systems: the building envelope, lighting, or heating and cooling systems. The credits are available for systems “placed in service” from January 1, 2006 through December 31, 2008.

EXAMPLE Jefferson Green just missed the full deduction (45% instead of 50% savings) but qualified for the \$0.60/sf heating/cooling deduction.

LINK For more information see <http://www.lightingtaxdeduction.com/index.html>

Tax Credits for Home Builders:

- Home builders are eligible for a \$2,000 tax credit for a new energy efficient home that achieves 50 percent energy savings for heating and cooling over the 2004 International Energy Conservation Code (IECC) and supplements. At least 1/5 of the energy savings must come from building envelope improvements. This credit also applies to contractors of manufactured homes conforming to Federal Manufactured Home Construction and Safety Standards.
- These tax credits apply to new homes located in the United States whose construction is substantially completed after August 8, 2005 and that are acquired from the eligible contractor for use as a residence from January 1, 2006 through December 31, 2008.

Tax Credits for Consumers:

- Home Improvements. Tax credits are available for many types of home improvements including adding insulation, replacement windows, and certain high efficiency heating and cooling equipment. The maximum amount of homeowner credit for all improvements combined is \$500 during the two year period of the tax credit. This tax credit applies to improvements made to your primary residence from January 1, 2006 through December 31, 2007.
- Solar Energy Systems. Tax credits are available for qualified solar water heating and photovoltaic systems. The credits are available for systems “placed in service” from January 1, 2006 through December 31, 2008. The tax credit is for 30 percent of the cost of the system, up to \$2,000. This credit is not limited to the \$500 home improvement cap.
- Fuel Cells. There is a consumer tax credit of up to 30 percent of the cost (up to \$500 per 0.5 kW of capacity maximum) for installing a “qualified” fuel cell and microturbine systems. The credits are available for systems “placed in service” from January 1, 2006 through December 31, 2008. This credit is not limited to the \$500 home improvement cap.

LINK More information about Federal tax credits can be found at http://www.energystar.gov/index.cfm?c=products.pr_tax_credits#s9

New Mexico State Legislation

Executive Order 2006-001, State of New Mexico Energy Efficient Green Building Standards for State Buildings

- Requires that all Executive Branch state agencies adopt the USGBC LEED rating system to achieve a minimum rating of Silver for buildings (both new construction and renovation comprising upgrade or replacement of two or more systems) in excess of 15,000 SF and/or using over 50kW peak electrical demand. In addition, the project must achieve a minimum delivered energy performance of one half the energy consumption for that building type as defined by the US DOE (ENERGY STAR). New construction and renovation of buildings between 5,000 and 15,000 are required to achieve the DOE rating. (2006)

NOTE This applies to most New Mexico university projects.

LINK ENERGY STAR energy performance ratings: http://www.energystar.gov/index.cfm?c=new_bldg_design.bus_target_finder

NOTE 50% compared to DOE average is typically much easier to achieve than 50% per LEED or current code.

HB610 Solar Collector Standards Act

- EMNRD to make standards and certification for solar collector products. EMNRD, CID, and CIC to create rules, standards, or codes that establish requirements for new construction that will accommodate the installation of solar collectors to or on the new construction after that construction is otherwise complete, including roof orientation, roof strength, location of obstructions to sunlight, access to installation locations, built-in conduit, wiring and piping and brackets for attaching solar collectors. (2007)

NOTE Think about planning for and pre-wiring/piping for future additions of photovoltaic or other solar panels.

HB825 Energy Efficiency Bonding & Fund

- Provides means for a school agency or district to request an energy efficiency assessment to identify those measures which can be installed or operated at a total price less than the energy cost savings realized. It also extends the length of contract for the installation of energy efficiency measures. (2007)

New Mexico State Tax Incentives

SB 463 Sustainable Building Tax Credit

- Provides tax credits for the construction of a sustainable building or the renovation of an existing building into a sustainable building, tied to LEED NC, CS, CI, or EB Silver or higher, or residential buildings that achieve Build Green NM Gold or LEED-H Silver or higher. Taxpayer provides proof of compliance with LEED certification, commissioning credit, and 50% or better energy consumption compared to DOE average to EMNRD for commercial buildings, or proof of LEED-H or Build Green NM certification and HERS rating of 60 or lower for residential buildings. The amount of the credit varies according to the occupied square footage of the building, and the level of certification achieved. (2007)

NOTE Enhanced commissioning must be done to achieve this tax credit!

EXAMPLE A 50,000 sf LEED Gold building could earn \$127,500 in tax credits. A 100,000 sf LEED Silver building could earn \$140,000.

LINK For more information see http://www.dsireusa.org/library/includes/incentive2.cfm?Incentive_Code=NM16F&CurrentPageID=1&RE=1&EE=1

HELP Julie Walleisa is on the implementation committee for the commercial tax credit. She is a good resource for questions you may have.