

ORDINANCE 14-2023

**AMENDING ARTICLE IX, SECTION 170-73 “DESIGN STANDARDS”
OF THE TOWNSHIP OF LIVINGSTON MUNICIPAL CODE, BY
ADDING "B(16)". GREEN BUILDING DESIGN" PROVISION**

WHEREAS, focusing on sustainability in a municipality can help promote a healthy and comfortable environment for the residents and future generations that live in it; and

WHEREAS, incorporating sustainable designs in buildings can reduce negative impacts on the environment, and the health and comfort of building occupants, thereby improving building performance; and

WHEREAS, the Livingston Township Council of the Township of Livingston, in the County of Essex, New Jersey (the “**Council**”), seeks to optimize quality of life for its residents by creating a sustainable future for the residents and future generations; and

WHEREAS, the Council seeks to adopt practices that focus on to efforts to reduce waste, cut greenhouse gas emissions, improve public health, stimulate local economies, increase resiliency and progress toward an equitable society; and

WHEREAS, the use of green and sustainable building practices attracts educated, civic-minded, environmentally conscious new residents; creating value in and for the community;

WHEREAS, to complete this goal, the Council now desires to amend the Municipal Code to require that all redevelopment plans include a mandatory set of green building design requirements as applicable.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LIVINGSTON, IN THE COUNTY OF ESSEX, AS FOLLOWS:

Section 1. Section 170-73 B. of “Design Standards” shall be amended to add Section 16 as follow:

(16) Green Building Design. The following green design standards shall be included, as applicable, in redevelopment plans:

(a) Lighting:

1. Indoor spaces and external spaces shall use LED lighting
2. Indoor common areas shall have occupancy sensors
3. Outdoor lighting shall incorporate solar power sourcing to the greatest extent possible.

(b) Energy:

1. All appliances including stovetops, refrigerators, washers, dryers, and dishwashers shall be Energy Star (or similar) rated and electric powered or have the required wiring and components installed to allow for future conversion to electric power.
2. Buildings must comply with the mandatory and prescriptive provisions of ANSI/ASHRAE/IESNA Standard 90.1–2022, with errata
3. Buildings must comply with HVAC and service water heating requirements applicable to each building, including equipment efficiency, economizers, ventilation, and ducts and dampers, for the appropriate ASHRAE 50% Advanced Energy Design Guide and climate zone
4. Projects shall include sufficient solar electric power capacity to power common areas when weather conditions permit.
5. Incorporate heat recovery ventilation or energy recovery ventilation systems
6. Incorporate passive designs such as deep overhangs, the use of thermal mass building materials, and natural cross ventilation
7. Incorporating in-floor radiant heating systems is encouraged when possible
8. Heat pump heating and cooling shall be used to the greatest extent possible
9. The use of heat pump water heaters is encouraged when possible

(c) Heat Island Reduction

1. Maximize the use of shade trees over paved areas
2. Including vegetated planters is encouraged when possible

(d) Air Quality:

1. All paints, coatings, adhesives, and sealants used shall have low to no volatile organic compound emission

(e) Sustainability:

1. Recycled materials are encouraged to be used when possible

(f) Building Envelope:

1. Windows shall, at a minimum, be Energy Star Rated.
2. Walls, floors, ceilings, attics and roofs shall comply with the then current Energy Code required by the Uniform Construction Code.
3. Roofs may include reflective roofs designs and shall, at a minimum, be Energy Star rated.

(g) Landscaping:

1. Native plants shall be used
2. Outdoor irrigation shall be minimized

3. Lawn areas shall be minimized
4. Permeable paving is encouraged to be used when possible
5. Rainwater collection and reuse is encouraged to be used when possible

(h) Building Automation:

1. Building automation shall be used to control HVAC, security, fire & safety, lighting, and humidity

(i) Transportation

1. A minimum of 15% of the parking spaces shall be EV charging stations, level 2, with an additional 15% of the parking spaces to be at least Make-Ready EV charging stations with sufficient electrical panel size for future additions
2. For every one (1) apartment, there shall be a minimum of one (1) bicycle storage space that is covered and secured

Section 2. All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

Section 3. In the event that any section, provision, or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

Section 4. This ordinance shall take effect after passage and publication in the manner provided by law.

Introduced: May 30, 2023

Michael M. Vieira, Mayor

Adopted:

Carolyn Mazzucco, RMC
Township Clerk