Sustainable Building Standard

VISION AND PURPOSE

The Eden Prairie community is dedicated to building a sustainable environment where current and future generations benefit from climate and community resiliency as reflected in the City's Climate Action Plan, which includes the goal of being a carbon neutral city by 2050. Since the built environment is a significant contributor to Eden Prairie's carbon footprint, it is important that new developments minimize emissions and environmental impact during construction and operations. The Climate Action Plan has the established following goals related specifically to development:

- 5% of new construction is net zero energy by 2030, 80% by 2040, 100% by 2050.
- 5% of electricity load met with on-site solar by 2025, 10% by 2030.
- 30% of passenger vehicles are EV by 2030, 50% by 2040, 100% by 2050.

For developments that seek City financial or zoning incentives, it is reasonable that they meet set sustainability requirements in service to those goals. As such, the City of Eden Prairie adopts the following Sustainable Building Standard.

DEFINITIONS

For the purposes of this Standard, the following words and phrases shall have the following meanings:

1. "Coordinator" means the Sustainability Coordinator or their designee.
2. "Developer" means the entity, whether public or private, that undertakes New Construction projects, and to whom the provisions of this Standard apply.
3. "EV-Capable" means the presence of electrical panel capacity with dedicated branch circuit and a continuous raceway from the panel to the future electric vehicle parking spot.
4. "EV-Installed" means the presence of Level 2 electric vehicle charging stations.
5. "EV-Ready" means the presence of electrical panel capacity with dedicated branch circuit and a continuous raceway with conduit terminating a junction box or 240-volt charging outlet at the future electric vehicle parking spot.
6. "Level 2" electric vehicle charging capability is considered medium charging and means chargers with voltage greater than 120 and includes 240.
7. "New Construction" means the planning, design, construction, and commissioning of a new building 10,000 square feet or greater (gross), or an addition of at least 10,000 square feet (gross) to an existing building if such addition requires installation of new mechanical, ventilation, or cooling systems.

8. "Solar-Ready" means designed and built to facilitate future installation of solar systems on the building's rooftop to significantly improve the economics of the investment as defined by the selected Sustainable Building Rating System guidelines. For One-Family Residential, or Multi-Family Residential with Two to Four Dwelling Units, use the ICC International Residential Code (IRC) Solar-Ready Provisions for most recent version.

APPLICABILITY

This Standard applies to all New Construction projects as follows:

1. Public buildings owned or operated by the City of Eden Prairie or the HRA.
2. Private buildings rezoned with Planned Unit Development (PUD) District zoning.
    a. Private buildings rezoned with PUD zoning that only request a density waiver and no additional waivers are not subject to this Standard.
3. Private buildings receiving Financial Assistance.
    a. Financial Assistance means funds for New Construction projects provided by agreement from the City of Eden Prairie or HRA, including:
        i. Tax Increment Financing (TIF)
        ii. Conduit Bonds
        iii. Met Council LCA
        iv. Hennepin County Grants
        v. Other funds that are available to the City of Eden Prairie and HRA
4. All other private development is not subject to the Sustainable Building Standard.

STANDARD REQUIREMENTS

For Multi-Family Residential (5 or More Dwelling Units), Office, Commercial, Town Center, Transit Oriented Development, Mixed Use, Flex Service, or Industrial Developments

New Construction projects to which this standard applies are required to:

1. **Either be certified under an eligible Sustainable Building Rating System OR utilize all-electric building design with no fossil fuels.**
    a. Eligible Sustainable Building Rating Systems (must use most current iteration available at time of development application) include the following:
        i. *LEED Building Design and Construction (LEED BD+C) or LEED Residential BD+C Multifamily.* Certified Silver, Gold, or Platinum.
        ii. *State of Minnesota B3 Guidelines*. Certified Complaint. Projects with <20,000 gross square feet can utilize B3 Small Buildings Method where applicable.
        iii. *Enterprise Green Communities* (with MN Housing Overlay where applicable). Certification or Certification Plus Level.
        iv. Equivalent rating system with prior approval from the Coordinator.

b. If utilizing all-electric building design pathway, heating systems shall use either ground or air source heat pumps and no systems in the building shall use fossil fuels, as verified by the construction documents. Exemptions may be granted for the use of natural gas in backup systems; however, applicant must provide documentation showing an offset of an equivalent amount of carbon emissions from on or offsite sources.

2. Meet the requirements of the Eden Prairie Overlay, which are specific measurable standards that New Construction projects must include regardless of pathway used in section one. The Eden Prairie Overlay requires:

a. Building greenhouse gas emission predictions
    i. Calculated and reported, using an agreed upon methodology.

b. Electric vehicle charging capability
    i. The percentage of parking spaces required at each level of capability based on the type of development are as follows:

Type of Land Use	EV-Installed (Fully Operational Day 1)	EV-Ready	EV-Capable
Multi-Family Residential *^	5%	20%	20%
Commercial*	1%	2%	2%
Office/Industrial*	2%	5%	5%
* Allow substitution of 20 Level 2 Chargers with 1 direct current fast charger installation.			
*Minimum of one EV-Installed space shall be accessible.			
^Nursing homes, assisted living, memory care, or convalescent care must install 1 accessible electric vehicle charger for visitor/staff use but are otherwise exempt.			

c. Renewable energy
    i. At a minimum, project must meet Solar-Ready standard as defined by the selected rating system.
    ii. Conduct an economic and technical evaluation of providing 5% of building energy load with on-site renewables.
    iii. Install if cost-effective using a simple payback of 15 years. Cost calculations must be shared with Coordinator if exceeds 15-year simple payback.

For One-Family Residential, or Multi-Family Residential with Two to Four Dwelling Units

1. New Construction projects to which this standard applies are required to 1) install one EV-Ready parking space per dwelling unit, and 2) build roof to meet Solar-Ready guidelines.

COMPLIANCE

1. For any projects to which this Standard applies, compliance must be a condition of the receipt of Financial Assistance and/or Planned Unit Development approval.

2. Buildings will not advance to the next stage of construction or operation, including necessary permit issuance, without demonstrated ongoing compliance with this Standard.
3. The requirements of this Standard may be modified by the Coordinator only for reasons of hardship. Hardship includes the inability to physically achieve the standard due to circumstances unique to the property. Economic reasons alone do not constitute a hardship. Approved modifications must result in the project remaining in harmony with the intent of the Sustainable Building Standard to the maximum extent practicable. Maximum extent practicable means the highest level of efficacy that can be achieved considering the effectiveness, engineering feasibility, commercial availability, safety, and cost of the measures. Decisions on modification of the Standard by the Coordinator may be appealed to the City Council. This Standard may be amended or discontinued without prior notice.

Approved by the City Council on September 19, 2023
Updated by the City Council on April 15, 2025