

ADOPTION OF RESOLUTION ENERGY CONSERVATION AND MANAGEMENT POLICY FOR WAKE COUNTY BUILDINGS

The Wake County Citizens' Energy Advisory Commission has developed an Energy Conservation and Management Policy for Wake County Buildings. All Wake County employees shall share in the responsibility for implementation of this energy policy and shall be diligent in their efforts to conserve resources and use energy efficiently.

At the Administration Committee meeting held April 27, 1992, the Committee recommended to the full Board that approval be given to the Energy Conservation and Management Policy for Wake County buildings.

ENERGY CONSERVATION AND MANAGEMENT POLICY

All Wake County employees shall share in the responsibility for implementation of this energy policy and shall be diligent in their efforts to conserve resources and use energy efficiently. Because of the complex environmental, economic and social consequences of the use of finite energy resources, appropriate procedures shall be employed in the design, construction, operation and maintenance of buildings and in the purchase, operation and maintenance of equipment and vehicles.

1. The County Manager shall initially designate one staff person to serve as Energy Conservation Advisor to all employees regarding implementation of energy conservation policies and procedures.
2. Wake County shall employ appropriate staff and consultants whose assigned responsibilities include the development and implementation of energy conservation programs.
3. The Energy Conservation Advisor shall determine annually an energy consumption goal to be used in budget preparation. Budget requests for the operation and maintenance of existing facilities and equipment shall include adequate funds to maintain and enhance the operating efficiency of building systems and equipment.
4. Proposed capital budgets shall provide for quality, energy-efficient facilities and equipment which meet or exceed the performance criteria established in the Building Energy Design Guidelines.
5. Building Energy Design Guidelines shall be developed by the Construction Management and General Services Administration Staff during FY 92-93 and reviewed annually thereafter by the Wake County Citizens' Energy Advisory Commission. Guidelines shall include design standards, energy goals, economic assumptions for life cycle cost analysis and other criteria on building systems and technologies. Architects and engineers shall be required to demonstrate that their designs are in conformance with these guidelines to the satisfaction of the professional staff of General Services Administration and Construction Management.
6. The selection process for design teams of architects, engineers and other consultants shall assure the selection of design teams who are fully qualified to provide comprehensive design services including energy analysis services as specified in the Building Energy Design Guidelines.
7. Contracts for design services for all major new buildings and major renovations shall specify energy analysis for the whole process from site selection and programming through evaluations after occupancy as specified in the Building Energy Design Guidelines. Contract shall specify a review system for energy consideration during the design process, an evaluation system for designers and a design fee which is adequate to support comprehensive design services.
8. Energy analysis shall be performed by design teams at appropriate intervals after completion of new buildings and major renovations to compare actual consumption to consumption estimates projected by designers.

9. The staff shall develop and implement guidelines during FY 92-93 that specify procedures for the operation and maintenance of facilities during occupied and unoccupied times, and shall review guidelines annually.
10. Energy use, cost data, and abnormal usage for each major facility shall be monitored monthly and reported upon request to the Wake County Citizen's Energy Commission. Data shall be reviewed annually by the staff and recommended goals established for each major facility.
11. The Energy Conservation Advisor shall review consumption data and energy related maintenance and operational activity as presented in reports, facility audits and studies conducted during the previous year and shall prepare a report, in coordination with the Energy Commission, which recommends capital needs for energy retrofit for the next fiscal year.
12. General Services Administration and the Emergency Management Department shall develop specific emergency energy conservation guidelines during FY 92-93 that the County Manager may implement in the event of an energy emergency. These guidelines shall include shut-down priorities and procedures that may be implemented during periods of energy or funding crisis and be reviewed annually by staffs from General Services Administration and Emergency Management Department.

Upon motion of Commissioner Hedrick, seconded by Commissioner Nichols, the Board unanimously approved the recommendation of the Administration Committee, accordingly.