Sustainability and green development are powerful components of a better environment, energy efficiency, and more livable attractive communities. The City of Phoenix encourages incorporation of sustainable elements into Adaptive Reuse Program projects. Designing projects to include sustainable elements provides lower operating costs for the building, higher value for the property, enhanced comfort for the occupants and an asset to the community. Examples of elements to consider include:

- **Civil/Site**: permeable concrete, interlocking pavers, rubberized asphalt with light colored aggregate, landscaping, and misting systems. Protect ecologically sensitive land and indigenous plants. A pilot program is currently being established for reduction in storm water retention requirements when using certain sustainable pavement materials.

- **Building**: shaded roof, light colored wall materials, insulation, double pane windows, shading materials including trellises and canopies, and reuse of building materials. Select resource efficient materials to have a minimum impact on the health of the environment and the occupants.

- **Energy**: low energy using appliances, solar panels, photovoltaic systems, and weatherization. Design a well-insulated building envelope with internal thermal mass.

- **Other**: gray water use, use of HVAC condensate, low VOC materials and use of best water conservation technology as appropriate.

The Adaptive Reuse Program allows the use of the International Existing Building Code (IEBC) for any existing building permitted prior to 2000. The IEBC is more flexible regarding construction design requirements. Several resources are available to provide assistance in gathering information regarding sustainability. The following sites provide tools related to: design, materials, cost benefits and other helpful data:

**Overview**
U.S. Green Building Council: [www.usgbc.org](http://www.usgbc.org)

**Energy**
Alliance to Save Energy: [www.ase.org](http://www.ase.org)
Arizona Energy Office: [www.azcommerce.com/energy](http://www.azcommerce.com/energy)
Arizona Solar Center: [www.azsolarcenter.com](http://www.azsolarcenter.com)
Center for Renewable Energy and Sustainable Technology (CREST): [www.crest.org](http://www.crest.org)
Energy & Environmental Building Association: [www.eeba.org](http://www.eeba.org)
ENERGY guide: [www.energyguide.com](http://www.energyguide.com)
Energy Star Program: [www.energystar.gov](http://www.energystar.gov)
Southwest Energy Efficiency Project (SWEEP): [www.swenergy.org](http://www.swenergy.org)

**Landscaping**
Arizona Department of Agriculture: [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm)

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.
Materials and Components
Green Building Resources Guide: www.greenguide.com
Green Spec: www.buildinggreen.com/menus
Greener building: www.greenerbuilding.org

Water Efficiency
Arizona Municipal Water Users Association: www.amwua.org
Water – Use it Wisely: www.wateruseitwisely.com

Tax Credit
Tax Incentives Assistance Program (TIAP): www.energytaxincentives.org
Federal Tax Credits: www.energystar.gov/taxcredits
Arizona Department of Revenue tax credits: www.azdor.gov (tax credits / water conservation systems)