Purpose

- Promote the reuse of historic buildings as part of an overall green building strategy
- Stress the inherently green aspects of older buildings
Problems

- Real and perceived barriers to sustainable preservation of buildings
  - Stumbling blocks in the regulatory/review process; code compliance

- Lack of communication between developers, regulators, preservationists, and other stakeholders
  - Need to work together to promote energy-efficient, location efficient investments

- Proper restoration and maintenance seem too costly compared to demolition and new construction
  - Lack of awareness of tools and incentives
EPA Region 5
Sustainable Communities Team Approach

- **Step 1:**
  - Identify key issues

- **Step 2:**
  - Form steering committee of diverse stakeholders to facilitate change

- **Step 3:**
  - Hold forum for dialogue among Stakeholders, including other agencies and private organizations

- **Step 4:**
  - Plan and implement policy changes with key partners

- Focus on Identifying Barriers
- Form a National Green Preservation Advisory Group
Interest from Regional EPA Offices

- Backing from Region 5
- Help to develop Symposia in other parts of the country
  - EPA Regions 2 and 3

- Greening Historic Communities-Wilmington, De.
  June 15-16, 2011
  - Identify Roadblocks to Greening Historic Communities and propose solutions for removing them
  - Codes, Incentives, Zoning, Energy Efficiency

- Evaluating the Inherent Sustainability of Older Buildings – West Coast – 2012
  - Technology – Life Cycle Analysis, Material Reuse, Climate Change, Deconstruction Techniques, Embodied Energy and Green Products
“Green Historic Preservation: What Works, What Doesn’t, and What Has Changed?”

- Update on the Status of Green Historic Preservation (Federal, State and Local) - Chicago, Illinois - 2013

  - Impact on the environment, communities, environmental justice and human health
Green Preservation Initiative

Next Steps

- Outreach and Communication
  - Increase Awareness
- Input to Codes and Standards
  - LEED, Secretary of the Interior’s Standards for Rehabilitation
- Webinars
- Guidance Document

February 3-5, 2011
Charlotte, North Carolina
Next Steps - Webinars

- Lead paint/Windows
  - Communicate the new lead Renovation, Repair and Paint Rule
  - Address the issue of window repairs vs. replacement.

- Weatherization
  - Technologies that will improve indoor air quality, reduce energy load, use reclaimed and recycled materials, and native landscaping.

- Greening Historic Federal Buildings
  - Highlight the federal governments’ sustainable retrofit of its own buildings
  - ACHP guidance document
Next Steps – Guidance Paper

- Summary of findings from the symposia.
- EPA and other partners can use as a reference tool as they consider green building techniques and older buildings and their role in society.
Technical Assistance Project
Concord, New Hampshire

EPA Office of Sustainable Communities

Goals:
I. To identify solutions to the known barriers to achieving sustainable redevelopment of historic properties, and
II. To identify incentives and develop tools that can be used to facilitate their sustainable redevelopment
Concord, New Hampshire

- Why is Concord Important?
  - Historic character of downtown
- What challenges does Concord face?
  - Development of second floor space
- What are they hoping to achieve?
  - Preserve Historic Character
  - Leadership in Sustainable Development
  - Provide Developers with the tools to make their projects economically feasible
Challenges:

- Compliance with accessibility requirements
- Compliance with energy efficiency building code
- Updating existing building infrastructure
- Accurate gauge of value of proposed units
Technical Assistance

Analyze:
- Market-based barriers
  - Parking, Lack of comparables, Perception of market
- Code-based barriers
  - Accessibility, Life Safety
- Preservation-based barriers
  - Standards for materials, Replacement techniques, etc.
- Sustainability measures
  - Energy efficiency standards, Water efficiency, etc.
Deliverables for Concord and other Historic Communities

- Tool Kit: Identify resources, policies, and strategies to sustainably renovate and preserve existing buildings
  - Historic Preservation Incentives
    - Federal, State tax credits
  - Energy Incentives
  - Low-income tax credits
  - Rapid Response Team
  - Group of experts
The redevelopment of historic buildings to reflect current green building and/or energy efficient standards is a necessary part of developing any sustainable community.