



Sustainable Building Policy

March 3, 2026

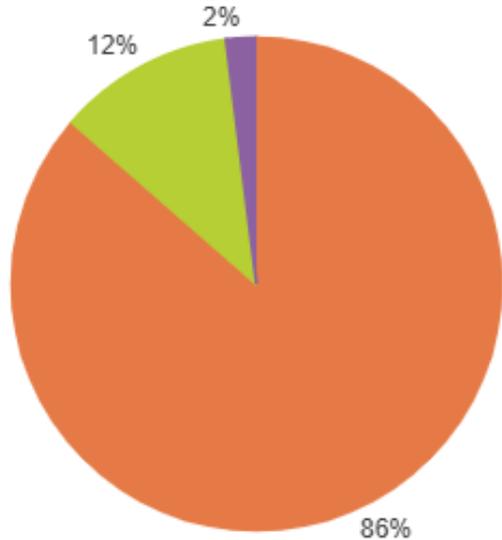
Climate Action Plan



The plan has two main components:

- Decreasing our greenhouse gas emissions through mitigation strategies.
 - 100% carbon-free community by 2040
- Becoming more resilient to prepare for a changing climate

Greenhouse Gas Emission



- In 2020, 86% of the Northfield's greenhouse gas footprint is from the energy used in buildings

Prioritize building strategies



Sustainable Building Projects



- Projects who have complied with the Sustainable Building Policy
 - Kraewood Flats
 - Transit Hub
 - Babcock Park
 - Northfield Ice Arena*



Sustainable Building



- Incremental construction costs associated with this policy are estimated to be between 5%-7% based on most recent data available

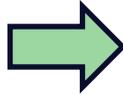
Passive House Multifamily Projects	# of Units	Cost Year	Cost Baseline	Incremental %
Large Multifamily	59	2017	Energy Star	13.0%
Small Multifamily	17	2022	Conventional Construction	7.0%
Medium Multifamily	23	2023	Energy Star	7.5%
Large Multifamily (study)	43	2025	Energy Star	4.9%

Data from: Center for Sustainable Building Research, Market for Passive Multifamily Projects in Minnesota

SBP: Policy Summary

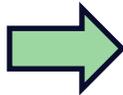


Calculate Greenhouse Gas Emissions Calculation



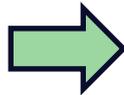
No requirement for greenhouse gas emission reduction or standard

Energy Efficiency Standard



Energy efficiency standards are not clearly achievable by current policy

Renewable Energy Standard



Renewable energy not feasible within the next 3–5 years

Result: Policy does not effectively support energy, emissions reduction, or climate resilience goals.

Short Term: Amendment



“Northfield Green Requirement” (NGR) means specific measurable standards that New Construction and Major Renovations must meet regardless of sustainable rating system, and which are to be communicated by the Coordinator to the applicant. The NGR includes the following and cannot be altered without Council approval: ...”

- Predicted Greenhouse gas emissions
- Energy efficiency Standard
- Renewable Energy Standard

Short Term: Amendment



“Northfield Green Requirement” (NGR) means specific measurable standards that New Construction and Major Renovations must meet regardless of sustainable rating system, and which are to be communicated by the Coordinator to the applicant.

Beginning March 3, 2026, and continuing through an interim period pending a future revision of the Sustainable Building Policy, the Sustainability Coordinator may approve alternative compliance methods, updated modeling standards, or equivalent performance pathways when strict application of the Northfield Green Requirements would prevent implementation of the policy’s intent. The NGR includes the following and cannot be altered without Council approval:...”

- Predicted Greenhouse gas emissions
- Energy efficiency Standard
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Short Term Solution



To Northfield Green Requirements Section Add: **Beginning March 3, 2026, and continuing through an interim period pending a future revision of the Sustainable Building Policy, the Sustainability Coordinator may approve alternative compliance methods, updated modeling standards, or equivalent performance pathways when strict application of the Northfield Green Requirements would prevent implementation of the policy's intent.**

- Provides administrative flexibility in the short term
- Maintains intent of energy performance and emission reductions
- Enables projects to provide forward practically in a realistic timeline

Solutions



Long Term

- i. Conduct a full review and update of the Sustainable Building Policy to create a clear, achievable, and locally appropriate framework that still advances Northfield's carbon-free 2040 goals, with final adoption by Council.

Policy Amendment



Motion for a Policy Amendment: “Northfield Green Requirement” (NGR) means specific measurable standards that New Construction and Major Renovations must meet regardless of sustainable rating system, and which are to be communicated by the Coordinator to the applicant. **Beginning March 3, 2026, and continuing through an interim period pending a future revision of the Sustainable Building Policy, the Sustainability Coordinator may approve alternative compliance methods, updated modeling standards, or equivalent performance pathways when strict application of the Northfield Green Requirements would prevent implementation of the policy’s intent.** The NGR includes the following: ...”

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**Sara Pabich,
Sustainability
Coordinator**

Sara.Pabich@northfieldmn.gov

