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## Benefits

Green building design practices and management principles can reduce building operating expenses, increase worker productivity and asset value. The improved indoor air quality found in most green buildings contributes to occupant health and well-being, often leading to lower staff-related overhead costs such as sick days and health-insurance premiums.

Green building design and materials can also reduce energy and water consumption and the release of toxins and greenhouse gas emissions which contribute to climate change. By raising environmental awareness among occupants and visitors, green building design frequently contributes to a more vibrant and connected community.

## Quick Fact

*Given the average commercial lease of five years, modern office buildings typically have at least one interior space renovation underway at all times.*

## Overview

City Green Building has developed a suite of Quick Guides to Tenant Improvements (TI) to help project managers, owners, interior designers and architects apply sustainable building practices to commercial remodel projects. The guides work equally well for new interior construction or renovation. Each guide includes an overview of a topic, key benefits and strategies, quick facts, a case study, an implementation checklist, additional resources and potential LEED-CI credits. By incorporating multiple strategies from a number of TI guides, owners, tenants and occupants alike will accrue the wide reaching benefits of a high-performance green project.

## TI Guides at a Glance

- 01 Green Lease** — A green lease can enhance recruitment, lower healthcare expenses, yield productivity gains and lower operating costs.
- 02 Connecting with Nature** — Interiors with natural elements foster positive connections between people and enhance physical and mental well being.
- 03 Adaptable Design** — “Future-proof” office space by providing for the integration and adaptability of various building systems.
- 04 Office Equipment** — Using energy efficient office equipment reduces energy costs, ambient noise, air-conditioning loads, electromagnetic fields and greenhouse gas emissions while extending equipment life.
- 05 HVAC: Heating, Ventilation & Air Conditioning** — Energy efficient HVAC equipment can reduce energy consumption, greenhouse gas emissions and utility costs while increasing thermal comfort and improving indoor air quality.
- 06 Lighting** — Energy efficient lighting systems can reduce a significant amount of electrical energy costs while enhancing aesthetic design inside and out.
- 07 Employee Well-Being** — The quality of the indoor environment directly affects employee well-being and performance.
- 08 Healthy Building Materials** — A healthy workplace is built, furnished and operated to minimize exposure to substances harmful to human health.
- 09 Regional Resources** — Purchasing locally supports our local economy and reduces transportation costs and emissions.
- 10 Construction Waste Management** — Many construction, demolition and land-clearing waste materials have high value for salvage and reuse.

## LEED®-CI v2.0: Commercial Interiors

*The U.S. Green Building Council established the internationally recognized rating system, LEED: Leadership in Energy and Environmental Design. LEED for Commercial Interiors (LEED-CI) is considered the green benchmark for the tenant improvement market. The Commercial Interior point system is distributed among six major categories:*

- 1. Sustainable Sites**
- 2. Water Efficiency**
- 3. Energy & Atmosphere**
- 4. Materials & Resources**
- 5. Indoor Environmental Quality**
- 6. Innovation & Design Process**



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## City Green Building

Whether your tenant improvement project is big or small, green building strategies can help you add value to your project. To accelerate the adoption of green building practices, the Department of Planning and Development provides:

### Educational Resources

City Green Building's web site connects developers, planners, builders, facility managers and home owners to green building information and resources. Residential, commercial and capital case studies illustrate how local projects have integrated green building techniques. The Green Home Remodel Guide Series includes an overview of sustainable materials and technical approaches on topics such as Salvage and Reuse, Painting, Lighting, Landscaping, Bath and Laundry and Kitchen remodels.

**No project is too big, or too small, to make a start.**

### Priority Green Permit Program

Projects pursuing deep green building approaches are being supported through the Priority Green Permit Program. Participants receive design team coaching, assistance with code barriers, integrated permit review, and interdepartmental coordination.

### Technical Assistance and Incentives

City Green Building connects your project to City department technical assistance and utility conservation incentive programs.

## The Key to Success

The sooner you start, the more likely you can reduce your project's cost while enhancing its performance.

Successful green building projects start by considering resource and energy efficiency, healthy buildings and materials, and ecologically and socially sensitive siting. This is best achieved with an integrated design process (IDP) that considers the project's entire life-cycle: from planning, design and construction, to operation and maintenance, renovation, and demolition or building reuse. **The earlier you start, the more value you add.**

**Our Team** Green building experts were brought together to form City Green Building, a program within the Seattle Department of Planning and Development providing educational resources for building professionals in Seattle. Maintaining strong relationships with Seattle City Light and Seattle Public Utilities, and working side-by-side with policy planners, permit reviewers and building inspectors, our green building specialists connect developers, design teams and building permit applicants with green building resources.

**Our Mission** is to make green building standard practice in Seattle. We are here to help make that dream a reality.

**We believe** the Northwest is a special place, with people that value its unique natural beauty.

**We believe** we can live in balance—a balance that includes economic prosperity, environmental health and quality of life.

**We believe** there is a better way to build—greener, healthier, and more profitable.



## Are you ready?

*In Seattle's competitive real-estate market, green building is an essential strategy to improve your bottom line and strengthen your business.*