

SMC 25.05.970 Determination of nonsignificance (DNS)

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: To amend Title 22 (Building and Construction Codes) with respect to energy use benchmarking; to add a new Chapter 22.930 addressing periodic building energy tune-ups for certain non-residential buildings; and to adopt a Director's Rule to interpret these provisions. The proposal is summarized as follows:

- Amend Chapter 22.920 (Energy Use Benchmarking) to direct and authorize OSE to update a Director's Rule for the existing Energy Benchmarking and Reporting program to allow the City to publish annual individual building energy performance data for commercial and multifamily buildings equal to or larger than 20,000 square feet online; and also including updates to other administrative language within the code. No additional action would be required of building owners.
- Add a new Chapter 22.930 that would require all non-residential buildings 50,000 square feet or larger to undergo a tune-up process at least once every five years and submit a summary report to OSE. The tune-up process would target low-cost and no-cost measures to optimize the energy and water performance. Buildings would be exempt from the tune-up if they can demonstrate high performance, continuous energy monitoring, successful participation in utility incentive programs, recent completion of a full energy audit or retro-commissioning process, serious financial distress, or plans for immediate demolition. The proposal includes a phase-in schedule for this requirement.
- Adopt a Director's Rule to interpret the amended provisions described above.

Proponent: City of Seattle, Office of Sustainability and Environment

Location of proposal, including street address, if any: Citywide

Lead agency: City of Seattle, Department of Planning and Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

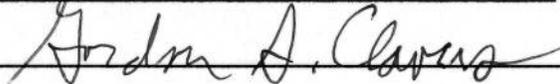
This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below*. Comments must be submitted by October 1, 2015.

Responsible official: Gordon Clowers

Position/title: Senior Planning and Development Specialist Phone: 206-684-8375

Address 700 Fifth Avenue, Suite 2000, PO Box 34019, Seattle, WA 98124-4019

Date: Sept. 17, 2015 _ Signature 

(OPTIONAL)

√ You may appeal this determination to (name) City of Seattle, Hearing Examiner _____
at (location) 40th floor, City of Seattle Municipal Tower, 700 Fifth Avenue, PO Box 94729
no later than (date) October 8, 2015 _____
by (method) Mail or hand-delivered

You should be prepared to make specific factual objections.
Contact DPD Public Resource Center, 206-684-8467, or prc@seattle.gov, to read or ask about the
procedures for SEPA appeals.

There is no agency appeal.

* September 17, 2015