



October 2007

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)

Building Code Changes to Take Effect in November

The 2006 editions of the Building Code, Residential, Mechanical, Energy and Fuel Gas codes are expected to take effect sometime in November of this year. The effective date will be followed by a 60-day transition period during which applicants can choose to submit their projects entirely under either the 2003 or 2006 codes. The 2006 codes took effect on July 1, 2007, for most of the rest of the state. Once it is confirmed, DPD will post the effective date at www.seattle.gov/dpd.

A partial list of the more significant changes found in the 2006 Seattle Building and Residential Codes follows. The list includes both changes to the

see **building code changes** on page 2



OPEN HOUSE

South Lake Union neighborhood residents, businesses and nonprofits have been working to prioritize the recommendations of the South Lake Union neighborhood plan. Join community organizations and City departments on October 29 for a celebration of the completion of the plan, and learn about some of the projects underway. See page 7 for more information.

Multifamily Code Update

DPD has been working with the Seattle Planning Commission, the community and design and development professionals to update the Multifamily Code.

The update began in mid-2005. In April 2006 the Multifamily Concept Recommendations were published, and have guided the development of the proposed draft Multifamily Code.

The objectives of the proposed Multifamily Code Update are to:

1. Help create high quality multifamily neighborhoods.
2. Foster creative design through development flexibility.
3. Promote sustainable development.
4. Encourage new investment in a variety of housing types, including affordable housing.
5. Recognize the characteristics of locations: urban centers and villages and light rail station areas, as well as adjacency to single-family zoned areas.
6. Support Comprehensive and Neighborhood Plan objectives.

see **multifamily code** on page 5

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No. 9**

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**A
S
C** **SERVICE
ALERT**
*Helping applicants navigate
the permit process*

**SDOT Plan Reviewer
at ASC Counter**

As of Monday, Aug. 20, 2007, Seattle Department of Transportation (SDOT) is providing a plan reviewer at the DPD counter in the Applicant Services Center (ASC), Monday through Friday, 10 a.m.-12 p.m. and 1 p.m.-3 p.m., to assist customers with questions about right-of-way improvements that may be required in conjunction with a private development project. During this time, they will be available to meet with applicants and answer telephone calls and emails regarding street improvements.

For more information, contact:

Roberta Baker, ASC Manager
(206) 684-8195
roberta.baker@seattle.gov

DPD's Applicant Services Center is located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850.

Don't forget to visit DPD on the web!

At www.seattle.gov/dpd, you can:

- Apply for an electrical permit
- Request an inspection
- Check the status of your permit
- Report a code violation
- Download codes, forms and publications
- Catch up on news & events
- Comment on land use actions
- Review properties using GIS mapping feature
- Follow progress on city planning projects
- And much, much more!

building code changes, cont. from page 1

International Building Code (IBC), International Residential Code (IRC) and to the Seattle amendments.

Building Code

Chapter 3: Several changes are made to coordinate the Building Code with regulations administered by the Washington State Department of Health and the Department of Social and Health Services. These changes include: adding boarding homes and residential treatment facilities to Group R-2, and deletion of the Group R-4 (residential care/assisted living) and LC (licensed care) occupancy classifications. Changes are made throughout the code to correlate with these changes.

310: A definition of "congregate living facilities" is added that includes buildings with sleeping units where residents share bathroom or kitchen facilities. Congregate living facilities with more than 16 occupants are classified as Group R-2 occupancies; those with 16 and fewer are classified in Group R-3.

403.3: In response to the World Trade Center bombings of September 11, 2001, buildings more than 420 feet in height will no longer be allowed to take advantage of some reductions in fire-resistant construction. For example, the rating of shaft enclosures will not be allowed to be reduced from two hours to one hour.

509.2: Section 509.2 is a frequently-used provision of the Seattle Building Code which allows a height increase for buildings having a concrete base structure with a wood structure above. The section is revised to allow an additional story in the concrete base on all sites—the 2003 code only allows the extra story on sloped sites. Pressurized stairways are required if there are two stories in the base structure. DPD consulted with an ad hoc committee of architects and developers in addition to CCAB while revising this section.

707.14: Requirements for elevator hoistway pressurization in high-rise buildings are relocated to this section.

909: An existing alternate means of complying with smoke control requirements for high-rise buildings is deleted from the Seattle amendments. Instead, the code requires pressurized stairways and elevator hoistways for high-rise buildings. The resulting system will not be greatly different than the one allowed by the 2003 alternate means, except that breakable windows are not required. DPD and the Seattle Fire Department worked with a joint committee of their advisory boards and consulted with the country's leading authority on smoke control.

1007 Areas of refuge where those unable to use stairs may wait temporarily for assistance during an emergency building evacuation are now required in most buildings four or more stories in height, whether or not they are protected by automatic fire sprinklers.

1405.12 A provision intended to reduce the danger of children falling from windows has been added. Openable windows that are six feet or more above the ground outside are required to have sills located at least 24 inches above the floor.

3016.12 Buildings of four and more stories with elevators are required to have one car that will accommodate a stretcher of 24

by 84 inches. The 2003 Code requirement is 24 by 76 inches.

3404.1 The provisions that specify whether sprinklers are required when dwelling units are added to existing buildings are revised as:

- The exceptions to sprinklers may be used only one time during the life of a building.
- The code specifically states that one unit may be added to commercial as well as residential buildings without installing sprinklers.
- A new provision allows a garage that is accessory to a home to be converted to a dwelling unit without sprinklers.

Existing Building Code

Seattle is approving the 2006 Existing Building Code with amendments as an alternate means of complying with Chapter 34 of the Building Code for many alteration projects. Substantial alterations and historic buildings are required to comply with Chapter 34.

Residential Code

The Seattle Residential Code is revised so that adult family homes, foster care homes, home day cares and home occupations may be constructed according to the IRC instead of the IBC, which requires sprinkler systems. A clarification is added to state that townhouses must have yards, driveways, parking lots or public ways on at least two sides in order to comply with the SRC. A provision from the State Residential Code is added that clarifies what fire protection is required for cantilevered upper stories of a residence. A provision of the State Residential Code is added that adopts Appendix G of the IRC to govern swimming pools and hot tubs. Barriers and other protective measures will be required for all pools, spas and hot tubs.

If you'd like to get occasional updates about code issues in the future, you can sign up for an email group at this address: www.seattle.gov/dpd/Codes/Technical_Codes/Subscribe_to_Our_Mailing_List/DPD_001990.asp.

For more information about Building Code changes, contact:

Maureen Traxler, Code Development
maureen.traxler@seattle.gov, (206) 233-3892

DPD Permit Turnaround Times

DPD is committed to providing good customer service to its applicants. The permit turnaround data is updated monthly online and can be viewed at www.seattle.gov/dpd/research (go to "Turnaround/Approval Times 2007").

Type of Permit	Goal	Aug. 2007 Performance
Simple Building IP*	80% in 48 Hours	86.1%
Medium Construction IP	80% in 2 Weeks	74.8% (92.4% in 3 weeks)
Complex Construction IP	70% in 6 Weeks	61.6% (74.5% in 7 weeks)
Construction Issuance	90% in 120 Days	86.1%
Master Use Permit Decisions	80% in 120 Days	85.2%

*IP: Initial Plan Review by DPD staff



Free Public Landslide Information Meetings

DETAILS

- **Saturday, Nov. 3, 2007**
10:00 a.m.-Noon
 North Seattle Community College
 9600 College Way N
 Cafeteria, College Center Bldg.
 (on west side of campus)
- **Saturday, Dec. 1, 2007**
10:00 a.m.-Noon
 South Seattle Community College
 6000 16th Ave. SW
 Jerry Brockey Center Room A
 (park in south lot)

Have a problem with a steep slope? Learn how to protect yourself and your property at one of two free landslide meetings this fall, sponsored by DPD and Seattle Public Utilities.

An annual series, the meetings will provide presentations and individual consultation on best practices for managing landslide prone properties and will be held on Nov. 3 at North Seattle Community College and on Dec. 1 at South Seattle Community College (see above for full details).

Joining City of Seattle staff will be the American Society for Civil Engineers, the Association of Engineering Geologists, the International Society of Arboriculture and Associated Building Contractors. Presentations will include a discussion of the causes of landslides and proper drainage and vegetation for sloping sites. These will be followed by a question and answer session and time for one-on-one discussions. No registration is required. Both meetings will have the same format and information.

If you have questions or would like more information on these or future workshops, please contact:

Tamara Childress
DPD Community Relations
(206) 233-3881
tamara.childress@seattle.gov

The Seattle Planning Commission is an independent body that advises the Mayor, City Council and City departments on broad goals, policies and plans for Seattle's physical development.



Planning Commission Welcomes New Member, Bids Another Goodbye

The Seattle Planning Commission welcomed a new member this month, while saying goodbye to another. Amalia Leighton's one-year term expired, and Chelsea Levy will be taking her place. Both are participants in the YMCA's "Get Engaged" program, which works to engage young adults in the civic process through membership on the city's various Boards and Commissions. The Planning Commission has one "Get Engaged" representative per year.

The Commission regrets to see Amalia go. She was an extremely active and engaged Commissioner, attending a wide variety of Commission-related events and providing her input at all of them. Her experience as a civil engineer brought valuable insights to the Commission's work. We will miss the energy and passion she brings to urban planning and environmental issues.

The Commission is also very excited to welcome Chelsea Levy. Chelsea is a third-year graduate student at the University of Washington, and recently completed an internship with DPD's design team. Her interests include ensuring Seattle has a variety of multimodal transportation options and affordable housing, which are both topics at the top of the Commission's agenda.

Below, please find comments from Amalia about her time at the Commission, and an interview with Chelsea about her upcoming term.

standing of the issues. Over the course of the year we focused on Affordable Housing, Incentive Zoning, and Industrial Lands.

Hearing in-depth presentation on proposed policies and on-going planning efforts by City Staff enabled me to learn about Executive and Council priorities. Being new, I appreciated the encouragement to jump right in to catch up with the rest of the Commissioners to learn how these issues affect City Planning. Each Commissioner brings a unique perspective and offers insightful comments. Regardless of how busy the week was leading up to a Commission meeting, it was always informative and satisfying to sit down with the group and discuss the City of Seattle.



Chelsea Levy

What attracted you to serve on the Planning Commission, and what are your goals while here?

I have a strong inclination towards public service and feel an obligation to give back to my community. The Planning

Levy

Commission is a great opportunity to apply my knowledge and experience to influence pressing planning in Seattle. I believe that providing affordable housing, particularly workforce housing and promoting multimodal transportation opportunities are two of the most critical challenges facing the City.

What do you believe are the most important planning decisions facing Seattle?

Seattle is a diverse city with residential, employment and entertainment opportunities for people from all backgrounds. As Seattle grows and evolves over time it is crucial that Seattleites of all income levels are able to reside within the city and maintain a high quality of



Leighton

Amalia Leighton

I thoroughly enjoyed the opportunity to be on the Seattle Planning Commission and appreciated the wide-range of information reviewed. As the Get Engaged member, one year is just enough time to be on the Commission to develop a cursory under-

life. To ensure that Seattle is a city that can support the lifestyles of all of its residents we must provide incentives and create a regulatory environment that maintains and encourages affordable housing, while developing a multimodal transportation system that will support the region's economic and population growth.

What are your thoughts about how the Planning Commission can best help the City be a vibrant and exceptional place to live, work and play?

As a voluntary board of citizens, Commissioners should strive to become involved on the neighborhood level. The upcoming neighborhood plan updates are a prime opportunity for the Planning Commission to ensure that the neighborhood plans strike a balance between preparing the City for growth and protecting the qualities that make each of Seattle's neighborhoods distinct.

If you were to give friends a tour of Seattle in 2020, what would you want to be able to show them?

So much of what I would like to show friends about Seattle already exists. On a clear sunny day I love to walk visitors through the City's diverse and vibrant downtown neighborhoods; from Seattle Center, to Westlake, into Pioneer Square and up to the International District. In the future I look forward to traveling this route via streetcar and returning along the waterfront unaffected by the noise and shadows of the viaduct. I am proud of how Seattle strives to promote attractive functional urban forms and environmental sustainability, while protecting the historic places that provide a link to our past.

multifamily code, cont. from page 1

7. Make the code easier to use and understand, complementing the recently adopted amendments to neighborhood commercial zoning.

To carry out these objectives, the draft multifamily code includes the following key recommendations:

1. Maintain the current overall scale and density of zones, while increasing the height limit by 5 feet in the new Lowrise Residential Triplex (LRT), Lowrise Residential 1 and 2 (LR1 & LR2) zones.
2. Reduce number of zones by consolidating the existing Lowrise 3 and Lowrise 4 zones to make a new Lowrise Residential 3 (LR3) zone.
3. Allow alternatives to overly prescriptive development standards—"flexibility with limits," including:
 - Use basic standards—setbacks, floor area ratio and height limits—on small (infill) lots.
 - Apply additional standards—lot coverage, structure width/depth limits—on larger lots.
 - Recognize local conditions—to provide smooth transitions, and require greater structure setbacks from property lines on multifamily zoned lots abutting single family zoned lots.
4. Use an incentive program in the LR3, Midrise(MR) and Highrise (HR) zones to encourage affordable housing in exchange for additional height and floor area.
5. Encourage landmark preservation and new open space to be provided with transfer of development rights (TDRs) in HR.
6. Improve the appearance and function of townhouses with new design standards.
7. Require green buildings.
8. Eliminate parking requirements in urban centers,

urban villages and station areas, and reduce in other areas (consistent with changes in commercial areas).

9. Apply the Green Area Factor (landscaping requirements).

10. Update, simplify and organize regulations so they are easy to understand and use.

Recommendations to change multifamily code provisions would apply only to land that is currently zoned for multifamily development. No single-family zoned areas are proposed to be rezoned. While Lowrise 3 (L3) and Lowrise 4 (L4) zones are proposed to be consolidated, no further remapping is anticipated.

A limited number of technical amendments, such as space requirements for garbage and recycling, apply to zones other than multifamily.

The draft code and other documents are now available on DPD's Multifamily website: www.seattle.gov/dpd/planning/multifamily_code_update/

The public is invited to provide input on the draft code recommendations at a public open house meeting at Seattle City Hall, Bertha Knight Landes Room, 1st floor, Fifth Ave. Entrance, on Monday, Oct. 15, 2007, 5:30-8 p.m. The presentation begins at 6 p.m. The next steps in developing the Mayor's final recommendations for new multifamily zoning include public review and comment on the draft code, and environmental review and preparation of the final legislative documents. The City Council's review process, anticipated to begin in early 2008, will include additional opportunities for public participation, including a public hearing.

For more information contact:

**Mike Podowski, DPD Planner, (206) 386-1988
or Dennis Meier, DPD Planner, (206) 684-8270
multifamily@seattle.gov**

Join Seattle Climate Action Now: Working Together, Seattle CAN Make a Difference

Join the City of Seattle and over 70 community partners and local businesses who are coming together to inspire concrete action on climate change. The community-wide effort, called Seattle Climate Action Now (Seattle CAN!), invites all Seattle residents to become part of the solution to climate change by taking concrete steps to increase home energy efficiency and transportation efficiency. The campaign also provides avenues for civic engagement and collective action. DPD recognizes that the time to get started is now, and Seattle Climate Action Now makes it easy. The practical steps promoted in the campaign will help build a stronger, healthier community for our families today and will also help ensure a brighter tomorrow for our children and grandchildren.

“This is a fantastic opportunity to increase the impact of our work for positive change,” says Diane Sugimura, DPD Director. “Seattle Climate Action Now is a great resource for Seattle citizens and business owners who are eager to take action on climate change.”

Whether you’re looking for a resource to help you weatherize your home, an incentive program to help you transition to a car-free commute, or a fun way to connect with others in your neighborhood, it’s all there at www.SeattleCAN.org. There are so many ways to get involved.

Mayor Greg Nickels launched the campaign on September 21 at the Seattle Aquarium, together with a broad coalition of partners from the business and nonprofit communities. “Here in Seattle, there is growing recognition that global warming isn’t a problem for future generations to worry about,” said Mayor Nickels. “It is an enormous challenge facing our city and our planet today. We are committed to rising to this challenge together and hope you will join us.”

Seattle Climate Action Now offers three primary tools for engagement:

Climate Action & Resource Web Portal

The Seattle CAN web portal, www.SeattleCAN.org, is a one-stop shop designed to help you take climate action. The site features five main components:

1. Get Started Guide for Climate Action in Seattle
2. Zerofootprint Climate Action Planner—Tool to help residents calculate their carbon footprint, create an action plan for reducing it, track progress over time, and connect with others taking action
3. Partners—Information about campaign partners
4. Resources—Information to help you take climate action
5. Community Events Calendar

Climate Action Partnerships

The diverse network of community-based, nonprofit and business partners who are collaborating to get the word out about climate action each bring a unique area of expertise and perspective. To learn more about who is participating in the campaign and why—or for information about how to join as an organizational partner—visit the Seattle CAN website.

Community Action Days

Community Action Days are community events designed to help Seattle residents increase home energy efficiency (fall-winter emphasis) and reduce transportation emissions (spring-summer emphasis). Home energy and transportation are Seattle’s two largest sources of climate pollution. The events will emphasize collective action, where possible, and will provide opportunities for partners to co-promote their activities and resources.

Sign up at the Seattle CAN website if you would like to help plan future events and activities. Working together, Seattle CAN make a difference!

For more information on Seattle Climate Action Now, contact:

Pam Emerson
Office of Sustainability and Environment
pam.emerson@seattle.gov, (206) 684-5518



**Save
some
trees.
Read
dpdINFO
online.**

It’s easy. Simply visit www.seattle.gov/dpd/publications/info and sign up to receive a newsletter posting alert by email with a direct link to the month’s headlines.

If you’d like to be removed from our printed mailing list, call (206) 233-3881.

Green Building Events in Seattle

Seattle's Green Building scene was active last month, and it's certainly not slowing down through October! We can't do justice to each individual event, but hope you'll investigate the following websites. More details on these events can be found on the City Green Building website at www.seattle.gov/dpd/greenbuilding.

Urban Sustainability Forum

www.seattle.gov/dpd/greenbuilding

See pages 8-9.

Living Green Series at Carkeek Park

www.seattle.gov/parks/environment/Carkeek.htm

Carkeek Park Environmental Learning Center is offering classes this fall on ways to create an environmentally friendly, sustainable household. There are classes on putting solar panels to use, using all the fruit from a fruit tree, remodeling a home with sustainable materials, and education on the salmon life cycle. Please register for the courses one week prior to the class date. All classes will take place at the Carkeek Park Environmental Learning Center located at 950 NW Carkeek Park Rd. Please call 684-0877 to pre-register or email: carkeek.park@seattle.gov.

- Oct. 2: *Intro to Green Living*
- Oct. 6: *Saving Green: Energy Conservation*
- Oct. 9: *Finding Your Inner Green (Green Interiors)*
- Oct. 18: *Use Your Fruit!*
- Oct. 27: *Natural Water Catchment for the Home*

Cascadia Green Building Council

www.cascadiagbc.org

The Cascadia Green Building Council promotes the design, construction and operation of buildings that are environmentally responsible, profitable and healthy places to live and work in Oregon, Washington and British Columbia.

- Oct. 4-5: *Engineering Green 07*
- Oct. 9: *Seattle LEED Users Group*

RE Store's Salvaged Building Materials Workshops

www.re-store.org

RE Store saves money for homeowners, contractors and business owners on disposal costs, while providing high quality building materials at discounted prices. They also offer workshops to the public to learn about working with used building materials, green building, energy efficiency and more. For more information call the RE Store at (206) 297-9119.

- Oct. 6: *Door Jambing 201*
- Oct. 13: *Green Roof Presentation for the Homeowner*

Homestreet Bank's Living Green Series

www.homestreet.com/events/index.aspx

Committed to making a difference in the communities we serve, HomeStreet Bank is an active member of the community through its involvement in a variety of events and programs.

- Oct. 10: *Working Green*

Northwest EcoBuilding Guild

www.ecobuilding.org/

The Northwest EcoBuilding Guild is an association of builders, designers, homeowners, tradespeople, manufacturers, suppliers and others interested in ecologically sustainable building.

- Oct. 19-21: *Members Retreat*
- Oct. 24: *Creating Sustainable Density*

Northwest Environmental Education Council

www.nweec.org/

Headquartered in the Georgetown neighborhood of Seattle, with a large training facility for hosting events on-site, NWEEC provides in-school and after-school environmental education programs for youth; training programs for school teachers; training programs for professionals; and service learning programs for all ages that improve environmental quality.

- Oct. 4: *11th Hour*
- Oct. 19-21: *Seattle Bioneers*
<http://nweec.org/seattlebioneers>

Sustainable Cascadia

www.sustainablecascadia.org

Sustainable Cascadia is a bioregional initiative to achieve sustainability in one generation. Sustainable Cascadia stewards a collaborative process of change among the bioregional hubs over several years where we share strategies, leverage resources, plan and implement actions, and learn and share what's working.

- *Green October*, www.greenoctober2007.com
This fall turn green with events focused on the state of our region and our world. *Green October* is a collaboration of groups around the Puget Sound producing community events focused on sustainability.
- *Cascadia Convergence*, www.sustainablecascadia.org
Attend this community-wide gathering of concerned citizens, businesses, community groups, non-profits and civic leaders to learn about current progress toward sustainability and to make plans for concerted action to accelerate progress over a five-year timeframe.



Get Involved in Urban Sustainability



Urban Sustainability Forum, October 4

Solar Design and Sustainable Development
 Featuring Steve Strong, Solar Design Associates,
TIME magazine 1999 “Hero for the Planet”
 Thursday, Oct. 4, 2007, 5:30-7 p.m.
 Bell Harbor International Conference Center
 221 I Alaskan Way, Seattle, Wash.

Free. Registration required: www.cascadiagbc.org/events/engineeringgreen07/seattleurbansf/seattle/

ABOUT THE EVENT: The *Solar Design and Sustainable Development* forum is held in celebration of Engineering Green, the premier event for integrating green practices into all types of engineering—from the site to the systems and from the realms of civil, electrical, structural and mechanical engineering. Equip yourself with the technical knowledge of green engineering practices and be empowered to integrate those practices into the holistic design process.



Strong

ABOUT THE SPEAKER: Keynote speaker Steven Strong, *TIME* magazine’s 1999 environmental “Hero for the Planet” is regarded as the pre-eminent authority on integration of renewable energy systems in buildings in North America. Drawing on his background in architecture and engineering, he has earned a reputation for pioneering integration of renewable energy systems, especially solar electricity, with environmentally responsive building design. His firm consults to architects in the integration of solar electric power, and to industry leaders on product development for building integration.

In the spring of 2001, the American Solar Energy Society presented him with its Charles Greeley Abbot Award, the Society’s highest honor, for outstanding achievement in the advancement of solar energy. Articles about him and his work have appeared in over 100 publications including *TIME*, *Architecture*, *Business Week*, *Architectural Record*, *Environmental Design and Construction*, *IEEE Spectrum*, *World Architecture*, *Building Design and Construction*, *Popular Science*, *Wired*, and *New Age*, and on television and in energy and environmental documentaries.

About the Urban Sustainability Forum

Our energizing public forum is an opportunity for business leaders and citizens to discuss urban sustainability issues and create a shared vision for the future of Seattle. Join us to hear nationally and internationally recognized leaders in sustainable community development speak about ways we can transform Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused and sustainably designed.

These events are sponsored by the City of Seattle (Department of Transportation and Department of Planning & Development), the Seattle Public Library, BetterBricks, Cascadia Region Green Building Council.

Save the dates to join us for our final Urban Sustainability Forum events of 2007!

- **Building the “New Green Urban Movement” within Diverse Communities**
 Nov. 19, 5-7 p.m.
 Seattle Central Library
 Robert Garcia, The City Project
 Artist reception sponsored by the Office of Arts and Cultural Affairs.
- **Raising Quality of Life, Reducing Ecological Footprint**
 Dec. 10, 5-7 p.m.
 Seattle City Hall
 Greg Searle, One Planet Living
 Artist reception sponsored by the Office of Arts and Cultural Affairs.

Information on future speakers and additional events for 2007 is available on our website at www.seattle.gov/dpd/greenbuilding.

Urban Sustainability Forum, October 25

BetterBricks Awards Breakfast: Investing in Energy Efficiency and Clean Energy

Featuring Nancy Floyd, Founder and Managing Director of Nth Power

Thursday, Oct. 25, 2007, 7:30 a.m.-9 a.m.

Bell Harbor International Conference Center
221 I Alaskan Way, Seattle, Wash.

Cost: \$30 per person (\$300 for a table of 10)
Registration required: www.betterbricksawards.com/register

ABOUT THE EVENT: Nominations for the 2007 BetterBricks Awards are now closed, but the award ceremonies are just around the corner. In addition to featured speaker Nancy Floyd of Nth Power, join us for great food, an opportunity for networking and celebrate our regional champions of high performance buildings being recognized at this event. Be sure to save the date, invite your colleagues and visit the link above to participate in this year's BetterBricks Awards. The BetterBricks Awards recognize architects, engineers, developers, building owners, building operators, service providers, facility managers, emerging leaders or other building professionals for their support, use and design

of sustainable, high-performance commercial buildings with a special emphasis on energy efficiency in the Northwest. BetterBricks winners will be awarded in multiple categories, focusing on the people behind the best projects in the Northwest.



Floyd

ABOUT THE SPEAKER: Nancy Floyd is Founder and Managing Director of Nth Power, a leading venture capital firm dedicated exclusively to high potential investments resulting from reconstruction of the global energy industry. Nancy sits on the boards of the Cleantech Venture Network, Center for Resource Solutions and the American Council on Renewable Energy. She is also the recipient of a 2007 Portland Business Journal Orchid Award. Prior to founding Nth Power, Nancy was the first woman to work for the Vermont Public Utilities Commission. She also assisted in founding the Oregon chapter of the environmental policy group, E2, and built, managed and negotiated the sale of two high-growth energy and telecommunications companies, NFC Energy Corporation and PacTel Spectrum Service.

Reminder: Urban Sustainability Forum, October 3



Moffat

What False Sense of Security? I'm Afraid at Every Crosswalk!

Featuring John Moffat, Pedestrian Safety Expert
Wednesday, Oct. 3, 5:30-7 p.m.,
Seattle City Hall, 600 Fourth Ave.
Free. No registration required.

John Moffat will talk about what the community and police can do to protect pedestrians and school kids in traffic. He will explain the value of measures to improve crosswalks and the built environment, and the role of the wider community in improving conditions for walking for all.

John Moffat spent 25 years as a Seattle cop, memorably as head of the traffic enforcement section. He left the police to serve the Lowry and Locke administrations as Director of the Washington Traffic Safety Commission. He is now Regional Administrator for the National Highway Traffic Safety Administration, managing federal traffic safety programs in Oregon, Montana, Washington, Idaho and Alaska. See the August/September 2007 issue of *dpdINFO* for more information.

South Lake Union Neighborhood Plan Priorities Completed

October 29 Open House Will Highlight Projects to Implement Plan

South Lake Union neighborhood residents, businesses and non-profits have been working to prioritize the recommendations of the South Lake Union neighborhood plan. Join community organizations and City departments on October 29 for a celebration of the completion of the plan, and learn about some of the exciting projects already underway and next steps to implement it.

Monday, Oct. 29, 5:00-8:00 p.m.
South Lake Union Armory
(Naval Reserve Building at Lake Union Park)
860 Terry Ave. N

For more information about the South Lake Union Neighborhood Plan, check out the DPD website at: www.seattle.gov/dpd/planning/slu

Taking Climate Action Now for the Built Environment

Did you know that buildings are the major source of demand for energy and materials that produce by-product greenhouse gases (GHGs)? This makes the architecture and building community responsible for half of all U.S. GHGs annually. Globally, the percentage is even greater. Keeping in mind that there are hundreds of coal-fired power plants currently on the drawing boards in the U.S. alone, and 76% of the energy produced by these plants will go to operate buildings, achieving this goal will require immediate action and a concerted global effort. What can we do?

(Acronym Alert: This article contains several acronyms commonly used in the building industry. An acronym glossary is provided on page 13 to help you.)

Join Architecture 2030: Rise to the Challenge

Architecture 2030 is one architect's response to this global-warming crisis, which is now on track to rapidly transform the U.S. and global Building Sector from being the major GHG emissions contributor to being a central part of the solution to the global-warming crisis. Read on to learn how this non-profit, non-partisan, independent organization established by Ed Mazria in 2002 is helping change the way buildings are designed and constructed.

The 2030 Challenge

Architecture 2030 issued the 2030 Challenge, asking the global architecture and building community to adopt the following targets:

- Design all new buildings, developments and major renovations to meet a fossil fuel, GHG-emitting, energy consumption performance standard of 50% of the regional (or country) average for that building type.
- At a minimum, renovate an equal amount of existing building area annually to meet a fossil fuel, GHG-emitting, energy consumption performance standard of 50% of the regional (or country) average for that building type.
- Increase the fossil fuel reduction standard for all new buildings to:
 - 60% in 2010
 - 70% in 2015
 - 80% in 2020
 - 90% in 2025
 - Carbon-neutral in 2030 (using no fossil fuel GHG emitting energy to operate).



These targets may be accomplished by implementing innovative sustainable design strategies, generating on-site renewable power and/or purchasing (20% maximum) renewable energy and/or certified renewable energy credits.

The full text of the 2030 Challenge is posted online at www.architecture2030.org.

Adopting the 2030 Challenge: U.S. Conference of Mayors Vote Unanimously

At the fall 2006 U.S. Conference of Mayors (USCM), Mayor Nickels was one of four sponsors of Resolution #50 endorsing the 2030 Challenge, which passed unanimously with the targets adapted as follows:

- New construction of City buildings shall be designed to and achieve a minimum delivered fossil-fuel energy consumption performance standard of one half the U.S. average for that building type as defined by the U.S. Department of Energy.
- All other new construction, renovations, repairs, and replacements of City buildings shall employ cost-effective, energy-efficient green building practices to the maximum extent possible.
- The USCM will work to increase the fossil-fuel reduction standard of all new buildings to carbon neutral by 2030 following goals set out by the 2030 challenge.

This endorsement was swiftly followed by the adoption of a similar resolution to achieve Carbon Neutral Public Buildings by 2030 by the National Association of Counties (NACo). NACo is the only national organization that represents county governments in the U.S. (currently 3,066 counties). For more information about NACo, visit www.naco.org.

Adopting the 2030 Challenge: Architecture and Building Industries Sign On

The AIA adopted the 2030 Challenge in December 2006. The USGBC followed suit in June 2007, including an announcement that all LEED projects registered after June 26, 2007 would be required to achieve two energy optimization credits, driving their performance beyond the current ASHRAE standard baseline building by approximately 14%, and close to the current 2030 Challenge target of 50% energy reduction.

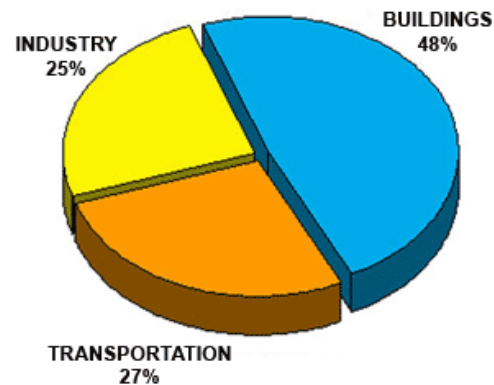
To establish a starting point for defining 2030 Challenge compliance, the AIA, ASHRAE, Architecture 2030, IESNA and USGBC met in March 2007. Together, they agreed that the Commercial Buildings Energy Consumption Survey (CBECS) database will be the baseline to benchmark 2030 Challenge compliance and that the Energy Star Target Finder is one tool readily available to calculate the level of 2030 Challenge energy performance. Visit CBECS at www.eia.doe.gov/emeu/cbecs/ and Target Finder at www.energystar.gov/index.cfm?c=new_bldg_design.bus_target_finder#Challenge2030.

Achieving 2030 Challenge compliance

As Seattle and Washington energy codes are very stringent, many design professionals wonder whether current 2030 Challenge targets can be met simply by complying with local codes. (The 2006 Seattle Energy Code is approximately 15% more stringent than the current ASHRAE 90.1, 2004 standard.)

If we look at existing LEED Certified projects in Seattle, most already comply with the USGBC's requirement to secure two LEED energy credits. A review of the 23 LEED NC and LEED CS certified projects in Seattle as of June 2007 indicates that, on average, they achieved three energy credits with average savings of 17% beyond ASHRAE 90.1, 2004 standard baseline building performance. Additionally, the eight LEED certified projects developed by the City documented an average of five energy credits, providing approximately 24% average savings. This superior energy performance, however, doesn't necessarily translate to immediate fulfillment of the 2030 Challenge goals.

To better understand the implications of 2030 Challenge compliance for projects within Seattle, City staff analyzed a number of local, recently completed LEED projects, plus existing projects considering energy upgrades, Energy Star rating and LEED certification. In spite of otherwise exemplary energy performance, only one project, Alley 24, an office building in South Lake Union, met the current 2030 Challenge goal of 50% reduction in energy use. Otherwise, the analysis indicated that in order for projects to achieve the current 2030



U.S. Energy Consumption: Combining the annual energy required to operate residential, commercial and industrial buildings with the embodied energy of industry-produced building materials like carpet, tile, glass and concrete exposes buildings as the largest energy consuming and greenhouse gas emitting sector. Source: www.architecture2030.org

Challenge goal they probably need to gain an additional 10% increase in efficiency beyond Seattle's current code. Direct comparisons are difficult because each standard has different requirements.

The 2030 Challenge energy targets are specific for each building type. The CBECS database used to define the baseline does not yet include categories for specialized building types such as bio-tech labs and libraries. Although compliance can be calculated using surrogate building types from CBECS, more accurate compliance analysis will be only be achieved once additional baseline data is developed.

City staff will continue to evaluate projects and improve metrics in order to determine whether and what type of changes could be made to the City's capital improvement projects, and develop recommendations for possible technical assistance and incentives to help the private sector development community meet the 2030 Challenge's current and future targets with both new construction and existing buildings.

LEED and the 2030 Challenge

The City is evaluating the 2030 Challenge as a supplement to its successful LEED-oriented programs, to focus additional attention on sustainable building design's energy saving and climate protection value. LEED is a more broad-based metric of sustainability that considers additional issues such as site conditions, water efficiency, material use, and indoor air quality as well as energy performance.

The 2030 Challenge goals enhance and augment goals set within LEED by:

1. Advocating energy performance being measured through post-occupancy evaluation of actual consumption, rather than projected performance.
2. Accelerating the pace of adoption of energy efficiency improvements through clear, ambitious goals over time.

Why it's in Seattle's Best Interest to Respond to the 2030 Challenge

Under seven percent of Seattle's electrical energy is powered from non-renewable sources (5% nuclear, 1% natural gas, 1% coal). So, as 93% of electrical energy delivered to Seattle residents is generated by renewable sources (90% hydro and 3% wind power), and as Seattle City Light has become the first GHG neutral utility in the nation (through partnerships with various organizations to offset remaining emissions), why should we race to meet the 2030 Challenge? (See www.seattle.gov/light/fuelmix for detailed statistics.) The answers are energy security, economic strength and environmental protection.

Reducing building energy needs, implementing innovative sustainable design strategies, and increasing alternative energy sources such as on-site renewable power to comply with the 2030 Challenge will enhance Seattle's ability to continue to meet future consumer demand with its own clean, renewable energy (and avoid costly energy imports).

Additionally, climate change is not an issue limited to a single city or utility. Any excess hydro power that Seattle City Light saves through energy efficiency measures or green building design can be sold to other utilities—especially those looking to purchase (20% maximum) renewable energy to meet their own 2030 Challenge goals. The more energy we save, the more we can sell to others, strengthening our economic base.

And finally, central to the most significant crisis of modern times, every kilowatt hour saved here results in an existing fossil fuel plant running less—and brings us a step closer to slowing the growth rate of GHG emissions and keeping global temperatures within the range scientists advise is the key to avoid disaster.

This can be done...and it needn't cost more!

The 2030 Challenge is possible. Rigorous energy performance standards that govern building projects in world-class cities such as Berlin, Germany; Malmö, Sweden and Brisbane, Australia, limit building energy consumption to less than half that of the typical U.S. office building. To facilitate this, these and many other cities are incorporating energy requirements into performance based codes, giving design professionals much greater latitude in how they design buildings

and systems, as long as the stringent energy targets are achieved.

Improved building performance does not have to come at the cost of higher expenses or reduced competitiveness.

An extract from The World Business Council for Sustainable Development's article called "The True Costs of Green" cites:

One study by McKinsey estimated that demand reduction measures with no net cost could cut in half expected growth in global electricity demand. The Intergovernmental Panel on Climate Change (IPCC) Fourth Assessment Report estimated that by 2020 CO2 emissions from building energy use can be reduced by 29% at no additional cost. According to United Technologies Corporation Chairman and Chief Executive George David, "Existing technologies combined with common sense design can increase energy efficiency by 35% and reduce heating costs by 80% for the average building in industrialized markets."

Additionally, in Denmark, between 1980 and 2005 energy consumption of all buildings dropped by 13% (despite an increase in total area), while GHG emissions fell by 23%. During the same period the GDP grew by almost 70%; demonstrating that investments in energy efficiency can go hand in hand with, and even help accelerate, robust economic growth.

How City Green Building Can Help Your Building Project Meet Architecture 2030 Goals

2030 Challenge targets may be accomplished by implementing innovative sustainable design strategies, generating on-site renewable power and/or purchasing (20% maximum) renewable energy and/or certified renewable energy credits. The "key point to remember," details Davis Langdon's July 2007 report, *Cost of Green Revisited*, "is that sustainability is a program issue rather than an added requirement...The first question...should not be 'How much more will it cost?' but 'How will we do this?'"

And that's where City Green Building staff can help. Contact us early in the project process and we can work with you to:

- Define a 2030 Challenge energy target and budget for your project.
- Incorporate conceptual energy modeling and an integrated design process to help identify and understand the synergistic benefits of different strategies.
- Secure Seattle City Light and Puget Sound Energy conservation incentives to maximize energy and operations savings.

DID YOU KNOW?

The 2006 report, *LEED Certified Buildings in Seattle: Analysis & Projections*, found that the first 15 LEED certified buildings in the City were capable of saving 6.9 million kWh and 73,000 therms of gas annually, compared to the ASHRAE 90.1-1999 baseline current at the time they were constructed. Additional calculations indicate these buildings reduced greenhouse gases by diverting 1,000 tons of CO₂, and avoided \$43,000 of CO₂ mitigation costs. Read the full report here: www.seattle.gov/dpd/stellent/groups/pan/@pan/@sustainableblding/documents/web_informational/dpds_007171.pdf

- Sign up to Green Up or Green Power.
- Integrate renewable on-site energy such as wind or solar.
- Incorporate integrated passive solar design and natural ventilation strategies.
- Reduce plug loads, including data centers and Energy Star rated equipment.

Additionally, we can advise you on other actions you can take:

- Low or zero cost measures such as:
 - On-going commissioning.
 - Specifying construction equipment to run on biodiesel.
 - Specifying material and products that are:
 - 1) Produced within a 500 mile radius.
 - 2) Use less energy to manufacture.
 - 3) Designed to be easily recycled or reused at the end of their lifespan.
- Design and behavioral measures such as:
 - Collecting post-occupancy project data to learn how your project's actual energy use compares to the CBECS benchmark.
 - Taking public transit or Flexcar to travel to project meetings.
 - Asking your organization to commit to the 2030 goal.
 - Use of controls or tenant education to:
 - 1) Turn off office equipment and task lighting at night and when not in use.
 - 2) Keep windows and doors closed to prevent the loss of cooled or heated air.
 - 3) Adjust blinds and window coverings to reduce solar gain.

While there are many things we can each do to combat climate change, it is a fundamental shift in our thinking about the built environment, coupled with significant changes in codes and policies that will help drive the shift in time to make the building industry “a central part of the solution to the global warming crisis.” The more actions we each take on, however, the greater chance we’ll have of collectively effecting the significant change required.

Through this article City Green Building hopes to convey its commitment to helping Seattle’s building industry achieve 2030 Challenge goals in a way that creates environmental, economic and social value. Please contact us with any comments or questions: your thoughts are always welcome.

For more information on code development, see “ASHRAE/USGBC/IESNA Standard 189 on High-Performance Green Buildings.” For more information on the City of Seattle’s climate change initiatives, see www.seattle.gov/mayor/climate. For more information on Architecture 2030 go to www.architecture2030.org.

To learn more about the City Green Building team, go to www.seattle.gov/dpd/GreenBuilding.

ACRONYM GLOSSARY:

- AIA:** American Institute of Architects
- ASHRAE:** American Society of Heating Refrigeration Air Conditioning Engineers
- IESNA:** Illuminating Engineering Society of North America
- USGBC:** United States Green Building Council
- CBECS:** Commercial Buildings Energy Consumption Survey
- USCM:** United States Conference of Mayors
- LEED:** Leadership in Energy and Environmental Design
- LEED NC:** LEED for New Construction
- LEED CS:** LEED for Core & Shell
- GHG:** Green House Gas Image 1 pie chart of energy consumption showing 48% GHG source = Building Sector

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>)	206-684-8850
Address Assignment	684-8850
Cashier	386-9780
Design Review Program	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>)	684-5362
Master Use Permits	684-8467
Plans Routing	684-8169
Over-the-Counter (OTC) Permits	684-8464
Plumbing & Gas Piping Permits	684-5198
Sign Permits	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director	684-8899
Community Relations	233-3891
Accounting	684-4175

Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 615-0808

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Code Compliance Division (<i>enforcement info</i>)	615-0808
Events & Classes	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>) ...	684-5174
Media Relations	233-3891
Microfilm Library	233-5180
<i>Hours: M,W,F: 9am-4:30pm; Tu,Th: 10:30am-4:30pm</i>	
Property Owner/Tenant Assistance	684-7899
Public Resource Center (PRC)	684-8467
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Publications	684-8467
Site Development	684-8860
Sustainable (Green) Building	684-8880
Tech Support: Electrical Code (<i>7am-4:30pm</i>)	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>)	684-7846
Zoning Info (<i>general, not site-specific*</i>)	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>)	684-8850

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