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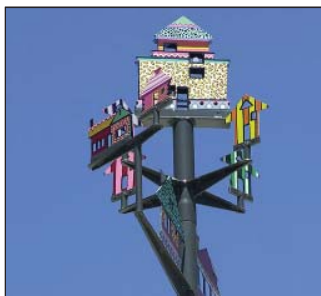
## Administrative Design Review for Townhouses

In order to improve the design and variety of townhouses in Seattle, Mayor Nickels directed DPD to create an Administrative Design Review (ADR) process for townhouses in conjunction with adoption of a Multifamily Code Update. This project will extend Design Review to cover more townhouses in order to raise the overall quality of townhouse design, without adding significantly to project cost or affordability. ADR is a process in which DPD staff conduct a design review for applications that are below the threshold of what goes before the Design Review Boards.

see **design** on page 4

## Monthly Highlights

- Solar America City, pg. 2
- DPD Permit Turnaround Times, pg. 2
- Building with Habitat for Humanity, pg. 3
- Calculate Your Waste Diversion, pg. 5



## Help Shape Your Neighborhood

You're invited to a Neighborhood Plan Update Community Open House. Your comments on proposed strategies will help shape the future of your neighborhood. See page 4 for more information.

## 2009 Seattle Mechanical Code Review Begins

DPD is beginning to review the draft 2009 Seattle Mechanical Code. A committee of the Construction Codes Advisory Board (CCAB) will be formed this fall to review the draft. DPD expects the 2009 Seattle Mechanical Code to take effect in the summer or fall of 2010, close to the July 1, 2010 effective date of the state codes. Meetings of CCAB and CCAB committees are open to the public—everyone is invited to attend. If you would like to be a member of the review committee, or if you would like to review the draft 2009 Seattle Mechanical Code, contact:

**Maureen Traxler**  
(206) 233-3892  
maureen.traxler@seattle.gov

## inside info

Publication Updates .....	2
City Planning .....	3-5
Sustainable Building .....	5
How to Reach Us at DPD .....	6

**Client Assistance Memos**

**UPDATED**

■ **CAM 420**, *Solar Energy Systems*, was updated to include new information about rebates and incentives for solar energy systems. This CAM now includes information on solar hot water systems.

**Updates on Solar America City**

In 2008 Seattle was named one of 25 Solar America Cities. In partnership with Seattle City Light, the Department of Commerce and NWSeed, DPD is working to promote solar energy use in the city of Seattle. One aspect of DPD’s work under the grant is to examine code barriers to solar energy systems. DPD and Seattle City Light are currently in the process of signing a consultant contract to assist with technical review of the City’s codes. A full report is expected at the end of 2009.

DPD and Seattle City Light are also pleased to present an updated Client Assistance Memo (CAM) 420, *Solar Energy Systems*. While the previous version focused exclusively on solar electric systems, the updated CAM includes information on solar hot water systems. CAM 420 includes the latest information on rebates and incentives for both types of systems. Changes at the state and federal level now include incentives for solar hot water systems, and Seattle City Light expects there will be an increase in use of these types of systems. Copies of the updated CAM are available in the ASC on the 20th floor or online at [www.seattle.gov/dpd/cams/](http://www.seattle.gov/dpd/cams/).

**Andrea Petzel**  
**(206) 615-1256**  
[andrea.petzel@seattle.gov](mailto:andrea.petzel@seattle.gov)

**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/resourcecenter](http://www.seattle.gov/dpd/resourcecenter) (go to “Turnaround/Approval Times 2009”).

Type of Permit	Goal	July 2009 Performance
Simple Building IP*	80% in 48 Hours	96.4%
Medium Construction IP	80% in 2 Weeks	90.7%
Complex Construction IP	70% in 6 Weeks	91.7%
Construction Issuance	90% in 120 Days	96.1%
Master Use Permit Decisions	80% in 120 Days	79.2%

*\*IP: Initial Plan Review by DPD staff*

## DPD Staff Lend a Hand to Habitat for Humanity

DPD staff and family are volunteering for several projects with Habitat for Humanity this year, to help build affordable housing for families in need. On August 1, 11 people weathered the 90 degree weather to work at Habitat's Rainier Vista project. This Seattle Housing Authority neighborhood, originally developed in the 1940s as a 471-unit rental project, is being redeveloped as a mixed-use, mixed-income neighborhood of 526 rental units serving low- to moderate-income households, with 250-350 new homes and condominiums for sale to a variety of income levels. The neighborhood is adjacent to the newly opened light rail line, and near the shops and services of Columbia City, making it one of the most desirable neighborhoods in Seattle.

The DPD team helped construct the first of three four-plex buildings which Habitat is building at the site, with the final unit scheduled to begin construction in the fall of 2010. The block of 12 homes is designed to accommodate a variety of family sizes with an emphasis on creating a safe, accessible site; the buildings are arranged so that every home will have a front porch and garden as well as a fenced back yard. The Rainier Vista



homes will be Energy Star Certified, meet the Evergreen Sustainability standard of 50 or more points, and meet Built Green three-star standards.

The typical family living in these units earns about 40 percent of the area median income and will pay a no profit, no interest mortgage that will be affordable for their

income. The families qualify based on need, ability to pay the mortgage and willingness to partner with Habitat. The family must provide a minimum of 500 hours of "sweat equity" to help build the home, or 250 hours if there is only one adult. There is an equity-sharing model to protect the public and private investment in the home if the family chooses to sell at some point. They are also required to attend classes on use of green products in the home, landscape maintenance, home maintenance, basic construction and use of tools, energy conservation, budgeting, being a good neighbor, and basics of homeowner associations.

Twenty six more DPD volunteers are signed up to participate in upcoming work parties scheduled for October 10 and October 24 at Phase 2 of Habitat's project at High Point, in West Seattle. Habitat for Humanity is currently constructing two multi-level duplexes, each of which will contain a four- and a five-bedroom home. These will be followed by three duplexes and two single family homes, ultimately providing a total of 20 new affordable homes for low income families.



**Don't forget to visit DPD on the web!**

At [www.seattle.gov/dpd](http://www.seattle.gov/dpd), you can:

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

**design, cont. from page 1**

Design Review is a successful City program that encourages compatibility of development projects in neighborhoods, and improves communication between the public, city and developers. In the past, most townhouses have not undergone design review. The recommended approach is to apply a streamlined ADR process for a better fit with the scale of townhouse projects. Other important outcomes of the proposal include introduction of flexibility in application of development standards to improve design, and earlier notice of townhouse development projects to members of the public.

DPD has drafted legislation to enact ADR for townhouses. The legislation is based on outreach to stakeholders, developers, community members, designers

and DPD staff during the winter of 2008 and spring of 2009. A SEPA decision of non-significance was issued on the draft ADR legislation in August. In the coming months the ADR proposal will enter analysis and deliberations by the City Council Planning Land Use and Neighborhoods Committee. The public is welcome to review the draft legislation and the Director's report on the website at [www.seattle.gov/Planning/TownhouseReview/Overview](http://www.seattle.gov/Planning/TownhouseReview/Overview). City Council hearings dates will be listed there as they are scheduled.

For more information about Administrative Design Review, contact:

**Geoff Wentlandt**  
**(206) 684-3586**  
**Geoffrey.Wentlandt@Seattle.Gov**



When: Sun. September 27, 2009 (1 pm to 5 pm)  
 or, Wed. September 30, 2009 (6 pm to 8 pm)

Where: Asian Counseling and Referral Service  
 3639 Martin Luther King Jr Way S.

**Neighborhood Plan Update  
 Community Open House - You're Invited**

**MLK @ HOLLY STREET (OTHELLO)      NORTH RAINIER      NORTH BEACON HILL**

Come help us shape the future of your neighborhood by commenting on proposed strategies to address your community's growth, transportation and quality of life. Please join us for this important community open house. Drop in at anytime!

Interpreters will be available in the following languages: Amharic, Cantonese, Khmer, Mandarin, Oromiffa, Somali, Spanish, Tagalog, Tigrinya and Vietnamese. ACRS is an accessible facility. Please contact us for special accommodations.

**Additional information will be posted online by Sept. 21st at [www.seattle.gov/dpd/Planning](http://www.seattle.gov/dpd/Planning) or, contact Kerry Wade, Planning Outreach Specialist 206.733.9088 [kerry.wade@seattle.gov](mailto:kerry.wade@seattle.gov)**

## South Lake Union LEED-ND Pilot Project

You have heard of LEED-certified buildings, but what about LEED-certified neighborhoods? LEED for Neighborhood Development (LEED-ND) is the newest addition to the US Green Building Council's portfolio of sustainability rating systems. It expands the portfolio from buildings to evaluate the environmental performance of entire neighborhoods.

The LEED-ND rating system consists of a series of prerequisites and credits that must be attained to achieve graduated levels of certification (Certified, Silver, Gold, Platinum). The prerequisites and credits fall under four categories:

1. Smart Location and Linkage (elements related primarily to sustainable site selection such as proximity to existing infrastructure, avoidance of environmentally critical areas, brownfield redevelopment, housing and jobs proximity and street grid density)
2. Neighborhood Pattern and Design (elements related to the structure and quality of the built environment such as housing type and diversity, compact development, walkable streets, transit facilities, access to active public space and local food production)
3. Green Construction and Technology (elements related to green building such as energy efficiency, construction waste management, water quality and use, heat island reduction and light pollution)
4. Innovation and Design Process (elements that exceed the spirit and intent of the rating system and demonstrate unique ways to promote sustainable community development)

The US Green Building Council selected South Lake Union as one of the LEED-ND pilot projects to test the application of the rating system. After more than a year of deliberations and analysis, the team has wrapped up the South Lake Union documentation. Pending USGBC review and approval this fall, South Lake Union is on track to achieve a LEED-Silver, and possibly, a LEED-Gold rating. For more information about the LEED-ND program, please refer to the USGBC website: [www.usgbc.org](http://www.usgbc.org). For more information on the South Lake Union LEED-ND pilot project, please contact:

**Katherine Cornwell**  
206-684-0806  
[katherine.cornwell@seattle.gov](mailto:katherine.cornwell@seattle.gov)

## Waste Diversion Estimator Tool

A new residential permitting option that became available in February 2009 allows a demolition permit to be issued prior to the approval of the construction permit (*dpdINFO* issue March 2009). In order to receive this early-issuance incentive, an applicant must demonstrate to DPD that the existing structure to be demolished meets the requirements for deconstruction by proof of the submitted Waste Diversion Plan (see Director's Rule 4-2009).

DPD has developed a Waste Diversion Estimator Tool to aid in the completion of this plan. The tool is intended to help calculate approximate material weights proposed for reuse, recycle and waste. To use the Microsoft Office Excel 2007 spreadsheet, an applicant enters data into certain fields which are then auto-calculated and converted to tonnages. Based on information entered, the tool compares the proposed percentages of material to be re-used and recycled with the actual percentages required. The Waste

Diversion Estimator Tool indicates when a plan is not eligible for the deconstruction incentive and allows the applicant to test alternate approaches to achieve a greater threshold. For example, selecting recycling facilities with higher diversion rates or increasing the amount of material to be diverted for reuse and salvage would change calculated diversion percentages.

Material unit weights used in this spreadsheet are typical of industry standards, but it is the applicant's responsibility to ensure weights are accurate. It is not necessary to submit this spreadsheet with the application package, but it is a helpful tool to demonstrate to review staff how tonnages have been derived. The Waste Diversion Estimator Tool is located with other DPD forms at: [www.seattle.gov/DPD/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/DPD/Publications/Forms/Building_Permit/default.asp).

For additional information, contact:

**Jess Harris**  
(206) 684.7744, [WasteEstimator@seattle.gov](mailto:WasteEstimator@seattle.gov)

## 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 .....	296-1175
Sign Permits .....	684-8419

### Inspections

Inspection Requests: General .....	684-8900
Inspectors: General .....	684-8950
Preconstruction Meetings ( <i>projects with special inspections</i> ) .....	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 .....	684-8694

### 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 .....	615-0808
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: Building Code ( <i>1-4:15pm</i> ) .....	684-4630
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*; 1-4:15pm</i> ) .....	684-8850

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