

BUILT SMART
Seattle City Light's Energy-Efficiency Incentive Program
For Multifamily New Construction



The BUILT SMART Incentive Program from Seattle City Light encourages developers of new multi-family buildings to reach beyond standard practice incorporating energy-efficiency measures into the design, construction, and operation of new and substantially renovated buildings. These measures are designed to save energy through reduced electric demand, thereby lowering building operating costs.

BUILT SMART offers funding for the installation of equipment that goes beyond the Seattle and Washington State Energy Codes. Incentives are calculated based on their improvement over the Energy Code at \$0.23 per kWh saved and certain measures receive a flat rebate. Measures and/or efficiencies required by the Energy Code are not eligible for an incentive.

Program Eligibility

The project must be in Seattle City Light's electric service area to be eligible for participation. The multifamily new construction program is available during design and construction, before the building is complete and ready for occupancy. Multifamily projects include apartments, townhomes, condominiums, assisted living residences and similar structures with five or more attached dwelling units. All applications are subject to SCL's eligibility review.

All buildings receiving BUILT SMART funding must achieve a Lighting Power Density (LPD) of 20% below Code in common areas. Please refer to the attached LPD chart on p. 6 for specific requirements.

Contact us early in the design process. By making energy efficiency an integral part of the building's design, you maximize the value of assistance offered by BUILT SMART while maximizing building performance.

Program Benefits

- Financial incentives are available to offset the additional costs associated with the purchase and installation of approved equipment.
- Technical Assistance is available to help evaluate energy efficiency measures and provide guidance to your design team on incorporating new and emerging energy-efficient technologies into your building.
- Complements sustainable building certification programs such as LEED, Evergreen Sustainable Development Standard, Enterprise Green Communities, and Built Green.
- Reduced utility cost
- Marketing tools and materials

Interested in BUILT SMART Incentives?

To get started, submit a [Quick Service Application](#) today. If you have questions, send an [email](#) or call (206) 684-3800.



How to Participate in BUILT SMART's Multifamily New Construction Incentive Program

The project must be in Seattle City Light's electric service area to be eligible for participation. The multifamily new construction program is available during design and construction, before the building is complete and ready for occupancy. Multifamily projects include apartments, townhomes, condominiums, assisted living residences and similar structures with five or more attached dwelling units. All applications are subject to SCL's eligibility review.

1. Contact a BUILT SMART program representative and submit a project application.
2. Program staff will schedule a meeting with design team to assess project for energy saving opportunities.
3. BUILT SMART will develop an incentive estimate (based on the measures you plan to incorporate).
4. Design team will provide BUILT SMART staff with product cut sheets, invoices, full set of plans and Energy Code Compliance Forms, and additional forms needed.
5. Upon incentive estimate approval, BUILT SMART will develop an agreement and return to your attention.
6. Owner will sign and return the agreement to BUILT SMART within 30 days.
7. Staff will make periodic site visits during construction to verify measures are properly installed. You must provide BUILT SMART with a point of contact for scheduling site inspections.
8. Owner will inform BUILT SMART when project is complete and provide any documentation relevant to incentive measures.
9. BUILT SMART will conduct a final verification to confirm that all measures were installed to the program specifications.
10. Once the verification has been completed and the incentive amounts confirmed, BUILT SMART will execute payment.



BUILT SMART offers the following financial incentives to help offset the cost of energy-efficiency upgrades to multifamily new construction. BUILT SMART’s energy-efficiency measures and incentives are available during the design and construction period, when buildings are not yet completed or ready for occupancy. Multifamily projects include apartments, townhomes, condominiums, assisted living residences and similar structures with five or more units.

Equipment and measures must be approved by BUILT SMART staff before installation to qualify for incentives. Incentive measures must meet BUILT SMART’s technical specifications.

**BUILT SMART Incentives for
2006 Energy Code per Construction Permit Application Date**

MEASURE	INCENTIVE
Lighting Power Density (LPD) 20% below Code*	\$0.23 per kWh Saved
Windows (U-value 0.33 or better)	\$0.97 to \$1.35 per square foot
Full Attic (R-38 A) ceiling	\$0.23 per square foot
Flat/Vaulted (R-38) ceiling	\$0.12 per square foot
Walls R-21 above grade	\$0.176 per square foot
Bi-Level Lighting in stairwell	\$70 each (5 stories and fewer = \$46/ea)
Parking Garage lighting reduction	\$0.23 per kWh Saved over code
ENERGY STAR refrigerators	\$30 each
Clothes Washers (electric H2O heater)	\$50-100 each
Energy Efficient Whole House Fans	\$25 each
Thermostats	\$5 each
Efficient Elevators (10 HP max., 7 landings or fewer)	\$0.23 per kWh saved – savings per horsepower
Heat Pumps for in-unit and common areas	\$0.23 per kWh Saved over code
Efficient Shower Heads (electric H2O heater)	\$20 each
In-unit ENERGY STAR fixtures (hardwired fluorescent) or LEDs (Energy Star, LDL or DLC approved)	\$25 each
Garage CO demand control ventilation with VFD	\$0.23 per kWh saved
Occupancy sensors not required by code	\$30 to \$90 each

*Mandatory BUILT SMART measure

All measures and incentives are offered to building owners in Seattle City Light’s electric service area. Seattle City Light has made no implied or expressed warranties or representations with regard to the products listed in this document or energy savings from the installation of products. These incentives are subject to change or termination without prior notice.

MEASURE	BUILT SMART SPECIFICATIONS	ENERGY CODE REQUIREMENTS
Common area LPD	◆ LPD ≤ 0.65	LPD ≤ 0.8
Parking garage LPD	◆ LPD ≤ 0.18	LPD ≤ 0.2
Office/administrative/ church	◆ LPD ≤ 0.75	LPD ≤ 0.95
Windows (residential)	◆ ≤ 0.33	≤ 0.40
ENERGY STAR in-unit light fixtures	◆ Pin based & select locations	N/A
Whole house fan	◆ ≤ 30 watts & ≤ 1.5 sones	WA STATE VIAQ
Wall insulation	◆ R-21 int. framing 2006 ENERGY CODE only	R-21
Attic insulation	◆ R-38 adv 2006 ENERGY CODE only	R-38
Above grade walls	◆ R-21 int. framing + R-5 or better	R-21
Under slab-on-grade	◆ R-5	N/A
Elevators	◆ ≤ 7 landings ◆ ≤ 10 HP ◆ Alternating current gearless system with permanent magnet motors	N/A
Thermostats	◆ Vapor diaphragm or electronic ◆ Electrically heated 2006 ENERGY CODE only	N/A
Refrigerators	◆ ENERGY STAR qualified ◆ PO or invoice dated January 1, 2011 or later	N/A
Clothes washers	◆ Electric water heater ◆ Electric dryer ◆ MEF ≥ 2.46 ◆ PO or invoice dated January 1, 2011 or later	N/A
Shower heads	◆ Electric water heater ◆ ≤ 1.75 GPM	N/A
Occupancy Sensors	◆ Ceiling mount wired to five or more fixtures ◆ No incentive for locations designated by Energy Code	Specific locations required by Energy Code
LED	◆ Pin based ◆ ENERGY STAR qualified and/or ◆ Design Lights Consortium and/or ◆ Lighting Design LAB ◆ http://www.lightingdesignlab.com/LEDList/Specifications.pdf	N/A

BUILT SMART Request for Data

Please fill out the following information. This information will be used to create the BUILT SMART Agreement. Email to: _____

Date:	Energy Code Year:	2006	Number of units:
Project Name:		Number of stories:	
Project Address:		Number of bldgs:	
Contact Name and Company:			
Contact phone & email:			
Lighting Power Density (\$0.23 kWh saved)			
Total residential common area square footage			S.F.
Break up by amenities (should add up to total residential common area sqft)			S.F.
▪ Corridors			S.F.
▪ Stairwells			S.F.
▪ Lobby			S.F.
▪ Mailroom			S.F.
▪ Exercise Room			S.F.
▪ Common space			S.F.
▪ Office			S.F.
▪ Parking Garage			S.F.
▪ Other			S.F.
Glazing and Thermal			
Total square feet of residential window to be installed			S.F.
Average weighted U-value of residential window			#
Total square feet of ceiling attic insulation R-38 (flat or vaulted)			S.F.
Total square feet of net wall to be insulated R-21			S.F.
Total square feet of residential units (used to calculate the floor/glass ratio)			S.F.
\$0.23 per kWh Saved			
Number of electric heat pumps			#
Elevators (include HP & # of cars)			# & HP
Rebates			
In-unit ENERGY STAR light fixtures			#
In-unit LED light fixtures			#
Shower heads			#
Whole House Fan			#
ENERGY STAR refrigerators			#
Clothes washers			#
Bi-level lighting			#
Thermostats			#
Other			
Residential Unit Heat Source: <input type="checkbox"/> Electric baseboard <input type="checkbox"/> Electric heat pump <input type="checkbox"/> Electric radiant(cable) <input type="checkbox"/> Electric forced air wall units <input type="checkbox"/> Electric forced air furnace <input type="checkbox"/> Other (please specify):			#
Residential Unit Hot Water Heat Source: <input type="checkbox"/> Individual tanks, electric <input type="checkbox"/> Individual tanks, gas <input type="checkbox"/> Central System, electric <input type="checkbox"/> Central System, gas			

Additional Required Information

All lighting fixtures and measure specifications must be reviewed and approved prior to installation. The following lighting information should be submitted for review at the time of application and will be required before final incentive payment:

1. A fixture schedule itemized by location (common area, in-unit, etc). If exact fixture numbers are not known at the time of application, a detailed estimate will be accepted as a placeholder. Actual incentives will be based on the number of fixtures verified at final inspection.
2. A window schedule identifying total glazing square footage, window sizes, U-Value for each type of window/glass door, and average weighted U-Value calculation.
3. Manufacturers' specification sheets for all light fixture types and for all additional products eligible for incentives and rebates (windows, exhaust fans, occupancy sensors, etc). If models have not yet been selected, these can be submitted after initial application, but must be submitted before final inspection and payment.
4. Purchase order for qualifying clothes washers and refrigerators. This also can be submitted after initial application, but must be submitted before final inspection and payment.
5. ½ size or electronic set of drawings.
6. DPD Energy Code Compliance Form (Lighting Summary). Built Smart Requirements for lighting power densities are included in the chart below.

Built Smart Program Lighting Power Density (LPD) Allowance by Use		
Use	2006 Seattle Energy Code Allowance (watts/ sq ft)	Built Smart Requirement (watts/ sq ft)
Parking Garages	0.20	0.18
Common Areas, corridors, restrooms, elevator lobbies	0.80	0.65
Exercise Center	1.0	0.8
Office/ administrative areas	0.95	0.76
Main floor building lobbies	1.20	0.96
Laundry rooms	1.20	0.96
Workshops	1.40	1.12

Additional uses are listed in Table 15-1, Seattle Energy Code 2006 edition. Assume a Built Smart requirement of 80% of 2006 SEC lighting power allowance.