

CITY OF SEATTLE
RESOLUTION _____

..title

A RESOLUTION requiring a schedule for periodic building tune-ups for City-owned facilities and directing the Office of Sustainability & Environment to develop guidelines for energy efficient asset preservation.

..body

WHEREAS, The City of Seattle (City) has adopted an ordinance mandating periodic building tune-ups for all nonresidential buildings 50,000 square feet and larger; and

WHEREAS, the City has a goal to become a carbon-neutral city by 2050 and has adopted a strategy for achieving this goal through Resolution 31447, adopting the 2013 Seattle Climate Action Plan; and

WHEREAS, the City desires that its own buildings be models of environmental and economic stewardship contributing to the City's goal to become a carbon-neutral City by 2050; and

WHEREAS, in 2013 the City passed Resolution 31491 adopting a City of Seattle Resource Conservation Management Plan and committing to reducing the energy use of City-owned buildings 20 percent from 2008 to 2020; and

WHEREAS, City leadership can serve as a model for the private market to demonstrate effective and efficient compliance with building tune-up requirements;

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE
MAYOR CONCURRING, THAT:**

Section 1. This resolution shall apply to all City-owned buildings equal to or larger than 50,000 square feet, whether located within the City of Seattle or within another jurisdiction.

1 Section 2. For the initial building tune-up City-owned buildings shall adhere to the
2 following compliance deadlines. Any exemptions for City-owned buildings under the Building
3 Tune-Up Ordinance will be calculated based on these dates.

4 A. Buildings with non-residential uses of 200,000 square feet or larger shall comply by
5 October 1, 2017.

6 B. Buildings with non-residential uses of at least 100,000 and less than 200,000 square
7 feet shall comply by October 1, 2018. .

8 C. Buildings with non-residential uses of at least 50,000 and less than 100,000 square feet
9 shall comply by October 1, 2020.

10 Section 3. The Office of Sustainability & Environment, in cooperation with the City's
11 capital departments, is requested to establish a policy for asset preservation and equipment
12 replacement that incorporates energy and water efficiency and greenhouse gas reductions as
13 priorities, optimizes the opportunity for more cost-effect improvements when work is already
14 being conducted on a building, and takes into consideration long-term life-cycle costs including
15 ongoing utility expenses.

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