



LEADING BY EXAMPLE

Sustainable Buildings and Sites Policy

The policy represents the City’s desire that City-owned buildings and sites be models of environmental, economic and social stewardship. Larger projects must achieve LEED Gold as well as key performance requirements for energy and water efficiency, waste diversion and bicycle facilities. Smaller projects utilize the City’s Capital Green Toolkit, a green design and evaluation tool.

Resource Conservation Management

As an owner of more than 650 buildings the City recognizes the critical importance of improving the efficiency of existing buildings and has a goal to achieve 20% energy savings in municipal buildings by 2020. A Resource Conservation Management Plan is in place, covering measurement & tracking, operations & maintenance and capital investments.



Photo: Nic Lehoux



Photo: William Wright Photography

INITIATIVES

Climate Action Plan (CAP) – Building Energy

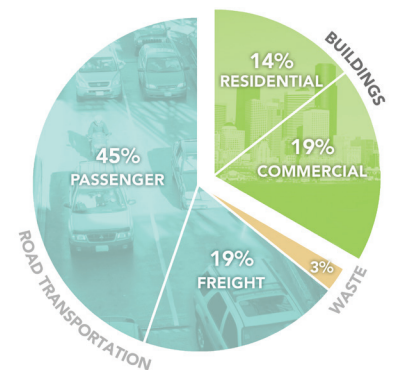
The CAP calls for reductions in GHG from building energy emissions of 39% by 2030 and 82% by 2050. The Plan includes both short and long-term actions that will provide the information, assistance and mandates to improve the performance of existing buildings and build new buildings to higher standards.

Green Stormwater Infrastructure

The City is developing a coordinated approach to significantly increase the use of natural drainage systems to manage stormwater. By the year 2025, Seattle will be managing 700M gallons of stormwater annually with green stormwater infrastructure.

District Energy

The City completed a study to evaluate the neighborhoods in Seattle where district energy is likely to be most promising. Based on the key findings and recommendations, the City is pursuing a strategy to expand district energy in those areas.



Seattle Citywide Greenhouse Gas Emissions by Sector



City of Seattle - Promoting Sustainable Development

INCENTIVES

Green Building Permitting

Permitting incentives to encourage sustainable development are available for projects meeting green building standards and minimum energy efficiency, water conservation and waste reduction thresholds.

Living Building / Deep Green Pilot

Land use departures are available for projects aiming to meet the Living Building Challenge or Seattle's Deep Green criteria.

Incentive Zoning

LEED Silver or Gold certification is a minimum requirement to access additional floor area in certain zones. Higher floor area ratio or density is allowed for projects in low-rise multifamily zones that meet green building standards.

Utility Rebates

Seattle City Light provides rebates supporting energy conservation in new construction and existing buildings. Seattle Public Utilities has rebates for potable water reductions and for rainwater collection, as well as reduced fees for stormwater reduction systems.

Community Power Works

Support for energy upgrades in single-family homes through low-cost energy assessments, rebates, financing, and pre-approved contractors.

Homewise

The Seattle Office of Housing operates a weatherization program for single family homes with low-income households and apartment buildings with low-income tenants, including free weatherization and home improvement loans.



Designer: Playhouse Design Group | Builder: Greenleaf Construction | Photographer: Vicaso

MANDATES/CODES/REGULATIONS

Energy Benchmarking and Reporting Program

Requires owners of non-residential and multifamily buildings 20,000 square feet or greater to track energy performance through the U.S. EPA's Portfolio Manager, to report annually to the City and to provide an energy disclosure report, upon request, to tenants, buyers or other qualified parties.

Seattle Energy Code (SEC)

A national leader in developing cost-effective strategies for reductions in building energy use, the SEC ensures owners and tenants have efficient building envelopes and systems as well as effective tools to manage operational energy use.

Green Factor

A scoring system for landscapes, required in certain parts of Seattle, with credits for various features such as trees, shrubs and rain gardens to help increase the quantity and improve the quality of urban landscaping.

Stormwater Code: Green Stormwater Infrastructure

The City of Seattle's Stormwater Code requires projects to implement green stormwater infrastructure to the maximum extent feasible. GSI examples include permeable pavement, bioretention facilities, and green roofs.

High Performance Building Code

Using the International Green Construction Code as a guideline, provisions have been incorporated into Seattle Codes, including plumbing and irrigation requirements, construction material storage and waste management requirements, and allowances for greater insulation thickness.

Construction & Demolition (C&D) Waste

The City's goal is to recycle 70% of construction waste by 2020. Requirements include landfill disposal bans on readily recyclable C&D materials, C&D processing facility certification, and submittal of Waste Diversion reports by permitted projects.