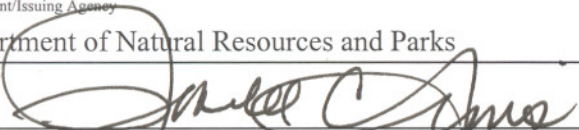




Title Green Building Initiative	Document Code No. FES 9-3 (AEP)
Department/Issuing Agency Department of Natural Resources and Parks	Effective Date Upon Approval
Approved 	OCT 25, 2001

1.0 SUBJECT TITLE: Green Building Initiative

1.1 EFFECTIVE DATE: Upon approval

1.2 TYPE OF ACTION: New

1.3 KEY WORDS: Green Building Initiative, Green Building Team, Leadership in Energy and Environmental Design (LEED™)

2.0 PURPOSE: The Green Building Initiative establishes Executive Policy to encourage and promote the use of green building practices in all buildings the County constructs, remodels, and renovates. The Initiative directs Offices and Departments to incorporate or support the use of LEED™ methods and techniques into construction of facilities; and establishes a Green Building Team to educate and guide Departments in green building practices.

3.0 ORGANIZATIONS AFFECTED: All King County Departments

4.0 REFERENCES:

- 4.1 The 1999 Northwest Regional Sustainable Building Action Plan –Appendix 1
- 4.2 LEED™ Reference Guide – Appendix 2
- 4.3 King County Green Building Initiative Background- Appendix 3
- 4.4 Integrated Pest Management (IPM) Policy, PUT 8-17 (AEO), 11/15/99
- 4.5 Establishing a County Energy Policy, and Task Force for Energy Efficiency, Conservation and Cost Savings, FES 9-2 (AEP), 12/8/98
- 4.6 King County Recycled Product Procurement Policy, CON 7-1-2 (AEP), 2/24/95
- 4.7 In-House Recycling Program, PUT 7-1 (AEO), 6/11/88

5.0 DEFINITIONS:

- 5.1 The “Green Building Initiative” is an Executive Policy developed to promote the use of green building practices in all buildings the County constructs, remodels, and renovates.
- 5.2 The “Green Building Team” is a team of County staff formed to coordinate implementation of the Green Building Initiative and to provide education and support.

- 5.3 “Green building practices” include practices that conserve resources, use recycled content materials, maximize energy efficiency, and otherwise consider environmental, economic and social benefits in the design and construction of a building project.
- 5.4 “Leadership in Energy and Environmental Design (LEED™)” is a self-certifying, performance-based system designed for rating new commercial, institutional, and high-rise residential buildings. It is a feature-oriented system where credits are earned for satisfying each criterion. Different levels of green building certification are awarded based on the total credits earned.
- 5.5 “Life cycle cost analysis” looks at the net present value of design options as investments. The goal is to achieve the highest, most cost-effective environmental performance possible over the life of the project.
- 5.6 “New construction” is any new building or structure.
- 5.7 “Remodel” is to add on to or alter the structure of an existing building or structure.
- 5.8 “Renovate” is to improve, repair, or upgrade the condition of a building or structure.

6.0 POLICIES:

- 6.1 It is the Executive’s Policy to encourage and incorporate the use of green building practices in all new construction, remodels, and renovations.
- 6.2 Green building practices should be incorporated when projects are in the planning and pre-design phase. Economic benefits realized by the County could include the reduction of operating costs, enhanced asset value, optimized building performance and a healthier workplace for employees.
- 6.3 For all new construction, departments are required to apply LEED™ criteria in the pre-design and design phase of projects, and are encouraged to seek the highest LEED™ certification possible. The types of projects where LEED™ certification could apply include, but are not limited to, transfer stations, wastewater treatment facilities and pump stations, office buildings, maintenance facilities and recreational facilities.
- 6.4 For all new projects where the scope of the project or type of structure limits the ability to achieve LEED™ certification, such as bus shelters, restroom facilities or conveyance lines, departments are encouraged to incorporate green building practices whenever possible using LEED™ criteria as a guideline for incorporating such practices.
- 6.5 For all remodels and renovations, departments are encouraged to incorporate green building practices whenever possible and to use the LEED™ criteria as a guideline for incorporating such practices.
- 6.6 To provide support and education services to Offices and Departments, a Green Building Team will be created. The Green Building Team will serve as the technical resource on implementation of the Green Building Initiative. The Green Building Team will consist of staff with expertise in project management, architecture, landscape architecture, design, engineering, resource conservation, and budget analysis from the following departments: Natural Resources and Parks, Transportation,

Development and Environmental Services, Finance, Construction and Facilities
Management and Budget Office.

7.0 PROCEDURES:

Action By: Action:

- | | | |
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| Departments | 7.1 | Register new proposed construction projects with the US Green Building Council for potential LEED™ certification, and provide copies of registration to the Green Building Team. |
| | 7.2 | Submit regular reports to the Green Building Team that provide an update on the status of the LEED™ checklist accomplishments for registered projects. |
| | 7.3 | For remodels and renovations, project managers should use the LEED™ reference manual as a guide and should also attempt to incorporate green building practices whenever possible. |
| | 7.4 | Use of green building practices should be accomplished within traditional project budgets. If additional funds are sought for up-front costs, a life cycle analysis of the project should be completed by the Department to determine the long-term benefits of using green building practices. If the life cycle analysis reveals that higher up-front costs yield long-term benefits, such as lower operations and maintenance costs, or there are other compelling reasons for the additional up-front costs, the Department may request Executive consideration of additional budget expenditures. |
| DNRP
Director | 7.5 | The Department of Natural Resources and Parks will create and maintain a county "Green Building Team" to develop, implement, and oversee the Executive's Green Building Initiative, and shall provide support for their participation. |
| DNRP, DCFM,
DOT, DDES,
Budget Office,
Directors | 7.6 | Shall appoint staff with expertise in project management, architecture, landscape architecture, design, engineering, resource conservation, budget analysis, and others skills as needed, as specified by DNRP, to the Green Team. |

Green Building

- Team
- 7.7 Provide technical support as appropriate, including, but not limited to, training on LEED™ and other green building technologies, research, project review, assisting with budget analyses, and convening groups to develop strategies and policies relating to green building.
 - 7.8 Maintain and monitor a list of County projects that are working to incorporate LEED™ criteria. Examples will include projects that are in various phases of completion. Existing County projects that are attempting to incorporate LEED™ criteria include: Brightwater Treatment Facility, including pump stations; South Park; North Rehabilitation Facility; Convention Place Development; Central Atlantic Base Expansion; First Northeast and Factoria Transfer Stations; and the 911 Communications Center.
 - 7.9 Compile an annual progress report of LEED™ projects for submission to the Executive's office and provide recommendations for improving the initiative.
 - 7.10 Evaluate the LEED™ Interiors rating system scheduled for completion in 2002, for adoption by King County. The LEED™ Interiors rating system will provide more specific guidance and certification format for remodels and renovations.
 - 7.11 By June 1, 2004, prepare a report recommending how the Green Building Initiative should be structured into an on-going program or set of policies and procedures for county operation.

8.0 RESPONSIBILITIES:

- 8.1 Green Building Team will serve as a technical resource for all King County Departments.
- 8.2 Project managers will use Green Building Team members as a resource to identify best green practices for construction, remodels, and renovations.
- 8.3 Departments will ensure that construction projects within their Department incorporate green building practices and, if applicable, become LEED™ certified.
- 8.4 The Executive will evaluate major increases in traditional project budgets due to up-front costs resulting from incorporating green building practices.
- 8.5 The Executive will encourage and recognize projects that have achieved LEED™ certification or that have incorporated green building practices.

9.0 APPENDICES:

- 9.1 LEED™ Reference Guide
- 9.2 The 1999 Northwest Regional Sustainable Building Action Plan
- 9.3 Common Construction Materials Study – 'Rough Cost Comparison, Conventional v. Green alternatives'