



Summary of Recommendations - Green Building and the Regional Code Collaboration

Regional Code Collaboration (RCC):

- The RCC is a multi-jurisdictional group of planners and code officials from 3 counties and 14 cities working to leverage economies of scale in developing and updating green codes.
- *RCC Recommendation #1:* K4C partners are encouraged to participate in the RCC and adopt existing model codes and ordinances that have been developed to improve on water conservation, sustainable transportation, energy, and material conservation.

Washington State Building Codes

- K4C and RCC partners supported development and adoption of the new 2016 Washington State solar and energy codes. The new energy codes will help reduce energy usage from new construction by roughly 30% compared to 2006 levels.
- RCC partners are beginning work to develop an “Aspirational Energy Code”. This next step will support progress towards K4C’s target for net zero carbon in new buildings by 2030.
- *RCC Recommendation #2:* K4C partners are encouraged to implement newly adopted state codes and also participate in development of the next generation of State Energy Codes.

Construction and Demolition Waste

- A new King County Ordinance requires proper management of construction and demolition materials generated at construction job sites throughout King County.
- *RCC Recommendation #3:* The RCC encourages K4C partners to consider amending city building code to require documentation that job sites are using King County designated facilities for C&D recycling – as part of building permits.

Living Building Challenge (LBC) Demonstration Ordinances

- The Living Building Challenge green building certification system is the world’s only carbon neutral rating system. The LBC supports the K4C goals on renewable energy, reduction in greenhouse gas emissions, green building and consumption.
- Living Buildings require a fundamentally different approach to building design, permitting, construction, and operations that may necessitate flexibility in current codes and regulatory processes in order to support their development.
- *RCC Recommendation #4:* The RCC recommends K4C partners consider developing and implementing LBC demonstration ordinances that remove barriers to high performance buildings and invite progressive developers to build with carbon neutral certification.

RCC Resources to Support these Recommendations:

- The RCC can support cities tailoring existing model codes and demonstration ordinances to local needs. Basing local policies on RCC developed model codes supports consistent codes amongst King County jurisdictions. RCC partners and the King County GreenTools program can help support city work to develop and implement these codes.
- An upcoming Green Inspector Training will support this work by educating building and code officials on the latest trends in high performance green building, the Green Inspector Training will be followed by a hands-on building tour in January to offer further opportunity to see the latest technological systems and high-performance buildings first-hand.



Summary of Recommendations - Building Energy Benchmarking

- **Introduction:** The K4C's target of 25% energy use reduction in existing buildings is ambitious, and requires foundational steps to drive deeper energy efficiency community-wide. An important step on this path, building on best practices and demonstrated success from across the U.S., is to increase awareness of building energy consumption among building owners, managers, tenants, prospective buyers, and government officials.
- **Recommendations:** The K4C Building Energy Benchmarking Subcommittee recommends that K4C partners adopt formal policies (e.g., a common ordinance) that will promote:
 - ✓ **Public Building Benchmarking and Disclosure.** The recommended approach would define and require annual energy benchmarking and reporting for all city or county buildings and campuses of buildings that are:
 - 20,000 square feet or greater; or
 - An office, library, or public safety building with a floor area of 5,000 square feet or greater; or
 - A wastewater treatment plant; or
 - Leased buildings greater than 20,000 square feet where the city or county is the sole occupant and has administrative authority over the building's electricity and natural gas accounts.
 - ✓ **Voluntary Commercial Building Benchmarking and Disclosure.** The recommended approach would establish a program of voluntary annual energy benchmarking and reporting for privately owned commercial buildings of 20,000 square feet or greater within each jurisdiction. Such a voluntary program would have benefits but importantly could also lay the foundation for future mandatory policies.
- **Offer of Support from the Washington State Department of Commerce and Smart Buildings Center.** The first several K4C cities (exact number to be determined) that adopt these policies will be eligible for grant-funded benchmarking support from Smart Buildings Center, including:
 - ✓ development of a database of covered buildings;
 - ✓ help desk support; and
 - ✓ analysis of building energy performance.The Smart Buildings Center offer of partnership is available for 18 months, based on a grant from the U.S. Department of Energy and Washington State Department of Commerce

Reference Materials Available at the Summit

- [K4C Joint County-City Climate Commitments](#)
- [Energy Productivity as a Means for Economic Growth](#)
- [Regional Code Collaboration white paper](#)
- [K4C Commercial Energy Benchmarking Committee Recommendations Memo](#)
- [The Benefits of Benchmarking Building Performance](#)