



Legislation Text

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Clerk 02/03/2005

AN ORDINANCE requiring green building practices in all buildings the county constructs, remodels and renovates; directing offices and departments to incorporate the use of Leadership in Energy and Environmental Design (LEED) methods and techniques as the primary method to measure the use of green building practices in constructing and operating county facilities.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. The use of green building design in capital improvement projects reduces pollution, use of natural resources, energy and other operating costs, enhances asset value, optimizes building performance and creates healthier workplaces for King County employees. Green building design has the potential to reduce operating costs associated with HVAC (which is heating, ventilation and air conditioning), lighting systems, municipal water consumption, stormwater management, solid waste and recycling management.

B. Buildings designed to use as little energy as possible and minimal or no fossil fuels are low-energy and high-performance buildings. With such buildings, the county's utility costs will be demonstrably lower, since the largest building operating costs are incurred for artificial lighting and air conditioning, for both heating and cooling cycles. Within a building's total life span, the operations and maintenance costs are generally three times the initial building costs.

C. Green building supports broad sustainability goals of King County, including growth management, economic development, environmental protection, access to public transportation, stewardship of resource

lands and wildlife habitat and creating resources from wastes.

D. The LEED rating system is a nationally recognized standard used to rate the performance of buildings and guide project design. The LEED rating system components include: sustainable site design; water efficiency; energy and atmosphere; indoor environmental quality; and materials and resources. The use of LEED criteria reduces operating costs, enhances asset value, optimizes building performance and creates healthier workplaces for King County employees and visitors. Members of the U.S. Green Building Council representing all segments of the building industry created the LEED program and continue to contribute to its development. LEED standards are currently available or under development for:

- a. new construction and major renovation projects (LEED-NC);
- b. existing building operations (LEED-EB);
- c. commercial interiors projects (LEED-CI); and
- d. core and shell projects (LEED-CS, Pilot version).

2. The LEED rating standards

- a. define "green building" by establishing a common standard of measurement;
- b. promote integrated, whole-building design practices;
- c. recognize environmental leadership in the building industry;
- d. stimulate green competition;
- e. raise consumer awareness of green building benefits; and
- f. transform the building market.

3. LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training and practical resources. Different

levels of green building certification are awarded based on the total credits earned.

E. King County is committed to investing in capital improvement projects which represent an opportunity to benefit from the reduced operating costs that green design promotes. The types of projects where LEED certification may apply include, but are not limited to, transfer stations, wastewater treatment plants, office buildings, maintenance facilities, recreational facilities and medical facilities. The types of projects where LEED certification may not be economically feasible but where green building practices could apply include, but are not limited to, bus passenger shelters, restroom facilities, pump stations and conveyance lines.

SECTION 2. Definitions. The definitions in this section apply throughout this ordinance unless the context clearly requires otherwise.

A. "Green building practices" as defined by the U.S. Green Building Council, LEED Program, are 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.

B.1. "Leadership in Energy and Environmental Design" or "LEED" is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

C. "Life-cycle cost" represents the full costs including financing for designing, constructing and operating a facility based upon the useful life of the facility and its components.

D. "New construction" is any new building or structure.

E. "Remodel" is to add on to or alter the structure of an existing building or structure.

F. "Renovate" is to improve, repair, or upgrade the condition of a building or structure.

G. "U.S. Green Building Council" is an organization that serves as the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable and healthy places to live and work. Local members include King County, the state of Washington, the city of Seattle, the city of Bellevue, the city of Issaquah, Snohomish county and the University of

Washington.

SECTION 3. Policies.

A. King County departments and offices shall utilize LEED criteria to implement green building practices in the planning, design and construction of all new King County capital improvement projects as set forth herein.

B. King County departments and offices shall seek the highest LEED certification level achievable that is cost-effective based on life cycle cost analysis and the limits of available funding. Projects qualifying for LEED certification shall be registered through the U.S. Green Building Council.

C. For all new projects where the scope of the project or type of structure limits the ability to achieve LEED certification, departments and offices shall incorporate cost-effective green building practices based on life cycle cost analysis and the limits of available funding.

D. For all remodels and renovations with budgets over two hundred fifty thousand dollars, departments and offices shall seek the highest LEED certification level achievable that is cost-effective based on life cycle cost analysis and the limits of available funding.

E. Departments and offices shall submit regular reports to the department of natural resources and parks to provide an update on the status of the LEED checklist accomplishments for registered projects.

F. The department of natural resources and parks shall coordinate with other departments to develop and implement green building practices in King County and provide support for their participation.

Departments shall designate staff with expertise in project management, architecture, landscape architecture, design, engineering, resource conservation, budget analysis and other skills as needed, to assist the department of natural resources and parks.

G. The department of natural resources and parks shall provide technical support for the green building program as appropriate, including, but not limited to, training on LEED and other green building technologies, research, project review, assisting with budget analysis and convening groups to develop strategies and policies

relating to green buildings.

H. The department of natural resources and parks shall maintain and monitor a list of county projects that are working to incorporate LEED criteria, compile an annual progress report of LEED projects, and provide recommendations for improvement.

I. The executive shall evaluate and make recommendations regarding possible implementation of a King County LEED incentive program, similar to the city of Seattle,

to promote LEED participation in the private sector.

SECTION 4. Expiration. This ordinance expires January 1, 2008.