

K4C Elected Official Summit: Green Building and Energy Efficiency

Thursday, April 7, 2016

2 – 4 PM

**Smart Buildings Center, Pacific Tower
1200 12th Ave S, Seattle, WA 98144**

Goal: *Determine next steps for local priorities related to the K4C's green building and energy efficiency commitments*

Present

Elected and Leadership Representatives (12 local jurisdictions)

1. King County – Dow Constantine, Executive
2. Bellevue – Lynne Robinson, City Councilmember
3. Burien – Nancy Tosta, City Councilmember
4. Issaquah – Fred Butler, Mayor and Mary Lou Pauly, City Councilmember
5. Kirkland - Jay Arnold, Deputy Mayor and Shelley Kloba, City Councilmember
6. Mercer Island – Bruce Bassett, Mayor
7. Redmond – Represented by Cathy Beam, Principal Planner
8. Renton – Represented by Paul Hintz, Planner
9. Seattle – Represented by Jessica Finn Coven, Director of the Office of Sustainability and Environment
10. Shoreline – Represented by Miranda Redinger, Senior Planner
11. Snoqualmie - Matthew Larson, Mayor
12. Woodinville – Paula Waters, City Councilmember

Supporting Staff and Partners: King County - Megan Smith, Jim Neely, Adam Cooper, Jenny Giambattista, David Broustis, Matt Kuharic, Chris Ricketts, Patti Southard, Olivia Robinson, Alice MacLean, Christie True; Mercer Island - Ross Freeman; Snoqualmie - Nicole Sanders; Seattle - Kathleen Petrie, Duane Jonlin, Christie Baumel, Nicole Ballinger; Kirkland - Scott Guter, David Barnes; Issaquah - Megan Curtis-Murphy, David Fujimoto; Bellevue - Emma Johnson, Jennifer Ewing; Tacoma - Kristin Lynett; Everett - Karen Stewart; Climate Solutions - Elizabeth Willmott; Built Green - Leah Missik and Ellen Aebischer; Washington State Dept. of Commerce - Chuck Murray and Tim Stearns; Smart Buildings Center - Stan Price; Washington State Housing Finance Commission - Juliana Williams; Ross Strategic - Tom Beierle

1. [Celebratory Kickoff](#)

(King County Executive Dow Constantine and Tim Stearns, WA Dept. of Commerce)

- **[EPA Climate Leadership Award](#)**: the K4C was one of 17 organizations in the nation to earn a 2016 Climate Leadership Award for innovative partnerships.
- **[Regional Code Collaboration \(RCC\) NW Solar Communities Recognition](#)**: the RCC and the K4C were recognized by the Northwest Solar Communities program for leadership in supporting

efforts to standardize state building codes to facilitate solar-ready development. Bellevue, Kirkland, Mercer Island, Seattle, and Snoqualmie have also been named Northwest Solar Communities. Here is [a link to the Governor's Proclamation](#).

2. How Green Building and Energy Efficiency Strategies Fit with K4C Joint Commitments

(Matt Kuharic, King County)

- The K4C helped the Growth Management Planning Council adopt [shared, formal, near and long term county-city GHG emission reduction targets](#), and chart out pathways to reaching those targets, including reducing existing building energy use by 25% below 2012 levels, and achieving net zero emissions in new buildings by 2030.
- The K4C's [Joint County-City Climate Commitments](#) articulate these pathways and define shared strategies to achieve them, including to partner through the RCC to support advanced state codes, and adopt local building benchmarking policies and high performance building standards.

3. Updates on K4C Washington State Energy Priorities

(Megan Smith, King County and Ross Freeman, Mercer Island)

- **Coal to clean energy transition:** The K4C continues to partner with PSE and engage with the Utilities and Transportation Commission ([February 2016 letter to the UTC](#)) to convey K4C's goals and desire to accelerate the transition from coal. The K4C is continuing to work with utilities towards a clean energy future. Recent updates:
 - Washington State [Senate Bill 6248](#) was signed into law on April 1st. It allows PSE to set aside funds to pay for retirement and environmental cleanup costs for Colstrip Units 1 and 2.
 - The UTC approved a petition filed by PSE and others asking to delay a pending rate case with the commitment that PSE include a retirement and cleanup plan for Colstrip Units 1 and 2. The new rate case must be filed no later than January 17, 2017.
- **Solar incentives:** A solar incentive plan passed through the House this session but failed to get a vote in the Senate. Two important tax credits for solar were extended, providing some certainty to early adopters. Washington's low electricity rates are a barrier to solar adoption, however installations continue (although at a lower rate than recent years) despite unpredictable returns on investment.

4. Why Green Building and Energy Efficiency?

(Chuck Murray, WA Dept. of Commerce; Matt Kuharic, Patti Southard, King County; Elizabeth Willmott, Climate Solutions)

- Energy efficiency is second largest resource in the region and a major reason for low energy rates. It is lowest cost resource for next 20 years; if we effectively pursue and implement energy efficiency, we can continue to avoid building new utility resources.
- Energy efficiency programs in WA also provide substantial job and income benefits.
- Energy codes ensure universal adoption of energy efficiency legislation. Strategies like high performance building standards and energy benchmarking programs create market awareness and support energy efficiency implementation.

5. Local Priorities for Green Building and the Regional Code Collaboration

(Patti Southard, King County; Kathleen Petrie, Duane Jonlin, Seattle; Miranda Redinger, Shoreline)

- **The Regional Code Collaboration (RCC)** is an umbrella group of ~15 jurisdictions extending beyond borders of King County that designs codes to support sustainability goals of members, including K4C Joint Commitments and King County’s Strategic Climate Action Plan. It is a model for cross-jurisdictional collaboration and capacity building and has been effective in leveraging limited resources and engaging public, private, and municipal partners to advance sustainability in the built environment.
- RCC has developed and vetted a code package around water, energy, sustainable transportation, and material conservation that can be adopted by any jurisdiction at any time.
- **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.**
- The RCC’s 2015-2016 work plan includes recruiting more jurisdictions plus three initiatives:
 - Washington State Codes (Solar, Energy, and “Aspirational” Energy Codes)
 - National codes are updated every 3 years, then amended and adopted by states, which occurs in WA through the State Building Code Council during a public process. Local jurisdictions cannot amend the Residential or Residential Energy Code.
 - The RCC created solar appendices to submit as proposals to the State Building Code Council in 2015 and also organized jurisdictions to provide testimony at state hearings in the fall. All three proposals were adopted as appendices to the Residential, Building, and Energy Codes and remove barriers to solar installation on commercial and residential buildings.
 - 10 of 11 additional Energy Code proposals were adopted. These proposals, in combination with progress over the last few code cycles, means that the new 2015 Washington State Energy Code will reduce energy usage in new buildings by approximately 30% compared to 2006 Washington State Code.
 - State Legislature asked the Building Code Council to develop an “Aspirational Energy Code” without funding. The RCC could develop a draft code, which could serve as a basis for utility incentive programs or municipal construction standard and eventually provide a legal pathway to Residential Energy Code upgrades, while supporting progress toward K4C’s goal of net-zero emissions 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 & Demolition Waste Ordinance**
 - A new County-wide ordinance bans disposal of readily recyclable materials. Material generated in King County must be taken to a designated facility.
 - **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 Demonstration Ordinance
 - The Living Building Challenge (LBC) is the only carbon neutral green building certification and part of the RCC code package and K4C’s Joint Commitments.
 - Shoreline is drafting an LBC Demonstration Ordinance to support their green building and climate action goals to be adopted in the summer. They are creating a simplified version of Seattle’s program that can be adopted by smaller jurisdictions, and developing an incentive package.
 - **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.**
- Green building education opportunities: Green Inspector Training October 26th at Smart Buildings Center focusing on new trends and technologies in green building and remodeling, water reuse and recycling, and toxic materials with tour component in January 2017. Will address commercial, and single and multifamily residential.
- **K4C partners are encouraged to reach out to the RCC for support on these recommendations and on related green building educational opportunities.**

6. K4C Commercial Building Benchmarking Recommendations

(Elizabeth Willmott, Climate Solutions and Stan Price, Smart Buildings Center)

- **Commercial Building Benchmarking programs** support K4C Joint Commitments and allow buildings to track energy use over time and compare performance with similar buildings. Benchmarking makes building performance more visible in the marketplace, improves awareness, rewards building owners for high performance, and uses information to drive action and behavior change. Several U.S. jurisdictions of all sizes have adopted benchmarking and transparency policies.
- **Benchmarking benefits** include establishment of baseline energy use, demonstration of performance compared to competitors, help prioritizing energy efficiency investments, , continuous performance improvement, lower operating expenses, higher building value, energy and GHG savings, greater transparency and consumer awareness, increased demand for energy efficiency services, and more data for efficiency analyses.
- **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

Recap of Summit Recommendations

Megan Smith recapped recommendations around green building and energy efficiency policies and programs from the RCC and Commercial Building Benchmarking subcommittee. Partners expressed appreciation for staff efforts and collaboration in laying the foundation for policy adoption in individual jurisdictions.

The meeting adjourned at 3:50 pm.

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](#)