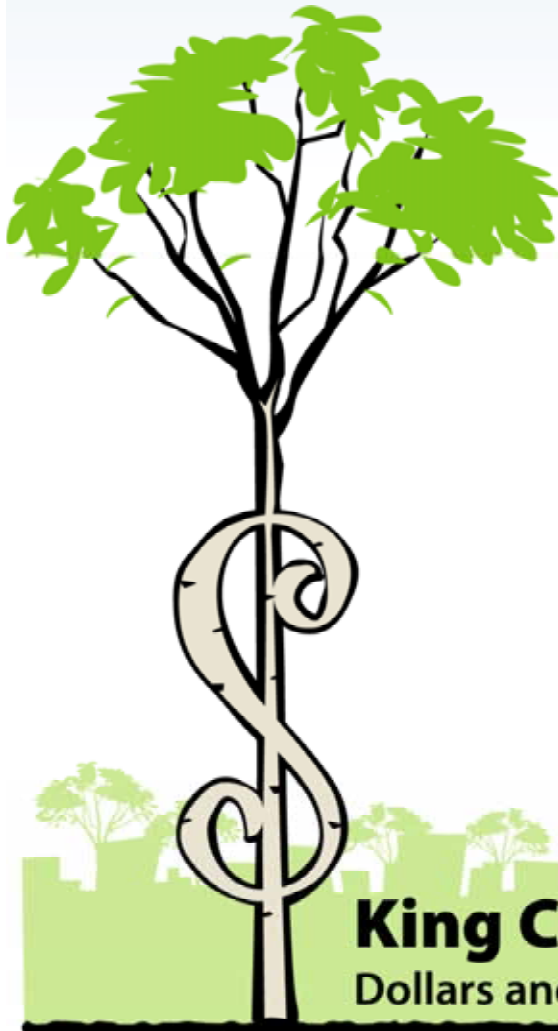


# Green Building Permitting

Department of Development  
and Environmental Services  
(DDES)



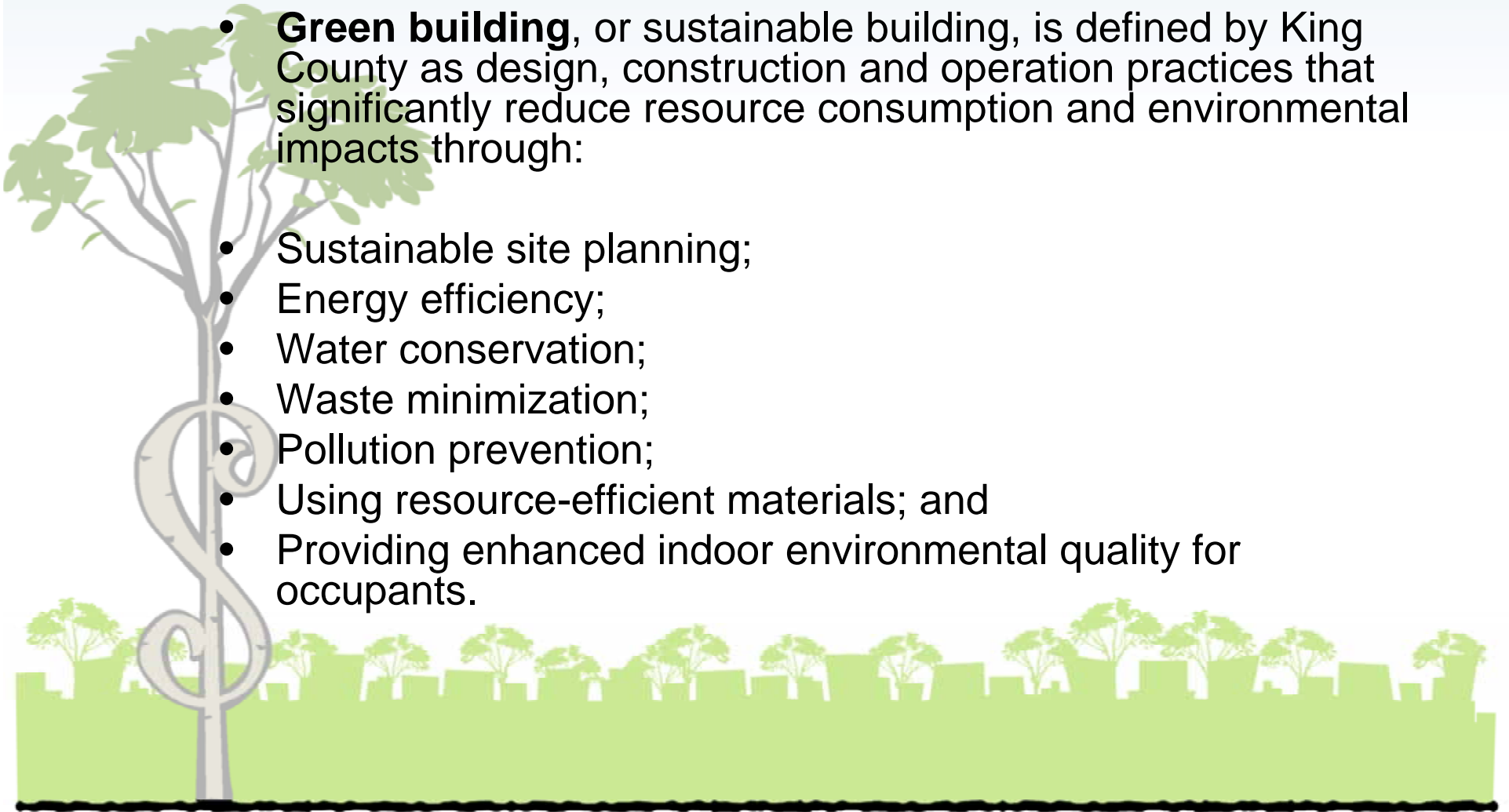
**King County Building Summit:**  
Dollars and Sense Tools to Green Your Project



King County

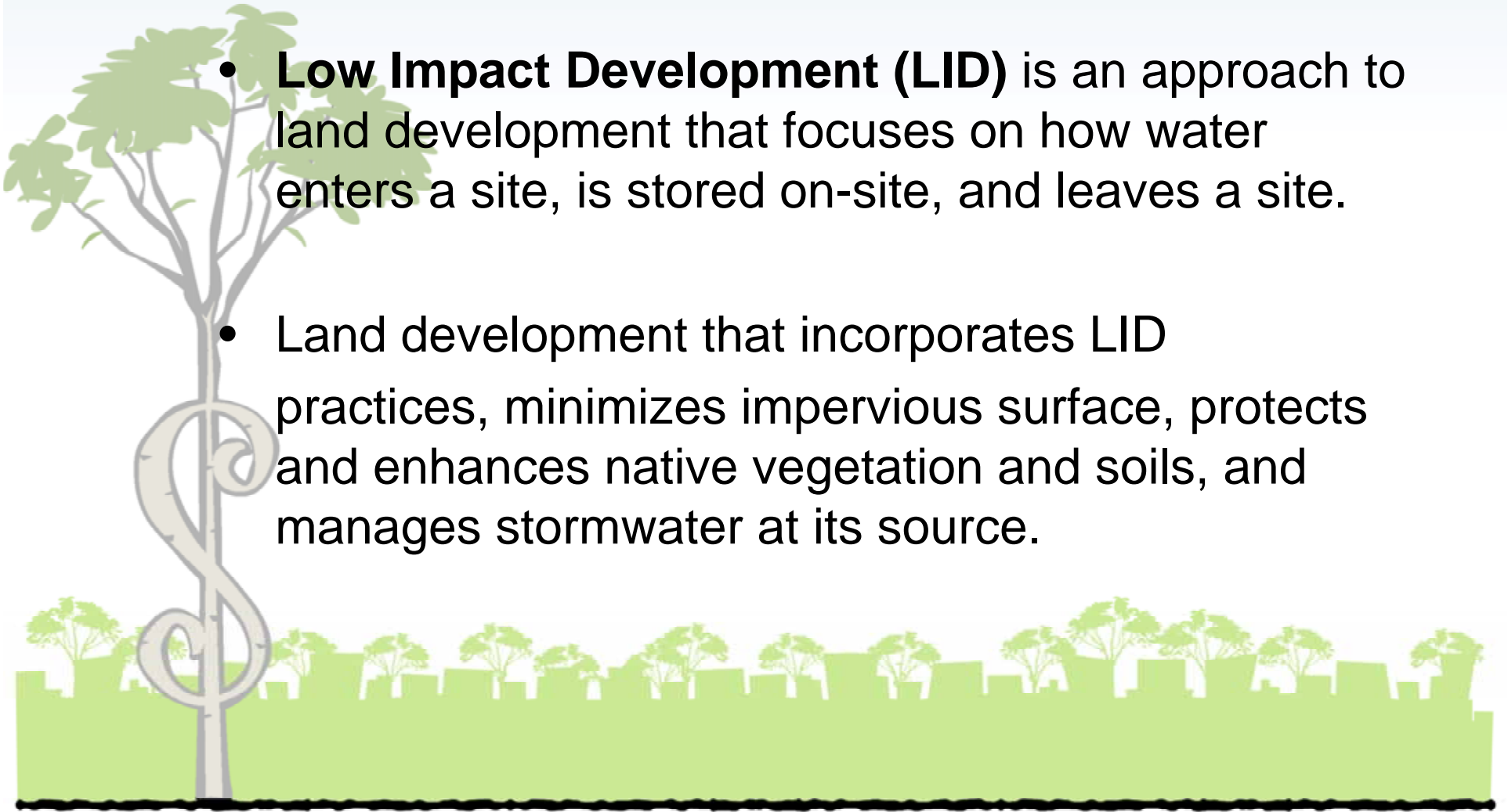
# What is green building and low impact development?

- **Green building**, or sustainable building, is defined by King County as design, construction and operation practices that significantly reduce resource consumption and environmental impacts through:
  - Sustainable site planning;
  - Energy efficiency;
  - Water conservation;
  - Waste minimization;
  - Pollution prevention;
  - Using resource-efficient materials; and
  - Providing enhanced indoor environmental quality for occupants.



# What is Low Impact Development?

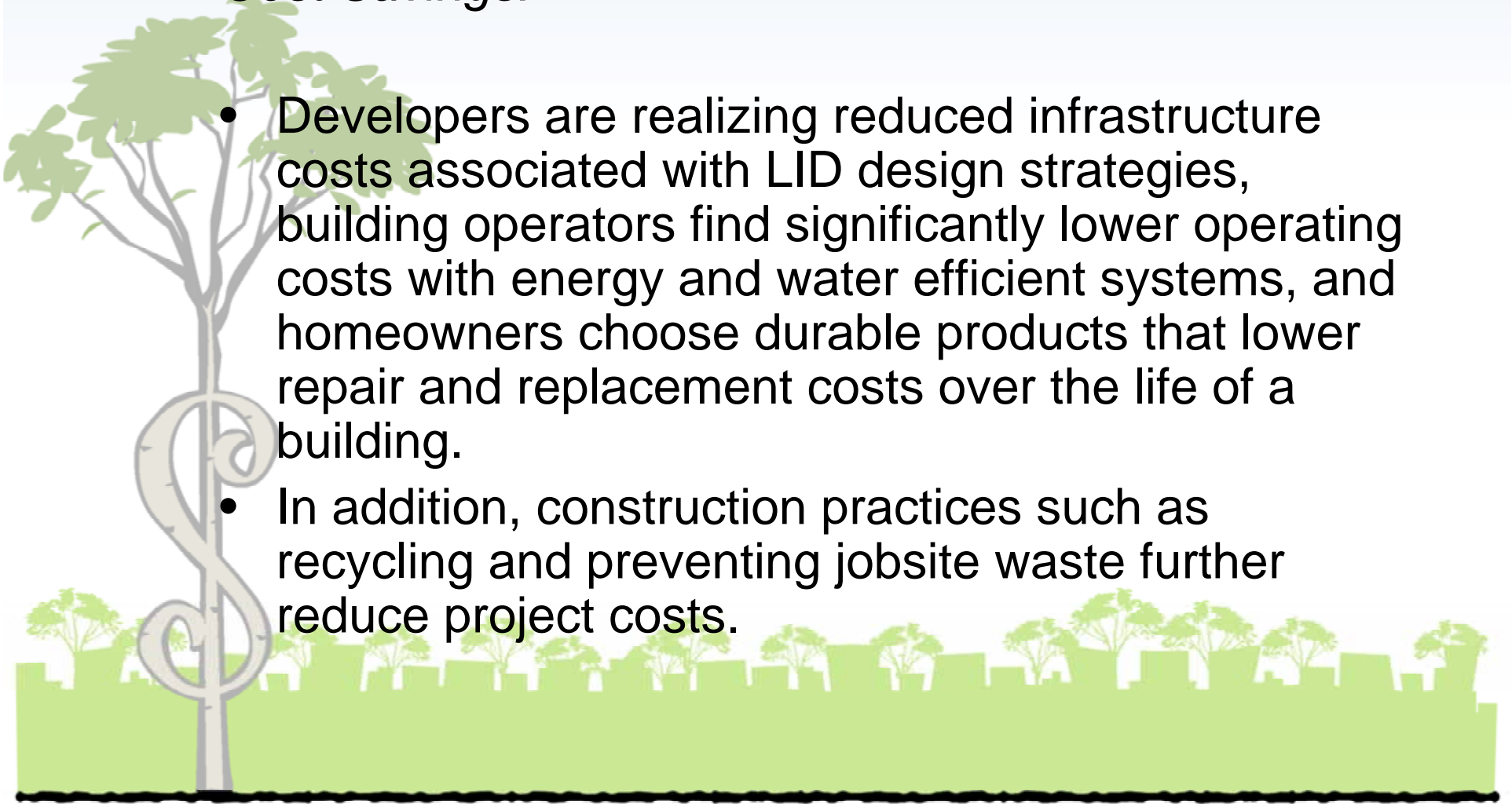
- **Low Impact Development (LID)** is an approach to land development that focuses on how water enters a site, is stored on-site, and leaves a site.
- Land development that incorporates LID practices, minimizes impervious surface, protects and enhances native vegetation and soils, and manages stormwater at its source.



# What are the benefits of green building and low impact development?

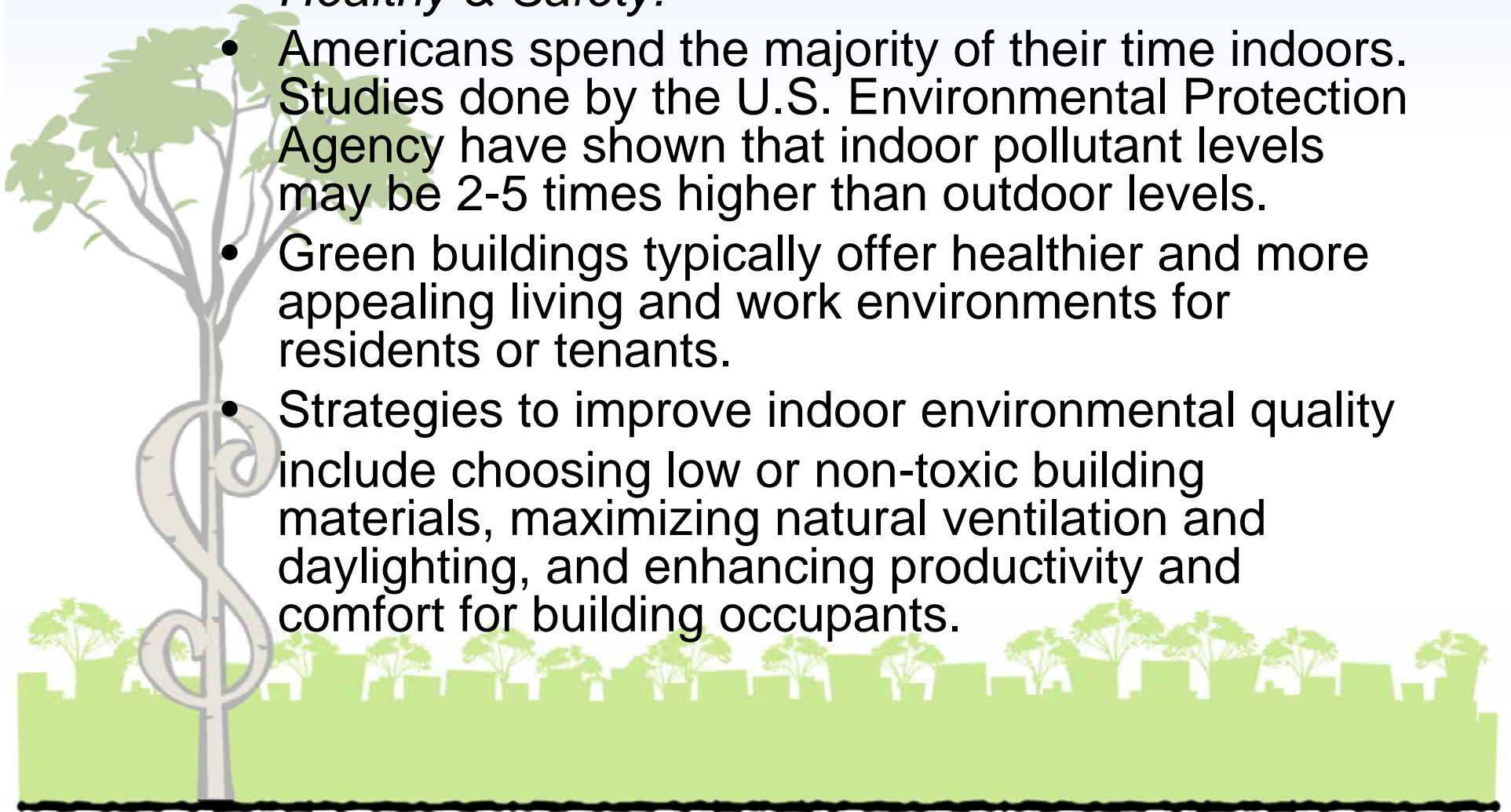
## *Cost Savings:*

- Developers are realizing reduced infrastructure costs associated with LID design strategies, building operators find significantly lower operating costs with energy and water efficient systems, and homeowners choose durable products that lower repair and replacement costs over the life of a building.
- In addition, construction practices such as recycling and preventing jobsite waste further reduce project costs.



# What are the benefits of green building and low impact development?

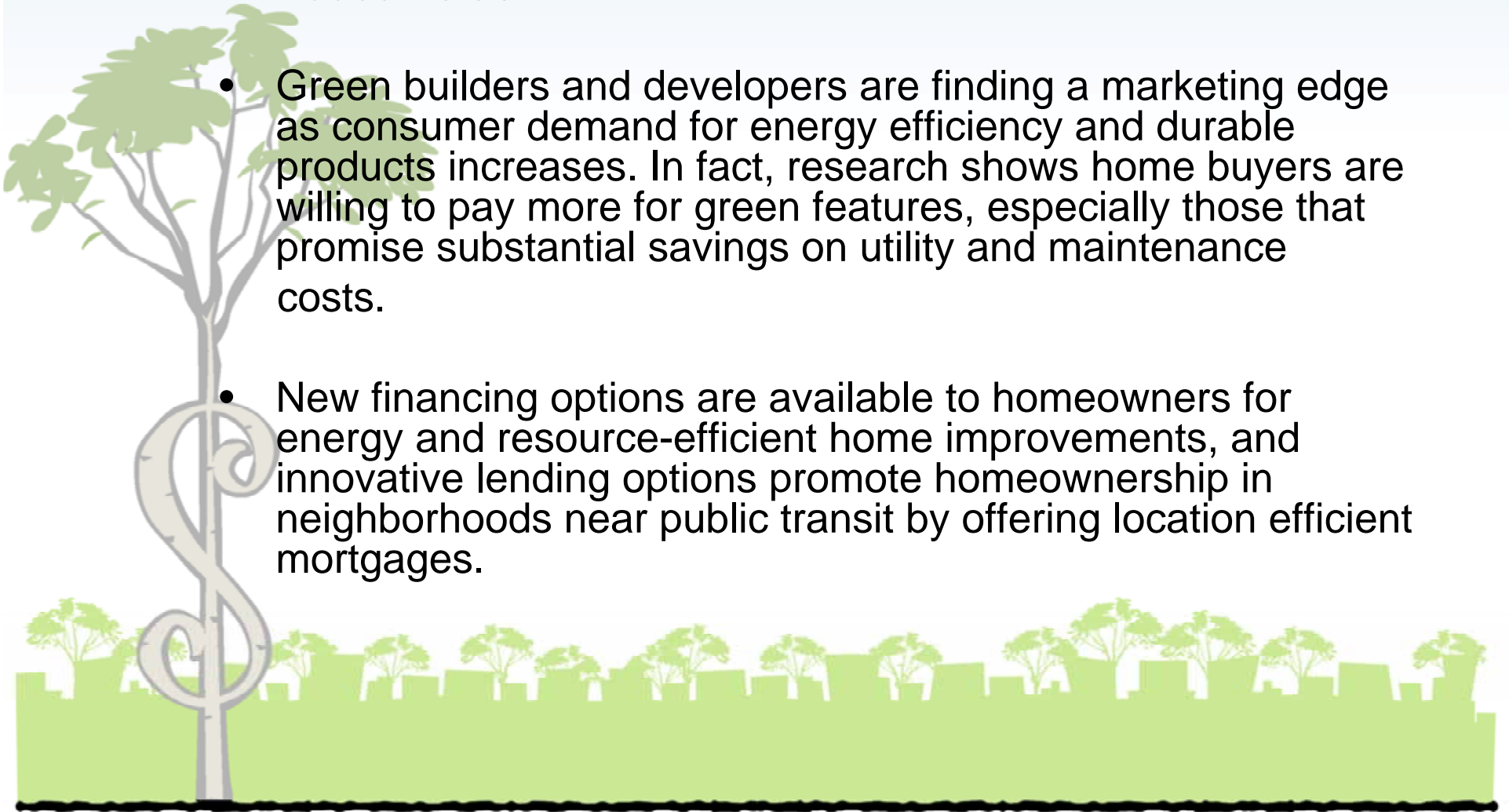
- *Healthy & Safety:*
- Americans spend the majority of their time indoors. Studies done by the U.S. Environmental Protection Agency have shown that indoor pollutant levels may be 2-5 times higher than outdoor levels.
- Green buildings typically offer healthier and more appealing living and work environments for residents or tenants.
- Strategies to improve indoor environmental quality include choosing low or non-toxic building materials, maximizing natural ventilation and daylighting, and enhancing productivity and comfort for building occupants.



# What are the benefits of green building and low impact development?

- *Added Value:*

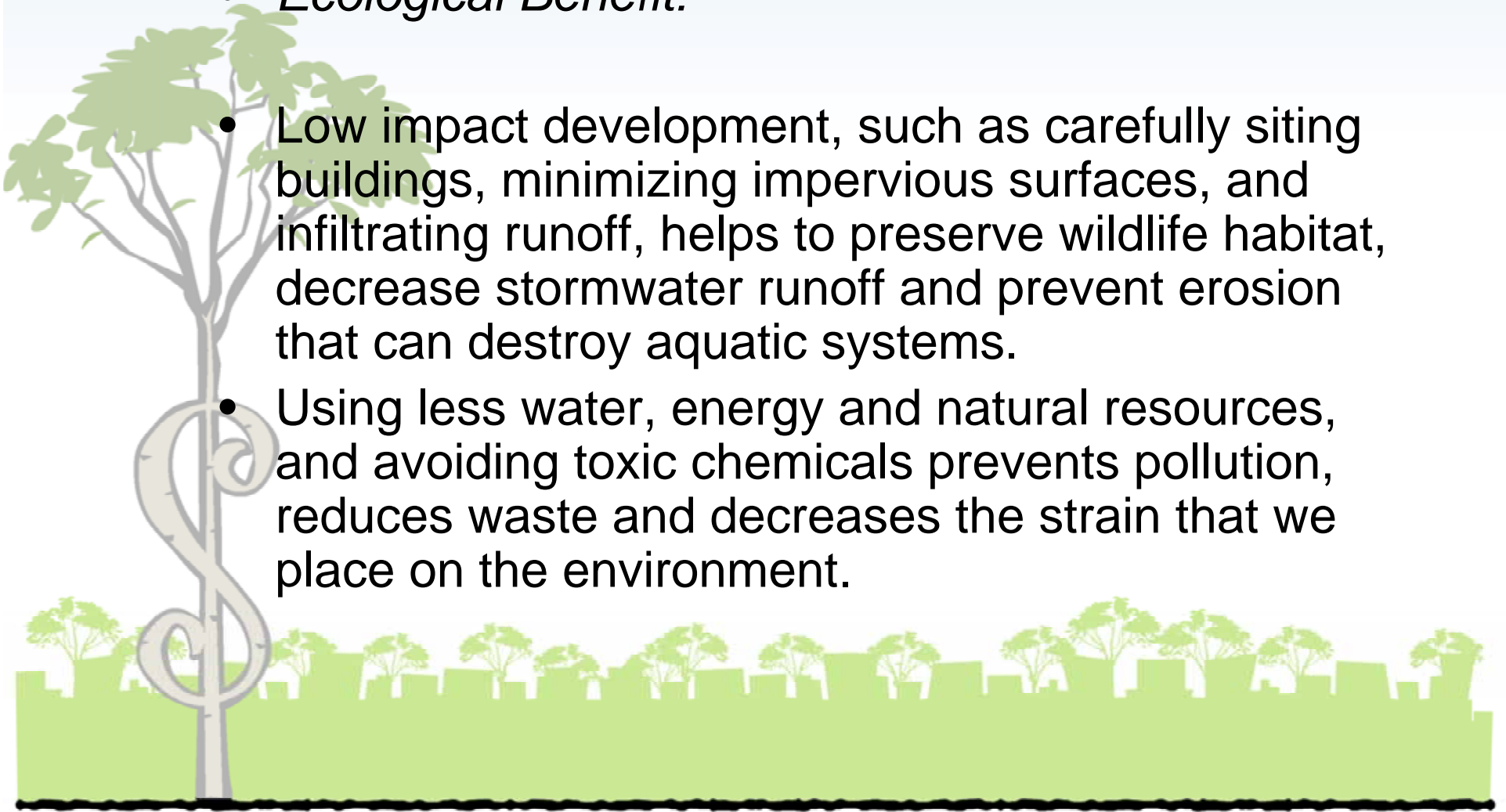
- Green builders and developers are finding a marketing edge as consumer demand for energy efficiency and durable products increases. In fact, research shows home buyers are willing to pay more for green features, especially those that promise substantial savings on utility and maintenance costs.
- New financing options are available to homeowners for energy and resource-efficient home improvements, and innovative lending options promote homeownership in neighborhoods near public transit by offering location efficient mortgages.



# What are the benefits of green building and low impact development?

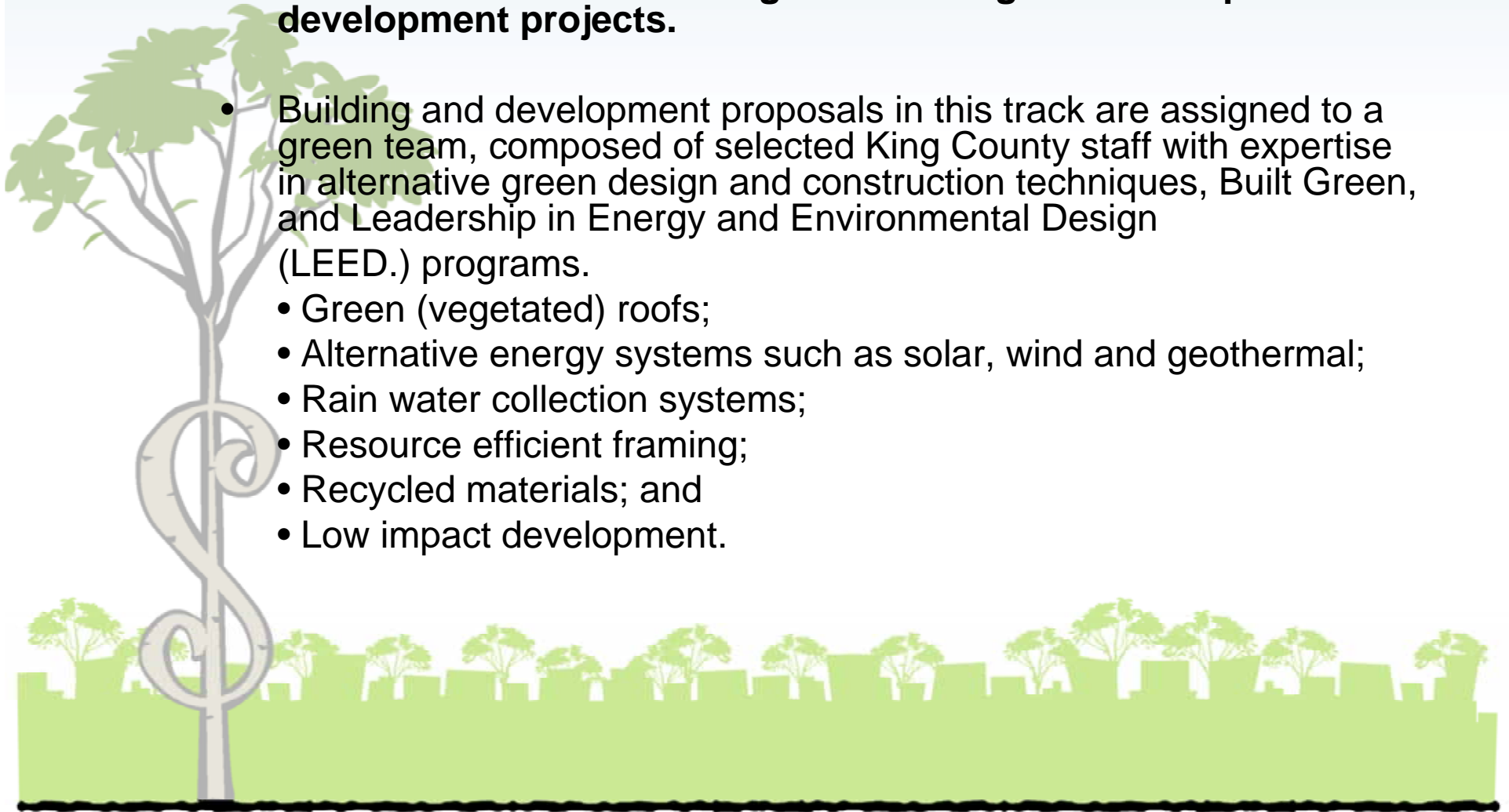
- *Ecological Benefit:*

- Low impact development, such as carefully siting buildings, minimizing impervious surfaces, and infiltrating runoff, helps to preserve wildlife habitat, decrease stormwater runoff and prevent erosion that can destroy aquatic systems.
- Using less water, energy and natural resources, and avoiding toxic chemicals prevents pollution, reduces waste and decreases the strain that we place on the environment.



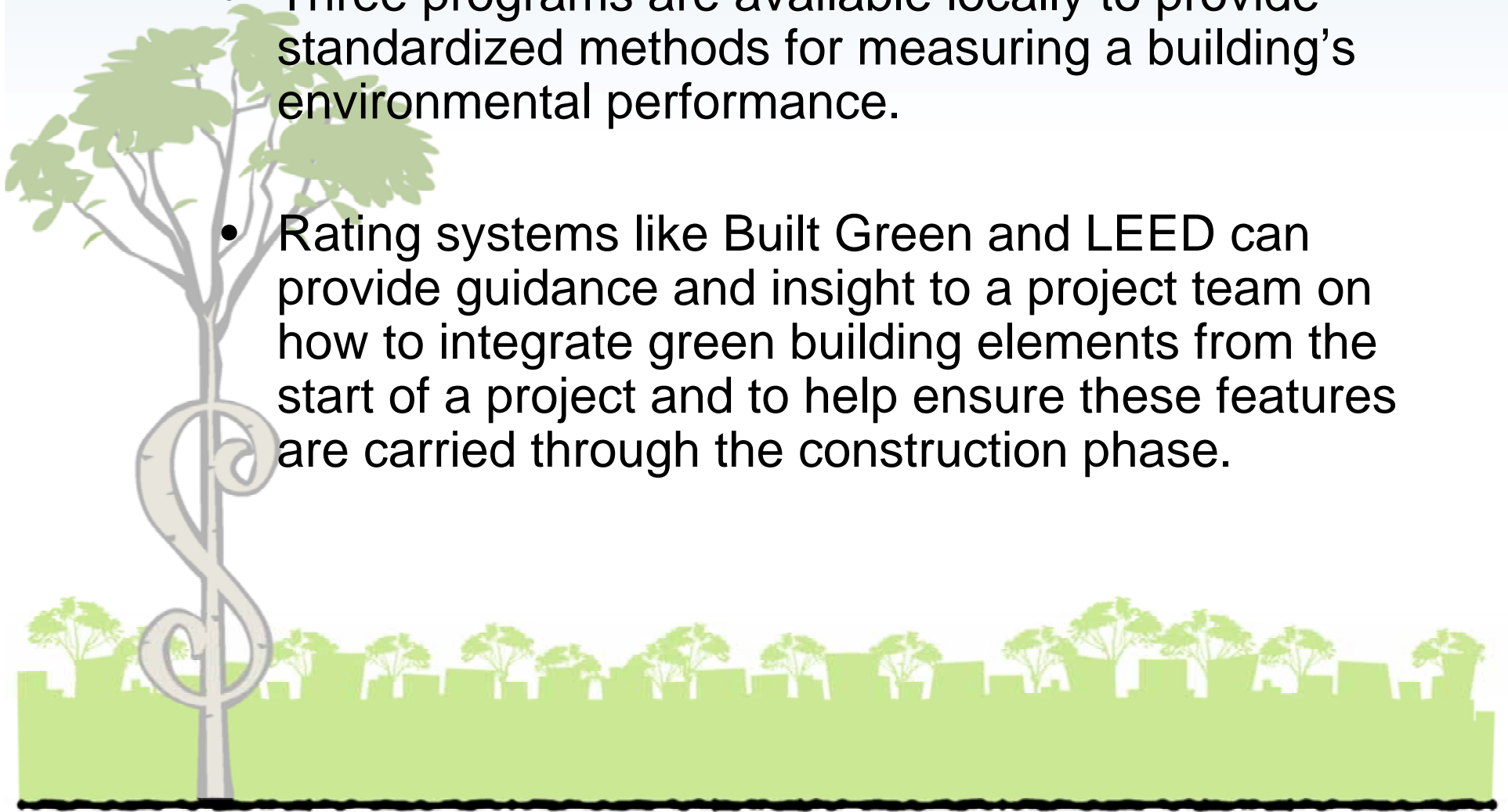
# How can King County help green builders?

- **Dedicated Green Track for green building and low impact development projects.**
- Building and development proposals in this track are assigned to a green team, composed of selected King County staff with expertise in alternative green design and construction techniques, Built Green, and Leadership in Energy and Environmental Design (LEED.) programs.
  - Green (vegetated) roofs;
  - Alternative energy systems such as solar, wind and geothermal;
  - Rain water collection systems;
  - Resource efficient framing;
  - Recycled materials; and
  - Low impact development.



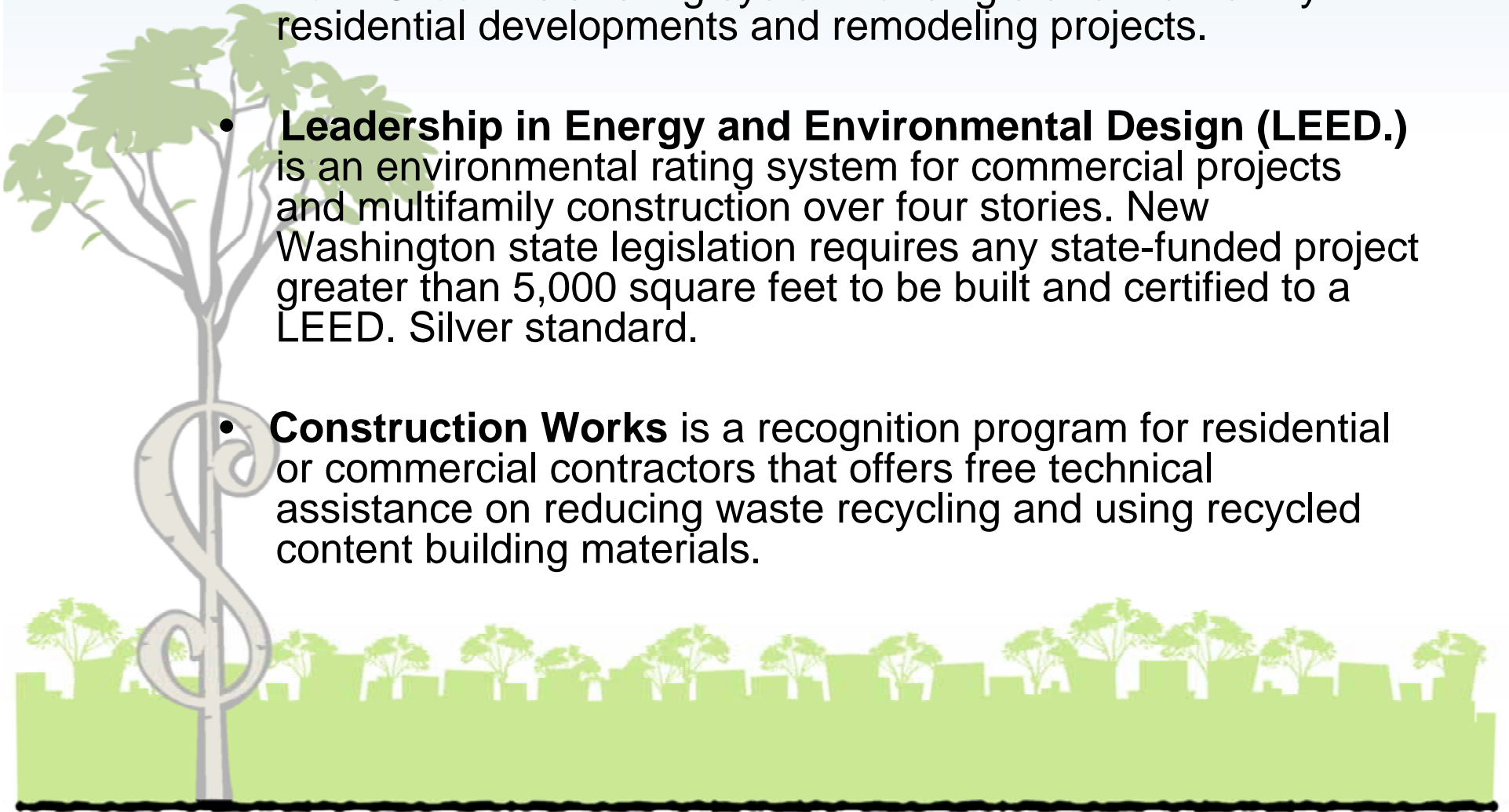
# Certification for green buildings

- Three programs are available locally to provide standardized methods for measuring a building's environmental performance.
- Rating systems like Built Green and LEED can provide guidance and insight to a project team on how to integrate green building elements from the start of a project and to help ensure these features are carried through the construction phase.



# Certification for green buildings

- **Built Green.** is a rating system for single and multifamily residential developments and remodeling projects.
- **Leadership in Energy and Environmental Design (LEED.)** is an environmental rating system for commercial projects and multifamily construction over four stories. New Washington state legislation requires any state-funded project greater than 5,000 square feet to be built and certified to a LEED. Silver standard.
- **Construction Works** is a recognition program for residential or commercial contractors that offers free technical assistance on reducing waste recycling and using recycled content building materials.



# How can King County help green builders?

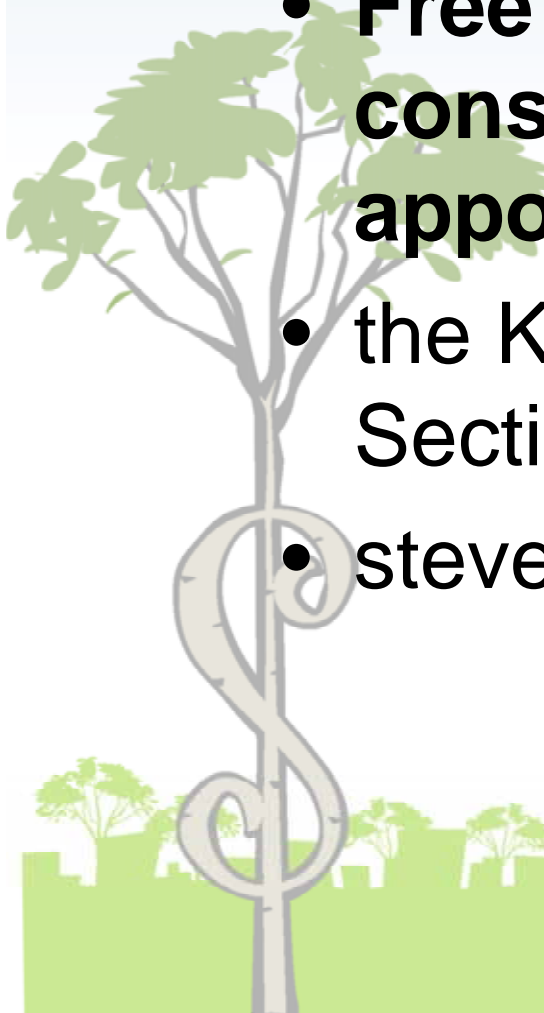
- **Free green building technical consulting service on Tuesdays 8:30-10:30 a.m.** at the DDES Permit Center, or by appointment by contacting the King County Green Building program at:

- 206-263-6037 or [katie.spataro@metrokc.gov](mailto:katie.spataro@metrokc.gov)
- 206-296-6792 or [cynthia.moffitt@metrokc.gov](mailto:cynthia.moffitt@metrokc.gov)



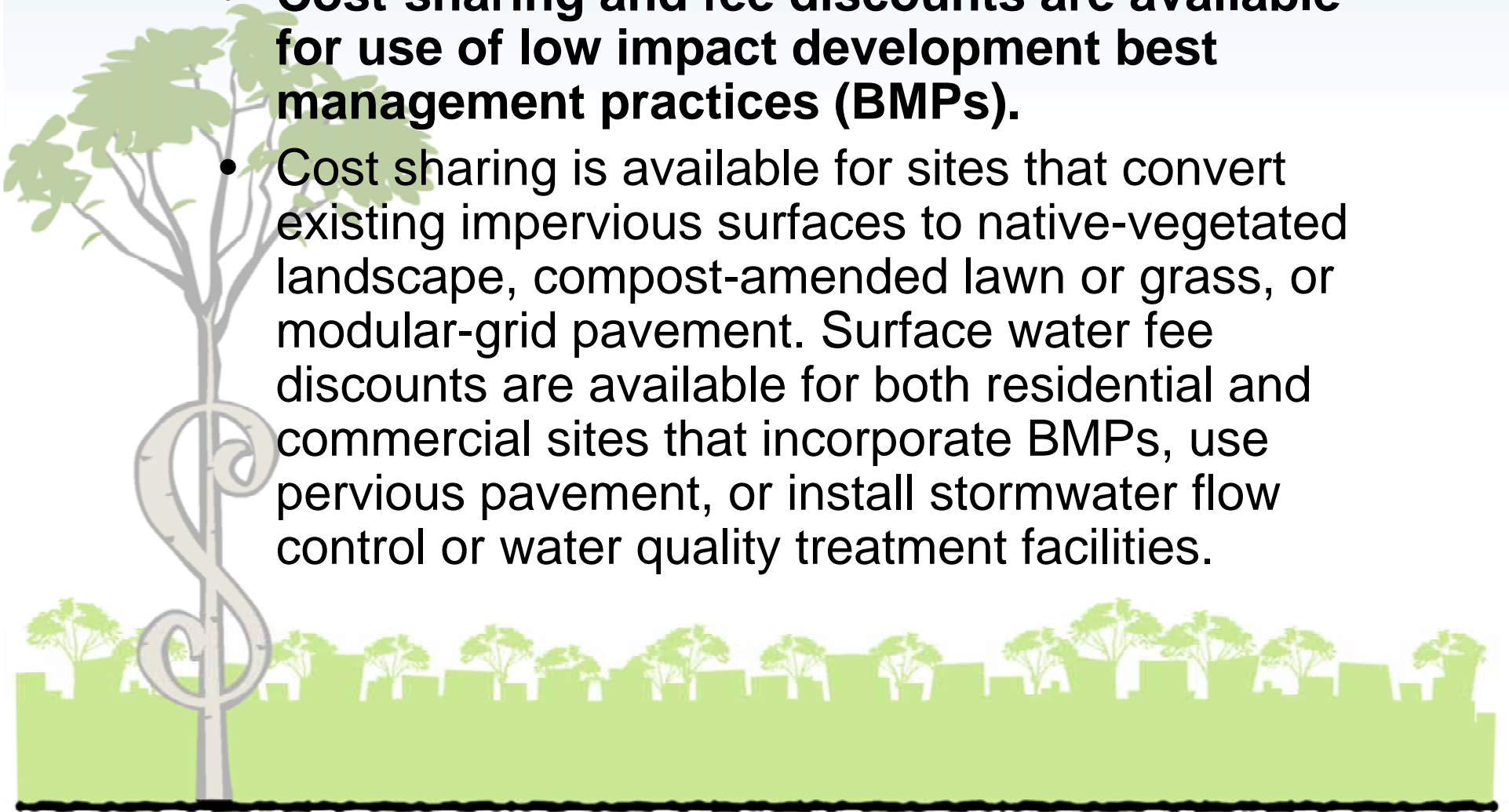
# How can King County help green builders?

- **Free low impact development consulting services by appointment.** Simply contact
- the King County Stormwater Services Section at 206-296-1973 or
- [steve.foley@metrokc.gov](mailto:steve.foley@metrokc.gov).



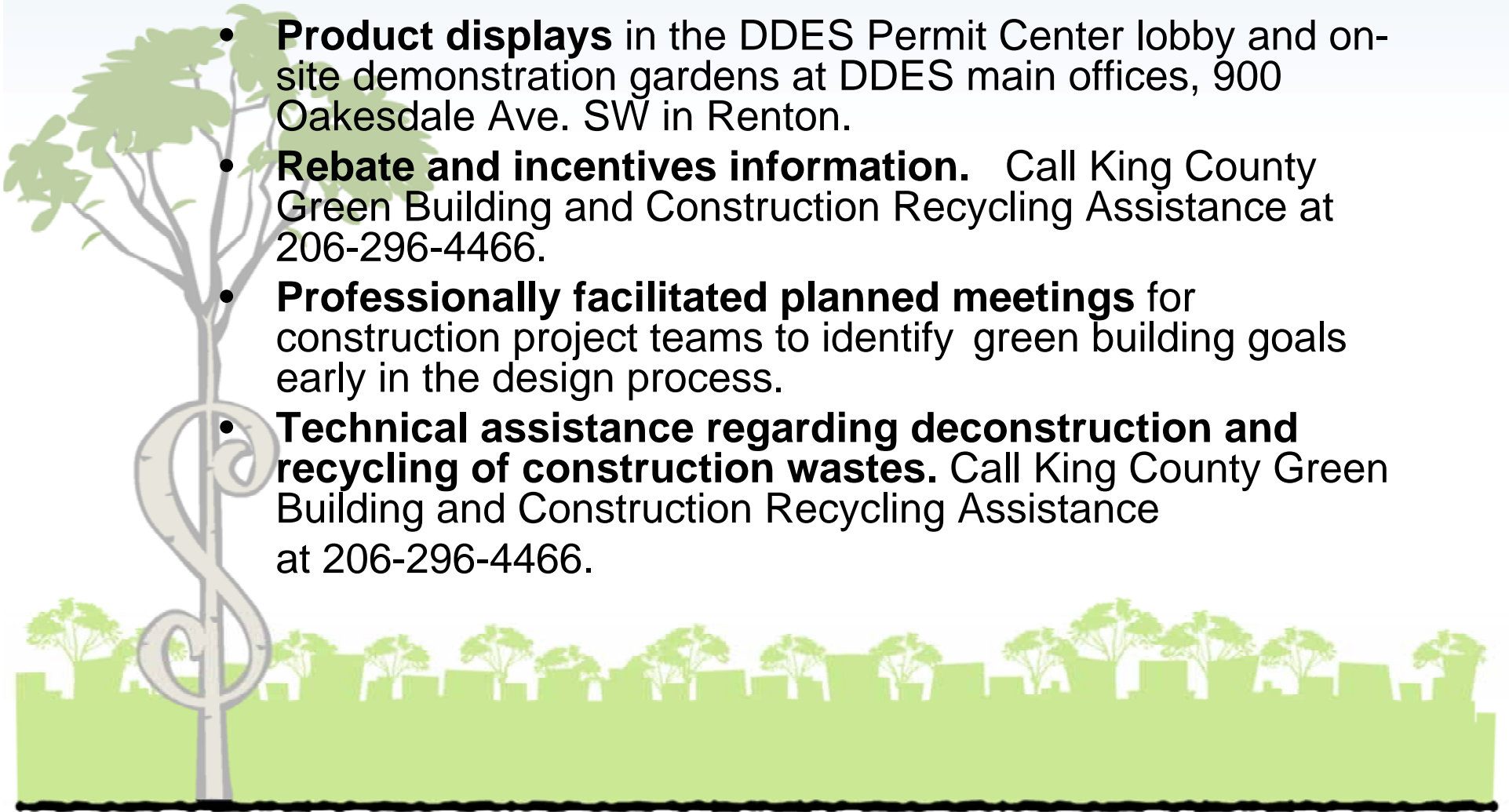
# How can King County help green builders?

- **Cost-sharing and fee discounts are available for use of low impact development best management practices (BMPs).**
- Cost sharing is available for sites that convert existing impervious surfaces to native-vegetated landscape, compost-amended lawn or grass, or modular-grid pavement. Surface water fee discounts are available for both residential and commercial sites that incorporate BMPs, use pervious pavement, or install stormwater flow control or water quality treatment facilities.



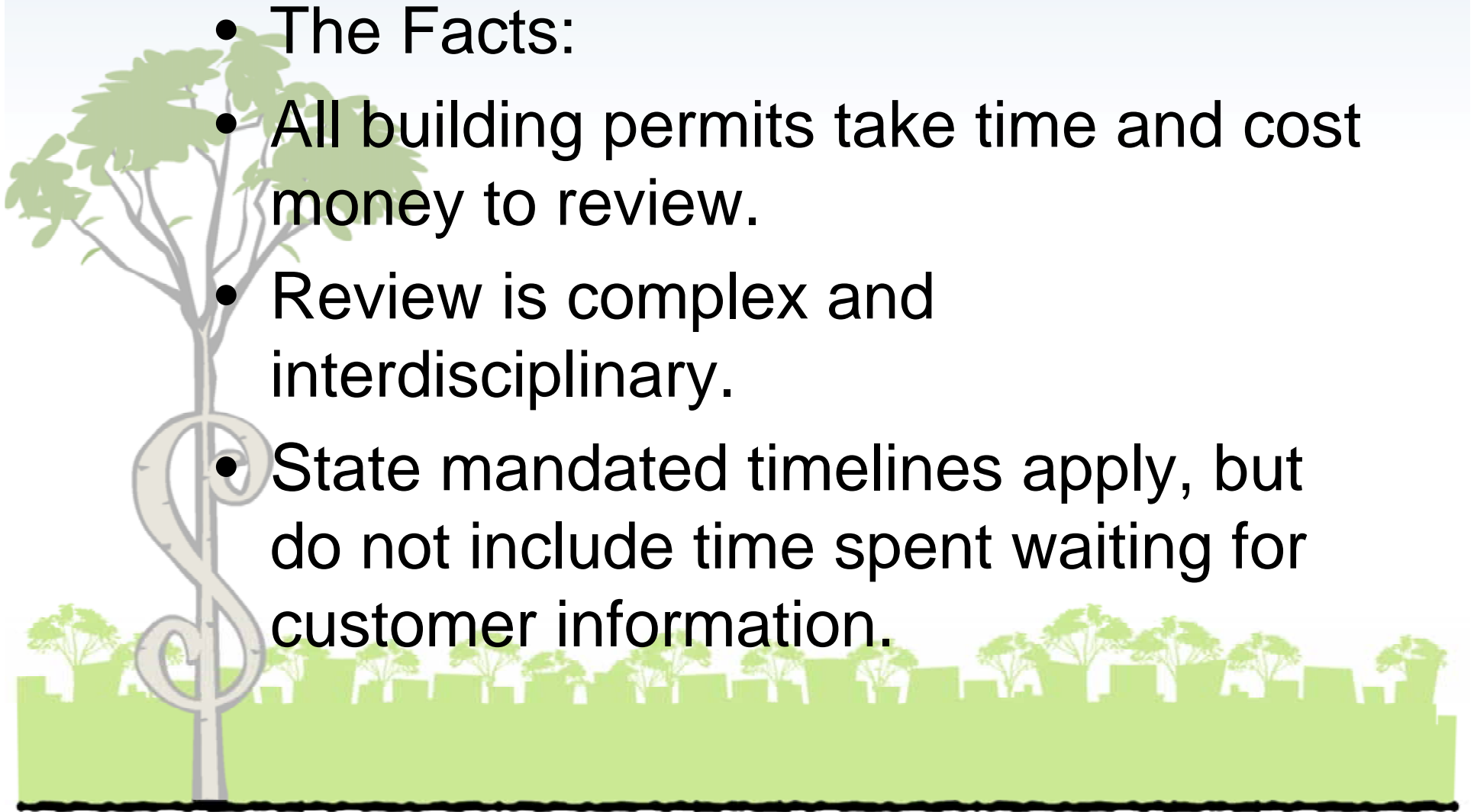
# How can King County help green builders?

- **Product displays** in the DDES Permit Center lobby and on-site demonstration gardens at DDES main offices, 900 Oakesdale Ave. SW in Renton.
- **Rebate and incentives information.** Call King County Green Building and Construction Recycling Assistance at 206-296-4466.
- **Professionally facilitated planned meetings** for construction project teams to identify green building goals early in the design process.
- **Technical assistance regarding deconstruction and recycling of construction wastes.** Call King County Green Building and Construction Recycling Assistance at 206-296-4466.

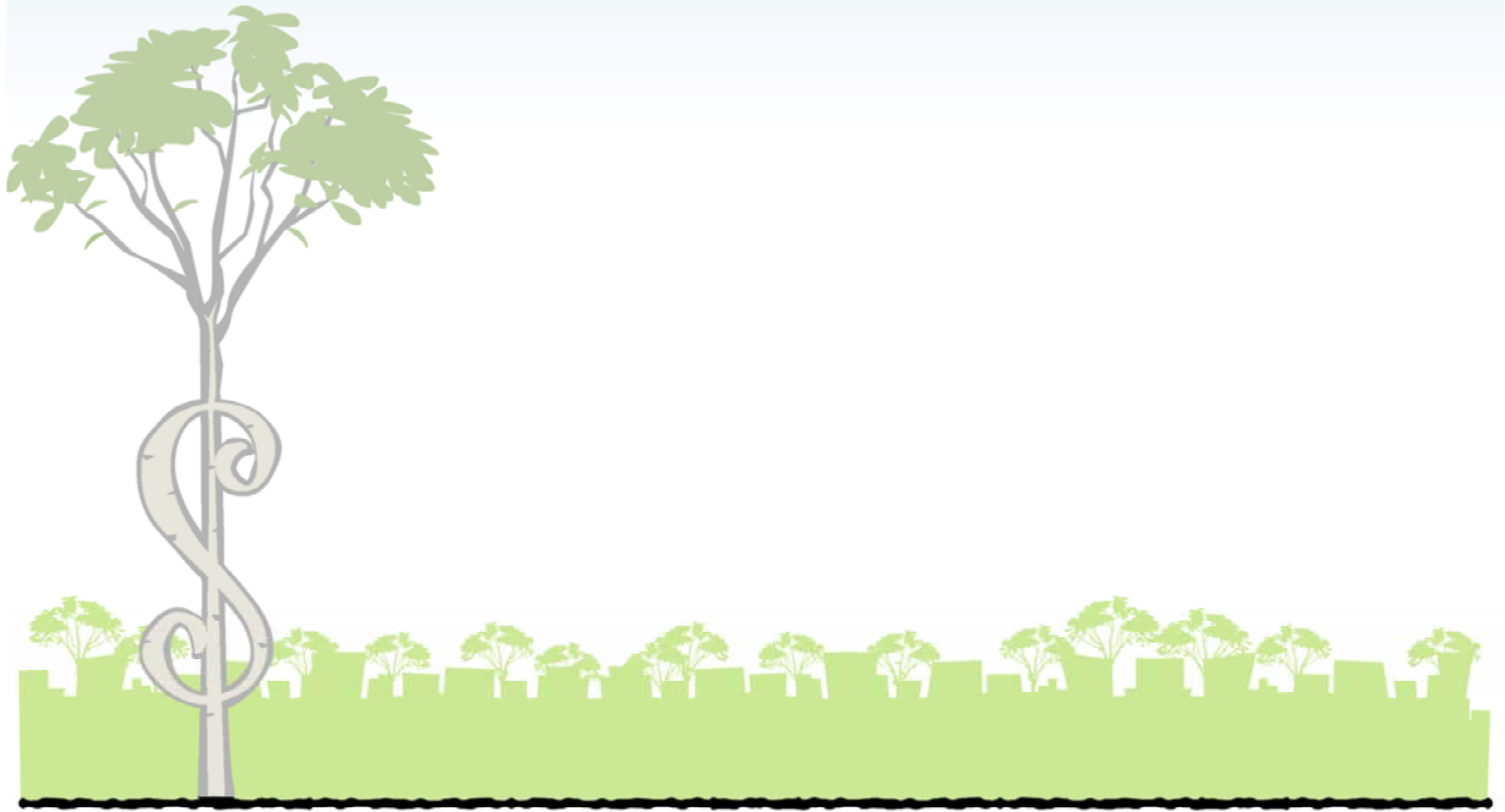


# The Green Building Permit Process

- The Facts:
- All building permits take time and cost money to review.
- Review is complex and interdisciplinary.
- State mandated timelines apply, but do not include time spent waiting for customer information.

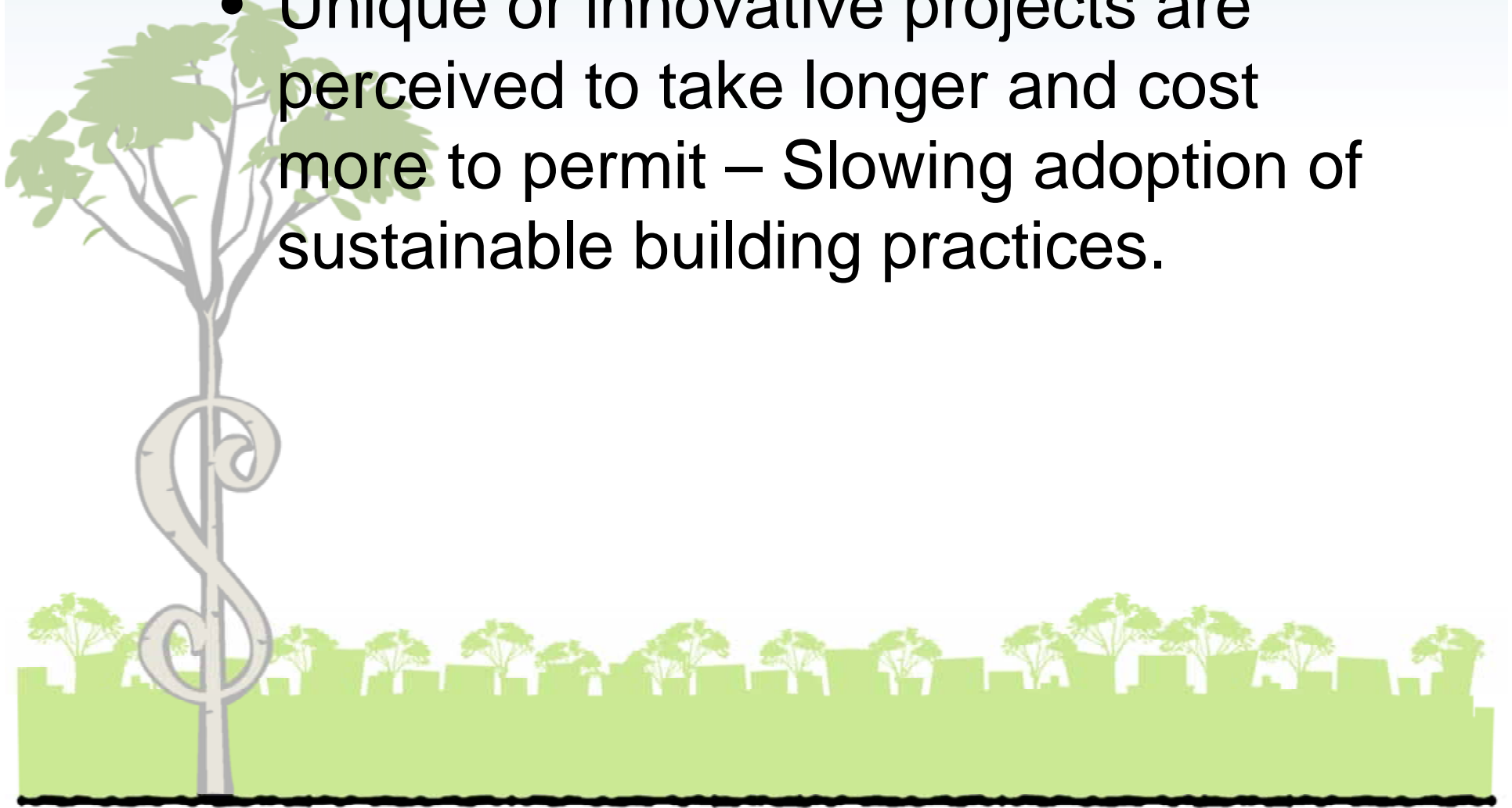


# Typical Commercial Permit Review



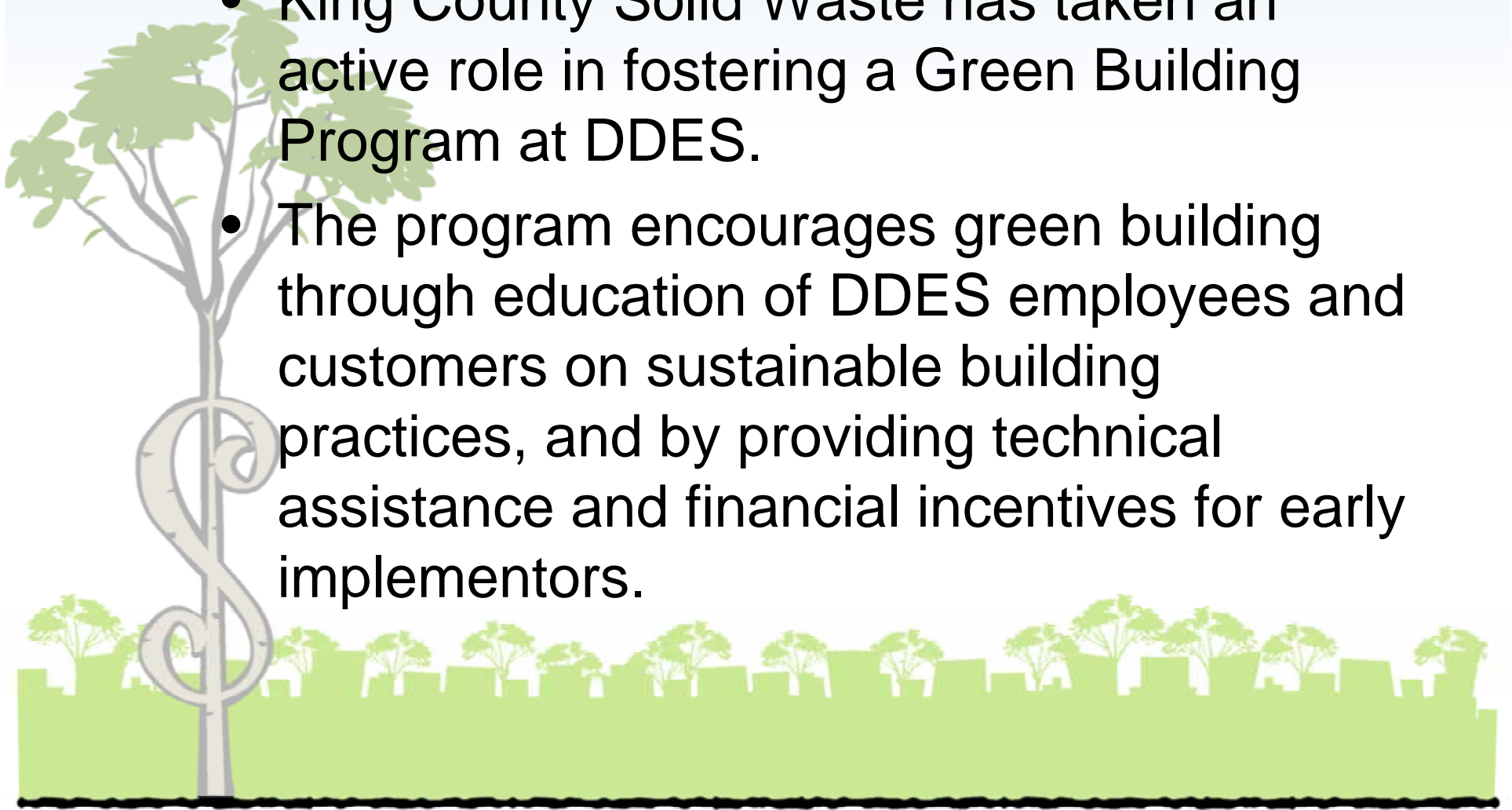
# The Problem

- Unique or innovative projects are perceived to take longer and cost more to permit – Slowing adoption of sustainable building practices.



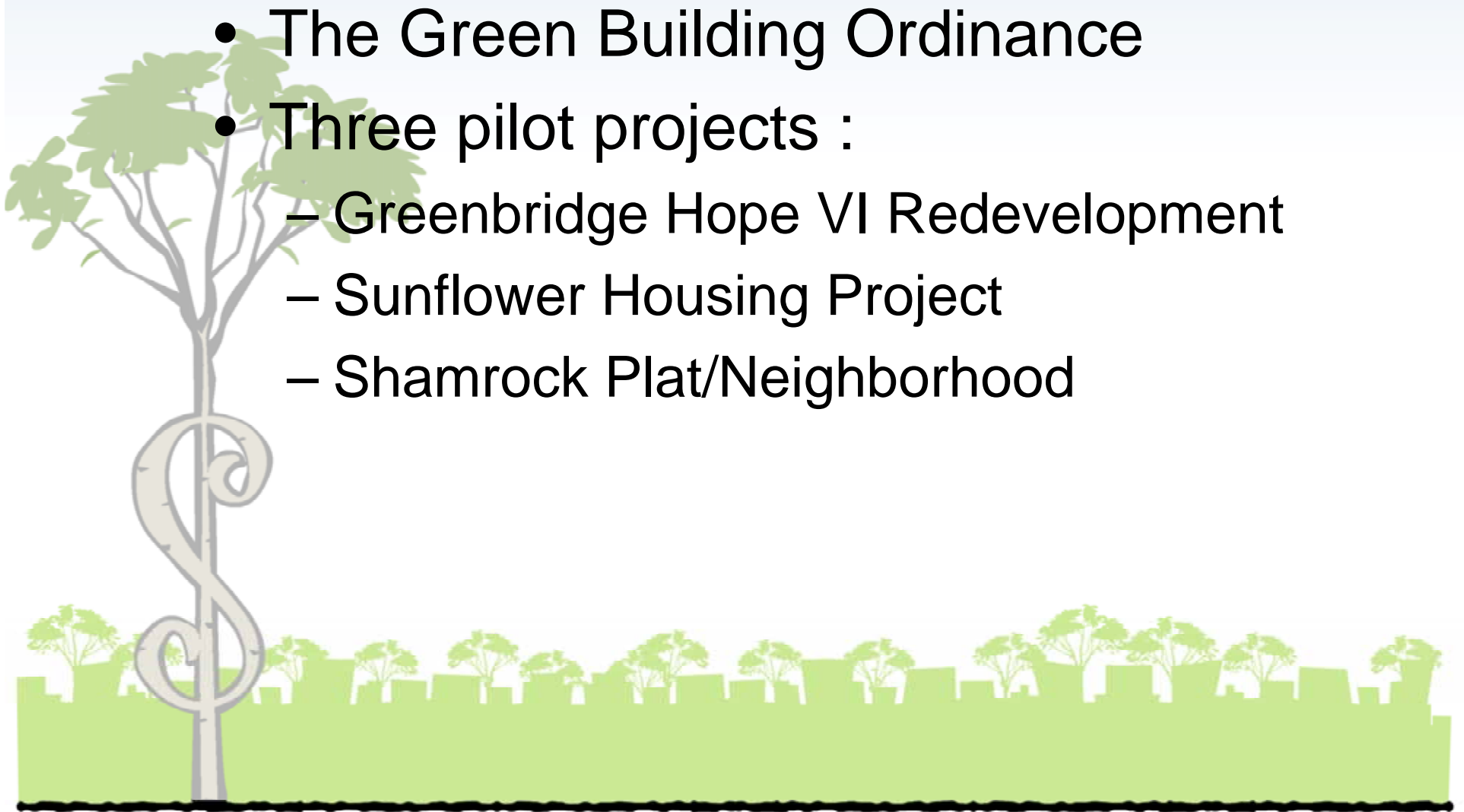
# The Solutions

- King County Solid Waste has taken an active role in fostering a Green Building Program at DDES.
- The program encourages green building through education of DDES employees and customers on sustainable building practices, and by providing technical assistance and financial incentives for early implementors.



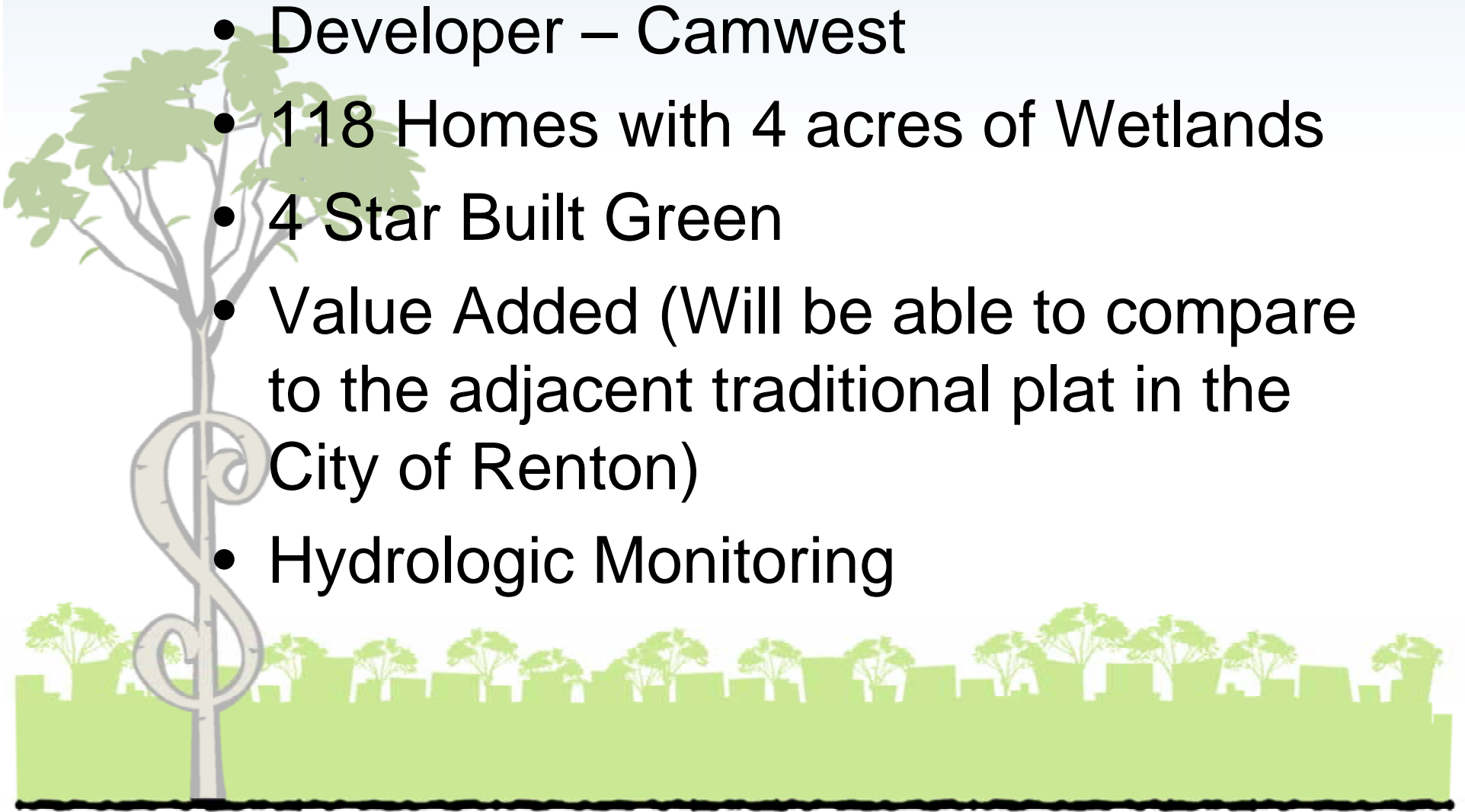
# History

- The Green Building Ordinance
- Three pilot projects :
  - Greenbridge Hope VI Redevelopment
  - Sunflower Housing Project
  - Shamrock Plat/Neighborhood



# Shamrock Facts

- Developer – Camwest
- 118 Homes with 4 acres of Wetlands
- 4 Star Built Green
- Value Added (Will be able to compare to the adjacent traditional plat in the City of Renton)
- Hydrologic Monitoring



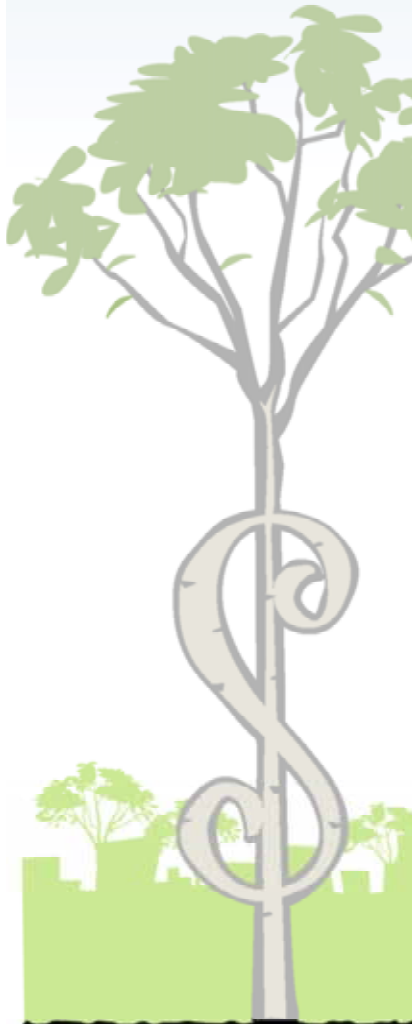
# Shamrock Neighborhood Plan



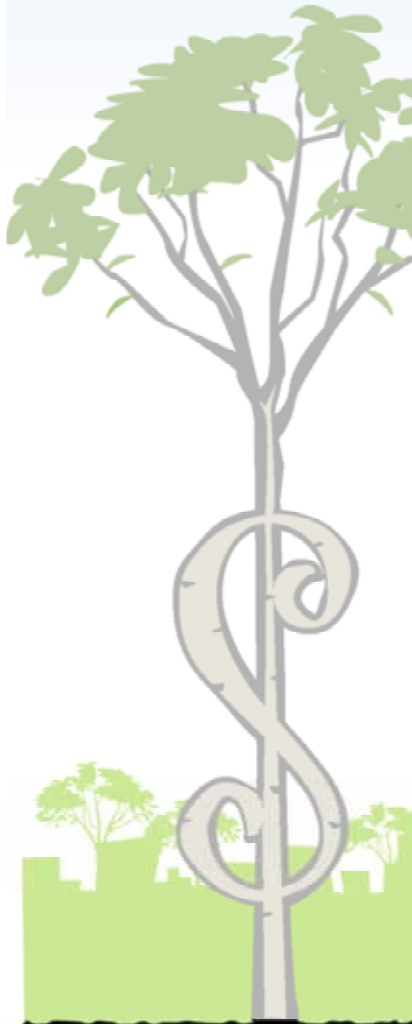
# Shamrock Neighborhood



# Shamrock Neighborhood



# Shamrock Neighborhood



# Shamrock Neighborhood



# Tips for Effective Permitting

- Use the contacts the Green Building Program provides (and use them early in the design process)! These are all people who have made a personal and professional commitment to sustainable building. They want to help and can.
- Use the voluntary pre-application process! It is the best way to insure that your project is on track and that the permit process will be smooth. It also results in definitive feedback from review staff in a very short time frame early in the design process.

