



**GreenTools Government Confluence:**  
THE "UNCONFERENCE" FOR IMPLEMENTING CHANGE  
IN YOUR JURISDICTION.  
CO-HOSTED BY CASCADIA REGION GREEN BUILDING COUNCIL

**Session:**  
**Municipal Green Building Program Implementation**

**Presenters:**  
**Lucia Athens, Collins Woerman**  
**Ric Cochrane, King County**  
**Patti Southard, King County**  
**Nick Hartrich, Sustainable Connections**  
**Jessica Woolliams, Cascadia Region Green Building Council**

**Date:**  
**May 5, 2010**

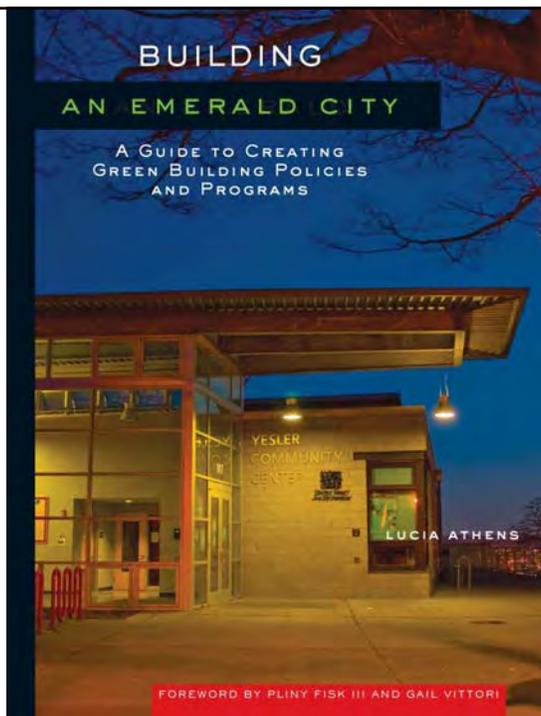


Green Tools  
Government Confluence  
May 5<sup>th</sup>, 2010

Lucia Athens, LEED AP, ASLA  
*Senior Sustainable  
Futures Strategist*

CollinsWoerman  
Sustainable Development  
Seattle, Washington

[www.collinswoerman.com](http://www.collinswoerman.com)  
<http://buildinganemeraldcity.com>



## CollinsWoerman, Architecture and Planning

Seattle, Washington

### Sustainable Development Services:

- Green Building Program & Policy Development
- Green Tools and Green Codes
- Green & District Infrastructure
- Cities of the Future
- Community & Campus Masterplanning
- Waterfront Redevelopment



## Unprecedented Green Federal Legislation

source: USGBC

- American Recovery & Reinvestment Act
- HR 2454 Clean Energy and Security Act
- HR 2187 21<sup>st</sup> Century Green High-Performing School Facilities Act
- S. 1121 School Building Fairness Act
- HR 4226 Expanding Building Efficiency Incentives Act
- HR 4155 Property Assessed Clean Energy Tax Benefits Act
- HR 3836 Act to Enhance Private Financing for Clean Energy Technology Advancement
- HR 1908 Energy Efficiency Modernization Act
- S. 1321 Water Accountability Tax Efficiency Reinvestment Act
- S. 1619 Livable Communities Act
- Federal Personnel Training Act
- S. 1733 Clean Energy and American Jobs Act
- S. 1462 American Clean Energy and Leadership Act
- S. 1379 Energy Efficiency in Housing Act
- S. 1574 Clean Energy for Homes and Buildings
- S. 1830 Federal Agency Efficiency Improvement Act

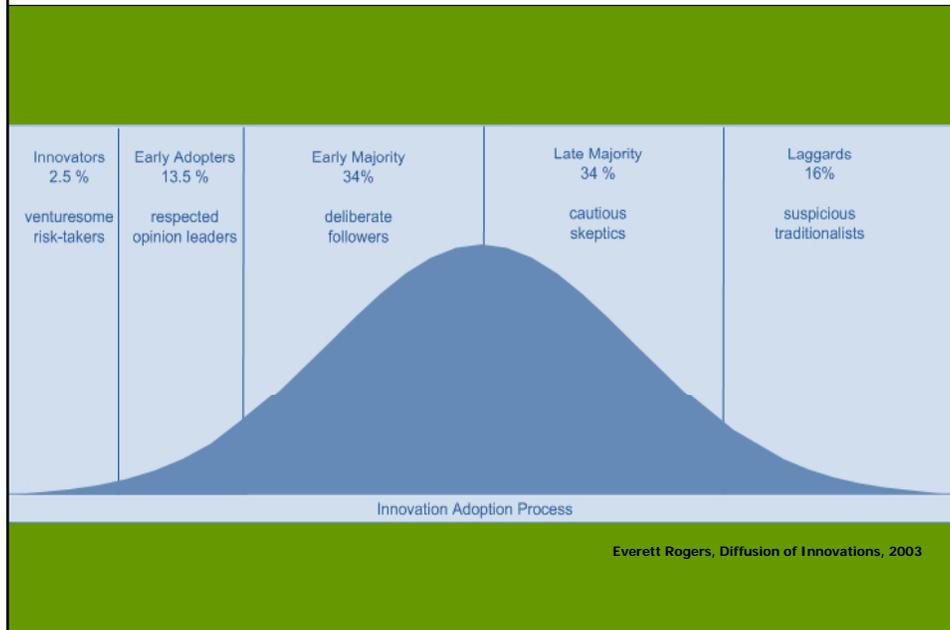
## Municipal Green Building Programs

JURISDICTION	LOCATION	FUNDING SOURCE	CIP PERFORMANCE STANDARD	RESIDENTIAL PROGRAM	INCENTIVES & INITIATIVES
CITY OF SEATTLE	Department of Planning and Development (originally decentralized and located within 2 City-owned utilities)	Combined funding from Electric, Solid Waste, Water and Drainage Utilities, Permit Revenue fees, General Fund	LEED Gold 2/14/2000	Green Remodel Program	LEED Density Bonus Green Q Energy Disclose GHG Disclosure
CITY OF AUSTIN	City Electric Utility, Austin Energy	Electric utility revenues	Silver LEED 6/2000	Austin Energy Green Building	Green Choice Renewable Energy
CITY OF ST. LOUIS	Decentralized program, including Mayor's Office, Board of Public Service for CIP, BPS Streets & Refuse, Parks, Planning	Various, including grants	LEED Silver all new over 5,000 SF +energy & GHG targets 12/15/06	(Local HBA w/Laclede Gas) GBI St. Louis NAHB Model GB Guidelines	Tax districts, grants, green permit program
CITY OF SAN FRANCISCO	Department of Environment	Garbage service revenues and fees via San Francisco Public Utilities Commission	LEED Silver 5/18/2004	Green Point	SF2 tax district Priority Permitting Go Solar SF
CITY OF CHICAGO	Decentralized program spread across City Capital Projects, Building Permitting Office, Center for Green Technology	Electric utility multi-million dollar settlement (for poor past performance)	Chicago Standard, 26 points 6/2004	Chicago Green Home Program	Green Permit Program
CITY OF NEW YORK	City Office of Environmental Coordination NYC Dpt of Design and Construction NY Power Authority	Multiple	LEED Silver 1/2007 w/add'd energy requirements	Green Home NYC/NE Sustainable Energy Assn	Plan NYC Greener Greater Buildings Plan

## 3 incremental steps to adoption



## *Innovation* Adoption Model



## *Top Ten Green Building Trends*

from Chapter 8 Building an Emerald City

- **Greening of Building Codes**
- **Sustainable Infrastructure**
- **Social & Community Sustainability**
- **Food Security**
- **Existing Buildings & Urban Revitalization**
- **Water Security**
- **Green Collar Jobs**
- **Energy & Climate Balance**
- **Stop Greenwashing**
- **Research & Development**

# Top Ten Green Building Trends

from Chapter 8 Building an Emerald City

- Greening of Building Codes....**Getting Living Buildings on the Ground**
- Sustainable Infrastructure.....**Eco-Districts & District Energy**
- Social & Community Sustainability.....**Creating Social Equity**
- Food Security.....**Supporting Urban Food Production**
- Existing Buildings/Revitalization.....**Opportunities for Existing Building Stock**
- Water Security
- Green Collar Jobs
- Energy & Climate Balance
- Stop Greenwashing
- Research & Development

green codes  
*barrier removal* & reform

Executive Summary  
February 2010

NYC GREEN  
CODES  
TASK FORCE

www.urbangreencouncil.org

Achieving Water Independence in Buildings  
Addressing the challenges of water reuse in Oregon  
Central City Council  
March, 2009

CASCADIA  
REGION GREEN BUILDING COUNCIL

international living building institute  
<http://ilbi.org/resources/reports/water/oregon>



**District Energy**

**Southeast False Creek  
Vancouver BC  
Olympic Village**  
*District Energy  
Sewer Heat Recovery*




Image credits: milleniumwater.com & Rabtherm



**HIGH LINE**

[www.thehighline.org](http://www.thehighline.org)

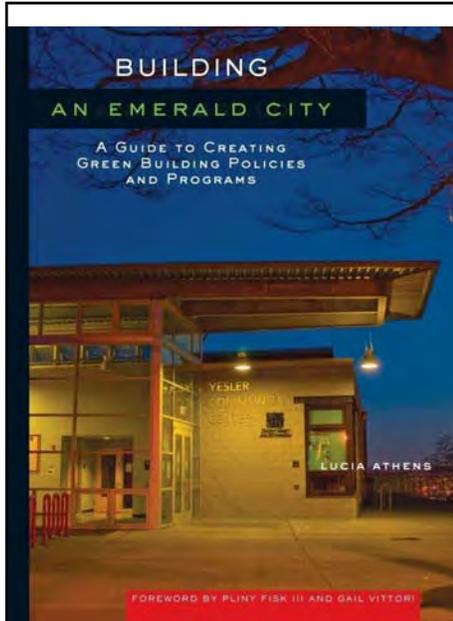




Image: Joel Sternfeld

Images: friends of the highline  
New York City





- Where do you think your community has made the greatest accomplishments in building an emerald city, and why?
- Where do you feel frustrated that more change has not occurred, and what do you think is stopping it?

<http://buildinganemeraldcity.com>

To order [www.islandpress.org/emeraldcity](http://www.islandpress.org/emeraldcity) **ISLAND PRESS**



**ISLAND PRESS**



# www.greentools.us The Re-Launch

GreenTools Government Confluence  
May 5, 2010



## Introduction

- [www.greentools.us](http://www.greentools.us)
  - New Graphic Theme
  - Changes to Main Menu
  - Updates to Content on All Program Pages
  - Hot New Resources:
    - Sustainable Infrastructure Scorecard
    - Sustainable Cities “Virtual City”
    - Roadmap to a Green Building Program



# Main Menu



**King County** Home News Services Comments Search

Solid Waste Division *reduce, reuse, recycle*

What do I do with...? Facilities: Garbage & Recycling Calendar About Us Contact Us

Programs & Services Directory Search the Solid Waste Division Website

SWD > SWD > Green Building

Green Tools

- GreenTools Program
- Construction Recycling
- Commercial Buildings
- Residential Buildings
- Incentives and Grants
- Site Improvements
- GreenTools Newsletter
- Contacts
- News
- Documents
- Links

**Green Tools** Building for a Healthy Environment in King County

Powered by King County

Green Tools Program Construction Recycling Commercial Buildings Residential Buildings Incentives & Grants Site Improvements

**GreenTools Government Confluence:**  
THE "UNCONFERENCE" FOR IMPLEMENTING CHANGE IN YOUR JURISDICTION

May 5, 2010  
Bellevue City Hall  
[Register Now](#)

King County and the Cascadia Region Green Building Council (CRCBC) are kicking off the decade with the greatest sustainability "meeting of the minds" for government staff and officials in the region.

This is a unique opportunity for exercising collaboration and creativity about creating sustainable communities and building sustainable government. It's also your one-stop shop to learn about the most cutting-edge topics, replicable case studies, and tools — including the unveiling of GreenTools "toolkit" — which we hope will become every municipality's favorite sustainability planning tool! Come to learn, be inspired, and make lasting connections. [View details](#) [PDF 206 kb](#)

King County **Green Tools** Powered by the Solid Waste Division

**CASCADIA** REGION GREEN BUILDING COUNCIL

# Sidebars



GreenTools

- GreenTools Program
- Construction Recycling
- Commercial Buildings
- Residential Buildings**
- Built Green™
- Residential Remodeling Guides
- Green Building for Rural Residents
- Green Building Case Studies
- Incentives and Grants
- Site Improvements
- GreenTools Newsletter
- Contacts
- News
- Documents
- Links

**Green Tools** Residential Buildings

Powered by King County

Green Tools Program Construction Recycling Commercial Buildings Residential Buildings Incentives & Grants Site Improvements

**Residential Buildings**

Planning a new home or remodel raises many questions beyond the scope, schedule, and budget when it comes to human health and the environment. By continually improving how we locate, design, build and maintain our homes we can have a positive impact on our environment, while improving our lifestyles. As more people choose to call King County home, the pressures on our natural resources increase. Green building techniques offer several ways to offset these growth impacts. The pages found here contain information about green building practices for everything from painting a single room to building your dream home.

**Built Green™**  
The Built Green™ program provides builders, developers and consumers with easy-to-understand rating systems that quantify environmentally preferable building practices.

**Residential Remodeling Guides**  
Green remodeling is an approach to home improvement with the goal of not only making your home look better, but making it work better—for both you and the environment.



King County **Green Tools** Powered by the Solid Waste Division

**CASCADIA** REGION GREEN BUILDING COUNCIL

**Green Tools**  
Powered by the Solid Waste Division



**Green Tools**  
Powered by the Solid Waste Division

For Builders & Homeowners



**Green Tools**  
Powered by the Solid Waste Division

King County Green Building



**Green Tools**  
Powered by the Solid Waste Division

Construction & Demolition  
Diversion/Recycling






**Green Tools**  
Powered by the Solid Waste Division

King County Sustainable Cities



**Green Tools**  
Powered by the Solid Waste Division

Green Building Incentives & Grants



**Green Tools**  
Powered by the Solid Waste Division

Contacts



**Green Tools**  
Powered by the Solid Waste Division

News








Explore the map above or click a link below to see the many integral parts of a Sustainable City, from regulatory tools to green buildings and infrastructure to programs that improve all aspects of quality of life.



## Sustainable Cities



### What is a Sustainable City?

"A sustainable community is one that works harmoniously to create a balance between equity for people and species, economy and environment. The community uses its resources to meet current needs without burdening future generations. We conserve natural resources and their richness through prioritizing human health, eliminating waste, preventing pollution, maximizing conservation and promoting prosperity in our local living economy. "

-- King County GreenTools, Earth Day 2010



# Sustainable Cities



## Toolkit2 for King County Sustainable Cities

The Sustainable Cities Toolkit2 is a web-based network of tools, resources, examples and a peer-to-peer networking forum to support a municipality's role in making green building a priority and a reality. Toolkit2 is a resource for the community of local governments dedicated to advancement of deep-green design and construction, and sustainability planning.

This free program includes an expansive menu of initiatives and plans, designed to allow individual jurisdictions to customize for their locality. The Roadmap to a Green Building Program is the foundation of this unique suite of resources. The Roadmap helps Cities take an important step toward becoming sustainable, by creating a green building program and systematically setting objectives for improving the environmental performance of the built environment. The Roadmap was developed in collaboration with the Sustainable Cities Roundtable, a coalition of King County jurisdictions.



# Sustainable Cities



## Goals of Toolkit2 include:

- Reduce greenhouse gas emissions that cause climate change;
- Maximize energy efficiency and cost savings;
- Keep housing and commercial buildings affordable over time;
- Decrease consumption of potable water, especially during summer months;
- Increase on-site stormwater management;
- Reduce waste during construction and operation;
- Improve indoor environmental quality, occupant health and productivity; and,
- Increase the number of local living-wage jobs.



# Sustainable Cities



## Toolkit2 Menu

- City Government
- County Government
- Residential Green Buildings
- Commercial & Mixed-Use Green Buildings
- Green Infrastructure
- Energy Infrastructure
- Materials & Solid Waste Management
- Integrated Water Systems
- Economic Development
- Transportation & Connectivity
- Agriculture & Food Systems
- Human Health
- Schools & Education



## Economic Development

Sustainability practices give businesses competitive advantage – a boost to the environment and the local economy. Green buildings and infrastructure are good investments.

- [Green Chamber](#)
- [Greening Business](#)
- [Indicators & Resources](#)
- [Financing Sustainability](#)
- [Green Jobs](#)
- [Case Studies](#)





## Roadmap



City Government

Roadmap to a Green Building Program

Master Roadmap Handbook

Roadmap Checklist

Custom Roadmap Tool

City Profiles



# Roadmap



# Roadmap



<http://greentools.webfactional.com/startroadmap/0990>

GreenTools Program > Custom Roadmap Tool > Auburn

## Auburn

### Instructions for Using the Online Roadmap Customization Tool

1. Try out the Online Roadmap Tool to get used to the format. You might find it useful to view the Master Roadmap in its condensed format to get a sense for the range of actions and topics addressed to identify those topics most relevant to your city. Many cities may also find it helpful to download the full Master Roadmap as a reference document. (insert link to full Master Roadmap)
2. Create your Custom Roadmap! The Online Roadmap Customization Tool allows users to select from the full range of topics and actions associated with implementing a municipal green building program, and to identify actions as **To Do** or **Complete**. Each time you make a selection, the change is automatically saved.
3. The output of your selections is a Custom Roadmap which shows only those actions that the user selected as **To Do** or **Complete**.
  - a. **To Do** Actions indicate that the user has identified that the action is worth pursuing, and in some cases may already be in progress. These actions contain a brief description and list out associated resources that may be useful in achieving this action.
  - b. **Complete** Actions show up as a concise list with no description or resources.
  - c. Actions with no selections will not show up on your Custom Roadmap.
4. At any time the user may change selections on their Custom Roadmap by logging into the Online Roadmap Tool with your city's unique identifier URL address mailed to them by GreenTools. Remember that each time you make a selection, that change is automatically saved.
5. Once complete, select the output format of your Custom Roadmap. The Online Roadmap Customization Tool produces Custom Roadmaps in both RTF and PDF formats.
  - a. **RTF Version:** You can further edit the RTF version of your Custom Roadmap. For example, you may also add your own graphics, add more actions, include a roles & responsibilities section, and add an implementation actions plan. You can also rearrange or denote the actions to identify long and short range priorities for your city.
  - b. **PDF Version:** The PDF version is a static, uneditable file. GreenTools will post this version to your City Profile Page. The PDF may also be a quick way to share your selections with colleagues, elected officials





GreenTools Program > Custom Roadmap Tool > City Profiles > Federal Way

## City Profile

<h3>Profile Basics</h3> <p>Contact Name.....Bob Smith          Phone.....(111) 123-4456          E-mail.....someone@federalway.gov          Department.....Cars</p>	<h3>City Demographics</h3> <p>Contact Name.....Bob Smith          Population.....23          Classification.....None          Form of Gov't.....None</p>
<h3>Green Measures in Place</h3> <p>Green Team.....None          Departments Represented.....None          Green Building Program.....None          Since.....None          Program Housed.....None          Program Partnerships.....None          Green Building Incentives.....None          Green Building Policies.....None</p>	<h3>Green Impact Snapshot</h3> <p>LEED Commercial Projects.....None          LEED Municipal Projects.....None          LEED-Homes Residential Projects.....None          Living Building Challenge Projects.....None          BuiltGreen Residential Projects.....None</p>

# Custom Roadmap



City of Bellevue Beta Test **City of Bellevue Roadmap to a Green Building Program**

<http://drop.io/greentools>

Aligned green-building program with City Economic and Environmental priorities in order to secure budget.

**KEY:**

**Environmental Stewardship Initiative Alignment**  
 ESI Strategy B-2: Facilitate the community's use of environmentally beneficial techniques and practices by removing barriers in City standards, codes, regulations, and procedures.  
 ESI Strategy B-3: Develop incentives and technical support for private builders and land developers to use low-impact development techniques.  
 ESI Strategy B-4: Provide Development Services technical and consulting support for green building.

**Budget One Process Alignment**  
 Community Value: Provide best value in meeting community needs  
 Community Value: Provide for gains in efficiency and/or cost savings  
 Community Value: Leverage collaboration or partnerships with other departments and/or external organizations  
 Community Value: Catalyze increasing citizen participation and support  
 Community Value: Innovative and creative  
 Community Value: Consider and implement best practices  
 Community Value: Eliminate low value-added activities  
 Community Value: Promote environmental stewardship  
 Community Value: Consider short- and long-term financial impacts  
 Community Value: Ensure sound management of resources and business practices  
 Community Value: Enhance Bellevue's image -- "Beautiful View"

\$\$\$ indicates direct cost savings resulting from action, through efficiency, cost- or resource-sharing (with partner organizations and stakeholders), and/or improvement over current performance.



# Custom Roadmap



## Getting Started

### Conduct 'City Self-Assessment' (2.1)

#### Environmental Stewardship Initiative Alignment

ESI Strategy B-2: Facilitate the community's use of environmentally beneficial techniques and practices by removing barriers in City standards, codes, regulations, and procedures.

#### Budget One Process Alignment

Community Value: Leverage collaboration or partnerships with other departments and/or external organizations.

Community Value: Catalyze increasing citizen participation and support.

Community Value: Promote environmental stewardship.

Community Value: Consider short- and long-term financial impacts.

### Community-wide

#### Ongoing

- Conduct research to identify your community's key social, environmental, and economic concerns and link to buildings and the building process (2.1.1).
- Assess your city's 'personality' (2.1.2).
- Project the percentage and type of growth anticipated and desired (2.1.3).
- Check with the permitting department to see how many commercial and residential projects are underway (2.1.4).
- Track the use of green building certification programs on projects in your community (2.1.5).

#### To Do

- Canvass the community to identify priorities, needs and challenges related to green building (2.1.6).
- Identify Your Stakeholders (2.1.7).

### City-wide

#### To Do

- Determine upper management support in this initial effort (2.1.8).

#### Complete

- Conduct an inventory of internal green building tools, initiatives and policies in place (2.1.9).
- Identify the broader sustainability commitments already established (2.1.10).
- Identify internal champions of green building (2.1.11).

### Beyond Community Boundaries

#### Ongoing

- Research partnership opportunities with other organizations in the region (2.1.12). ~~\$\$\$~~
- Research partnership opportunities with cities that have established green building programs, or are currently developing programs (2.1.13). ~~\$\$\$~~
- Collect samples of established green building programs (2.1.14).

Patti Southard  
King County GreenTools



**Creating a green building package  
you can sell to your customers!!!!**

GreenTools Government Confluence

May 5, 2010

[www.greentools.us](http://www.greentools.us)



**Lessons Learned**

5 Year Strategic Plan  
Built From Mission, Overarching  
Goals and.....  
Multiple Surveys of Cities  
& Internal King County Staff



**Create a mission  
Statement!**



## Walk the Walk

Sometimes you have to start out slow:

- ❖ Staffing
- ❖ Policies
- ❖ Ordinances
- ❖ Codes



## Getting Started Branding What's in your brand?

Positioning?

1. Define the business your in:  
technical assistance, expedited permitting, incentives  
All of the above?

**Give your clients a clear picture of what your program can deliver! How does this product work within your organization?**



# What's in a brand?



Clients Needs:  
What do they need to have?  
What would they like to have?  
Your capacity to deliver?



King Street Center LEED Gold

**Why can you make that commitment to your target audience?**



# Commitment To Your Target Audience



## “Brand Promise”

- ❖ Values
- ❖ Core beliefs
- ❖ Political Will
- ❖ Capacity to deliver!!!

## GreenTools Roundtable

### green bucks for green buildings

King County's NEW Green Building Grants offer funding for projects seeking LEED® certification.

Grant awards between \$15,000-\$25,000 are available for:

- New construction or major renovations in King County
- Projects in early design
- Certification at LEED-Silver or above

Application and guidelines for 2008 grants available at: [www.metrokc.gov/dnrp/swd/greenbuilding](http://www.metrokc.gov/dnrp/swd/greenbuilding)



# Marketing Resources



- ❖ Tools that can be used Countywide
- ❖ Share products with other Cities
- ❖ Create bulletins for product offerings
- ❖ Join forces with trade associations and green building programs



# Consolidating Resources



Keeping “cool” in an economic down turn!



[www.ecocoolremodel.com](http://www.ecocoolremodel.com)



# Why Reinvent the wheel? Use GreenTools!



# Thank You!



# Toolkit 2



# Partnership Implementation

The "FIVE/12" Approach

Nick Hartrich, CSBA, LEED AP  
Sustainable Connections



## 1: Anoint a Champion



Kim

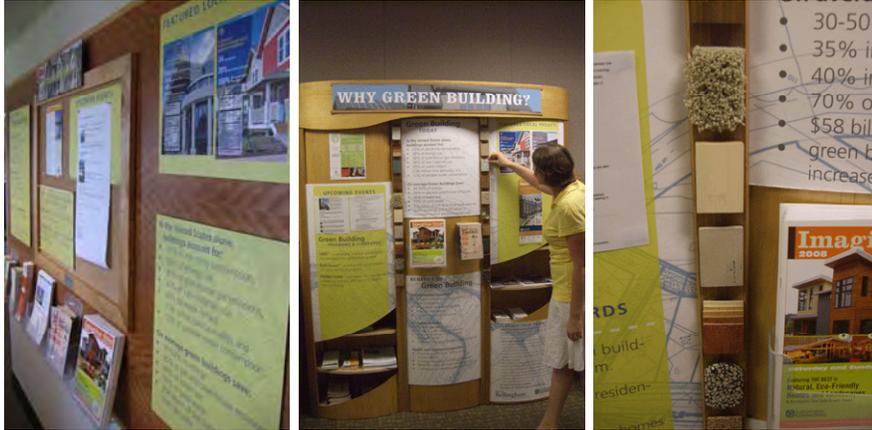
### Assumptions:

- they don't have time
- accustomed to process, bureaucracy, and little to no effective change
- they're not the decision maker
- heroine worthy



## 2: Set a Goal (start small)

Likely stolen from someone else



## 3: Build the team



Ethan



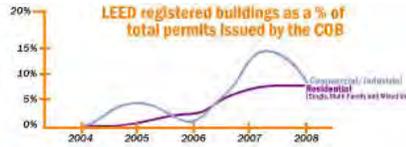
Noe



+ many, many more...



# 4: Implement the Plan



**What we have heard**  
 Industry and government surveys from workshops conducted between 2005-2008 show that there is a perceived barrier to further expansion of green buildings: outdated municipal code/zoning. There is also significant interest in City incentives.

Planning & Community Development Green Team Strategic Plan 2009-2010  
 STRATEGY: "Institutionalize Green Building in Bellingham"  
 Implement PCD Green Team strategic plan in order to support the "Triple Bottom Line."

Goal	Action	Product	Resources*	Benefit to Community	Status
1. Establish Planning and Community Development (PCD) GREEN TEAM	Meeting Committee and Planning Director endorsements.	PCD GREEN TEAM 2009-2010 Strategic Plan and Institutional Plan	LEAD: Gabe POO Green Team: Kim (W), Kim Habbebeck, Darby Gulligan, Bruce Oliver, Brian Smart, Drew Sundin, Lyle Dymally	Support the City's Triple Bottom Line economic, health, social benefits, environmental protection.	Project Brief approved.
2. Implement LEED ND Standards into urban village (UV) planning.	Integrate LEED ND into Urban Village (UV) planning.	Propose updates to the UV section of the Comp. Plan	LEAD: Tara Sundin STAFF: Darby Gulligan, Carl Kuhn, Kurt Habbebeck, Marilyn Vogel	Meet GDM & Comp Plan goals through code improvement that reduces environmental footprints.	Project Brief approved.
		Create a LEED ND "toolkit" for staff and public that includes a comparison analysis between the LEED ND standards and the city's development codes.	LEAD: Darby Gulligan STAFF: Brian Smart	Improve staff's effectiveness to explain and clarify LEED ND to the community, developers, etc.	
		Develop a post-1 benefit analysis of green building that is usable for staff, applicants and neighborhoods.	LEAD: Bruce Sundin, STAFF: CORE Green Team		Project Brief to be crafted by team.
3. Incorporate green building standards (LEED, LEED ND, Built Green, ICC into Comp Plan	Coordinate with update of the Comp Plan by 2011; explore In-house approved building Green Building Framework (GFB), 2008	Updated Comp Plan that includes green building goals and policies.	LEAD: Kurt Habbebeck	Progress toward a more sustainable community.	

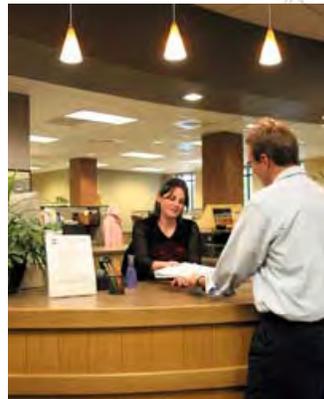


# ... implementation (compile data)



## What the survey respondents are telling us:

- 1 Consistent code interpretation would increase the absorption of green building in our local market.
- 2 Increasing code flexibility for LID techniques would improve the accessibility and increased usage of these techniques.
- 3 There is interest in gaining easy access to information on current incentives and acceptable building techniques.
- 4 Creating an integrated interdepartmental permit team would provide a more holistic review, ultimately decreasing the amount of time necessary to process a permit.
- 5 It is important to find an equal balance in parking standards that encourages affordable development while increasing pedestrian and public transit activity.
- 6 Third party verification of claimed green standing should be required to address the possible abuse of incentives.



... implementation (make it known)



THE BELLINGHAM HERALD

AIA Northwest Washington  
A Chapter of The American Institute of Architects

BBJ Today .com  
The Bellingham Business Journal

The Future of Business  
2018 and the New Economy



Sustainable Connections

+ over 24 Green Building & Smart Growth events

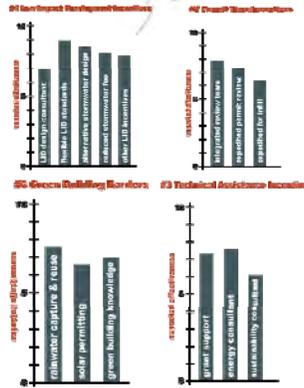


5: Celebrate!

# The FIVE/12 Agenda



## Top FIVE average interest of incentives from respondents



# The FIVE/12 Agenda



2009 Survey of Interest in Green Building Incentives & Barriers: Bellingham, Washington  
 Prepared for: The City of Bellingham  
 Prepared by: New Energy & Urban Systems  
 This report was prepared as part of Sustainable Connections' FIVE/12 Green Building Program.

### Congratulations Bellingham!

**The FIVE/12 Agenda**  
 The City of Bellingham and Sustainable Connections' FIVE/12 Green Building Incentive Program set forth a goal to reduce green building barriers by creating at least five tangible green building incentive actions across by January 2010.

**Timeline of Successes**

- Jan - Develop a green permit review team
- Feb - Establish a green building review team
- Mar - Implement "Green Factor" program
- Apr - Advanced Methods for Green Construction
- May - Incorporate LEED ND framework into urban village plans
- Jun - Create a system for reducing permit review time

**The Ten in '10 Initiative**  
 In addition to achieving these milestones, Sustainable Connections published survey results from our 10 building professionals' feedback on green incentives. The City of Bellingham responded to the industry's concern for flexibility to green standards and in response implemented the Ten in '10 Initiative targeting a minimum of 10 affordable green incentives by 2010. (See listed for updates)



# The FIVE/12 Agenda



- 1 **Develop a green permit review team**  
Established to review BuiltGreen, LEED, and comparable "green" building designs and applications which will result in a more coordinated and efficient review.
- 2 **Implement "Green Factor" program**  
A scorecard for low impact development techniques and landscaping requirements that results in an increase in the quality and quantity of landscaping provided with new development.
- 3 **Advanced Methods for Green Construction**  
Advanced methods and materials for green construction are developed into policy with the intent to streamline the allowance of these alternatives by avoiding repetitive interpretations, thereby providing greater predictability to the public.
- 4 **Incorporate LEED ND framework into urban villages**  
Urban Village plan updates will use LEED-ND as a tool to measure the long-term sustainability of proposed redevelopment areas.
- 5 **Create a system for reducing permit review time**  
Green building projects will be reviewed in an integrated, rather than linear process, which yields greater efficiency.



# Advanced Methods & Materials (the stolen CAM)



**Seattle Permits**  
Department of Planning and Development  
CAM 520

**Rainwater Harvesting for Beneficial Use**  
- January 2016

**What is Water Harvesting?**  
Water harvesting is the capture and storage of water at the building site to reduce dependence on municipal water supply. It is available for residential and commercial use in jurisdictions that have adopted the provisions of the International Plumbing Code (IPC) and the International Building Code (IBC).

**Water Harvesting for Beneficial Use**  
Water harvesting is the capture and storage of water at the building site to reduce dependence on municipal water supply. It is available for residential and commercial use in jurisdictions that have adopted the provisions of the International Plumbing Code (IPC) and the International Building Code (IBC).

**City green building**



**Advanced Methods and Materials (AMM) 100**

**Roof Mounted Photovoltaic Solar Panels**

This Advanced Method and Material was developed jointly by the City of Burlington Building Department and Sustainable Communities to assist and encourage private citizens, generative capability while ensuring that such electric generation capability does not create structural, fire or life safety hazards.

**BENEFITS**

- Lower energy bills and energy independence
- Clean energy production that helps meet green building goals
- New economic opportunities and green jobs
- Power for various local energy

**POLICY AND REGULATIONS**

The purpose of this document is to provide a clear and concise overview of the current regulatory environment for solar panels in Burlington, Vermont.



## Advanced Methods & Materials (the stolen CAM)



### 100 ENERGY

- [AMM 100 - Solar Photovoltaics](#)
- [AMM 101 - Solar Hot Water](#)



### 200 WATER

- [AMM 200 - Waterless Urinals](#)
- [AMM 201 - Composting Toilets](#)
- [AMM 202 - Rainwater Harvesting](#)



### 300 LID

- [AMM 300 - Porous Concrete/Asphalt](#)
- [AMM 301 - Pin Foundations](#)
- [AMM 302 - Pavers](#)
- [AMM 303 - Green Roof](#)

### 400 MATERIALS

- [AMM 400 - Advanced Framing](#)



## 6: Repeat Success (...and increase the goal)



# The TEN in '10 Initiative: Institutionalize Green Building in Bellingham

- 1 Green Building Bump-up Pilot
- 2 Construction Waste Pilot
- 3 Green Code Adoption
- 4 Transportation Incentives
- 5 Expedited review for CEC projects
- 6 Sustainable Water Management Program
- 7 Green Roof Initiative
- 8 Public/private Utility Incentives
- 9 Staff Training on Green Building Methods
- 10 Advanced Method and Materials



Sustainable Connections
Buying Local First
Healthy Environment
Meaningful Employment
Strong Community

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**About** | **Donate** | **Membership** | **News & Resources** | **Events** | **Contact**

**SC Member Innovations**  
Appliance Depot reuses and recycles appliances while providing job training.

**Food & Farming program is Hiring**  
Apply now for the Food & Farming Program Assistant & PR Coordinator.

**Green Building Policy**  
Helping to advance green building resolutions and incentives across Whatcom County.

**Community Energy Challenge**  
New program helps you save energy and money. Now taking sign-ups!

**PARTICIPATE IN OUR 5 PROGRAMS**

- Sustainable Business Development**
- GREEN BUILDING & Smart Growth**
- FOOD & FARMING**
- ENERGY EFFICIENCY & Renewables**
- BUY LOCAL FIRST**

**JOIN US**  
We are local, independently owned businesses, organizations and community members taking action for a healthy community.

**SEARCH**  
Looking for a local business? Search our database for all your needs.

**DONATE**  
Your support makes the important work of Sustainable Connections and our members possible.

**LOCAL FOOD DISCUSSION** | **SPRING CONFERENCE** | **MEMBER LUNCH**

**UPDATES BY EMAIL**

Please select the e-mail newsletters you would like to receive (each program generally sends one e-mail per month).

Your Name  Your e-mail



LIVING BUILDING CHALLENGE™ 2.0  
A VISIONARY PATH TO A RESTORATIVE FUTURE

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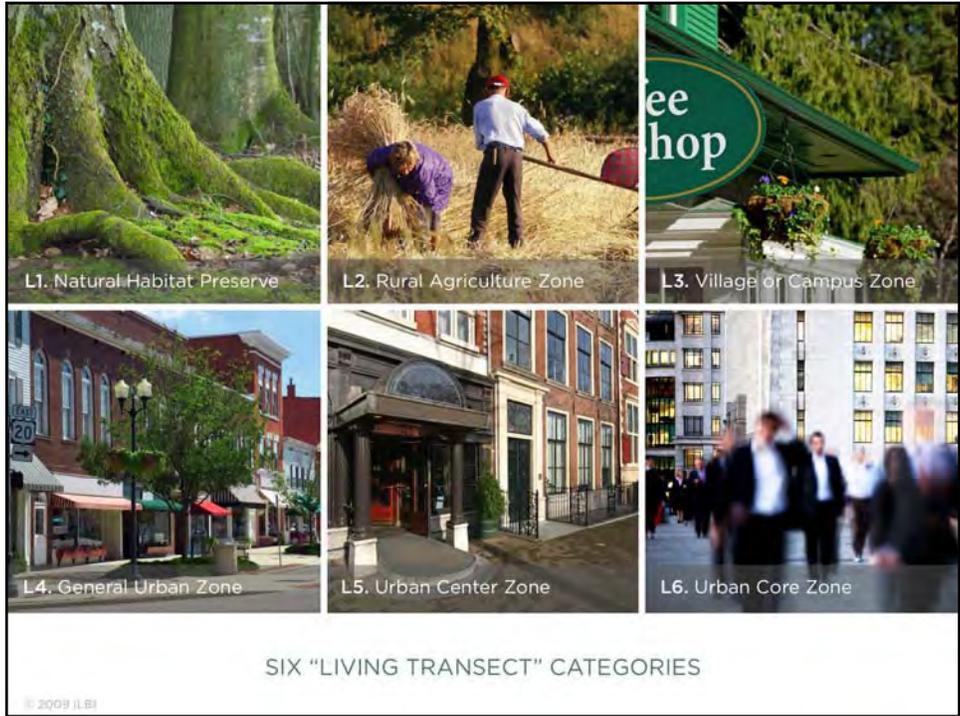
WHY A CHALLENGE?

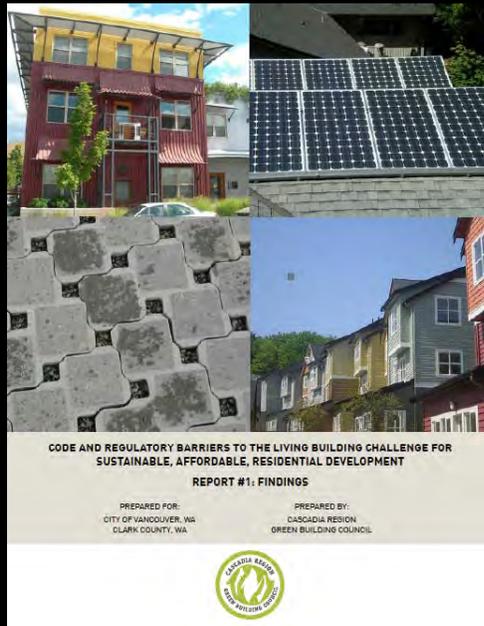
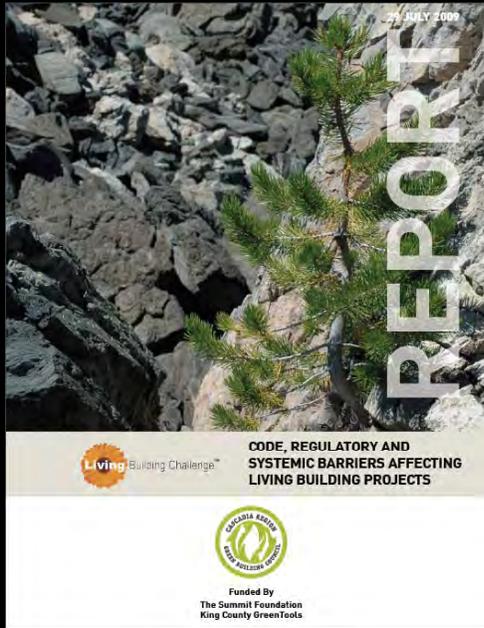
- Infusing inspiration and poetry
- Embracing the psychology of the 'end game'
- Rewarding early adopters
- Creating models for the future
- Stirring the pot
- Pulling the market forward



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## Clark County Sustainable Communities Project

*Vision:*

*Support and encourage sustainable communities in Clark County with emphasis on innovative models of **land use, transportation, and resource-efficient residential/mixed use projects.***



## Clark County Sustainable Communities Project

2-yr project funded through grant from Dept. of Ecology

**Goals:**

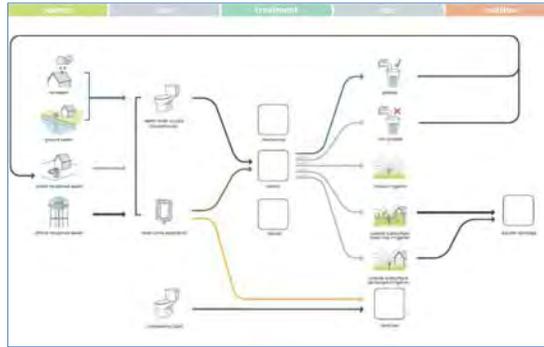
- Develop a regional collaboration strategy amongst local jurisdictions
- Support code amendments that remove barriers to Living Buildings
- Provide educational tools

For additional information contact [katie@cascadiagbc.org](mailto:katie@cascadiagbc.org)



## City of Seattle Regulatory Pathways to Net Zero Water

- Facilitating discussions between regulatory agencies to develop a roadmap for approval of net zero water goals
- Funded by City of Seattle





**CASCADIA**  
REGION GREEN BUILDING COUNCIL



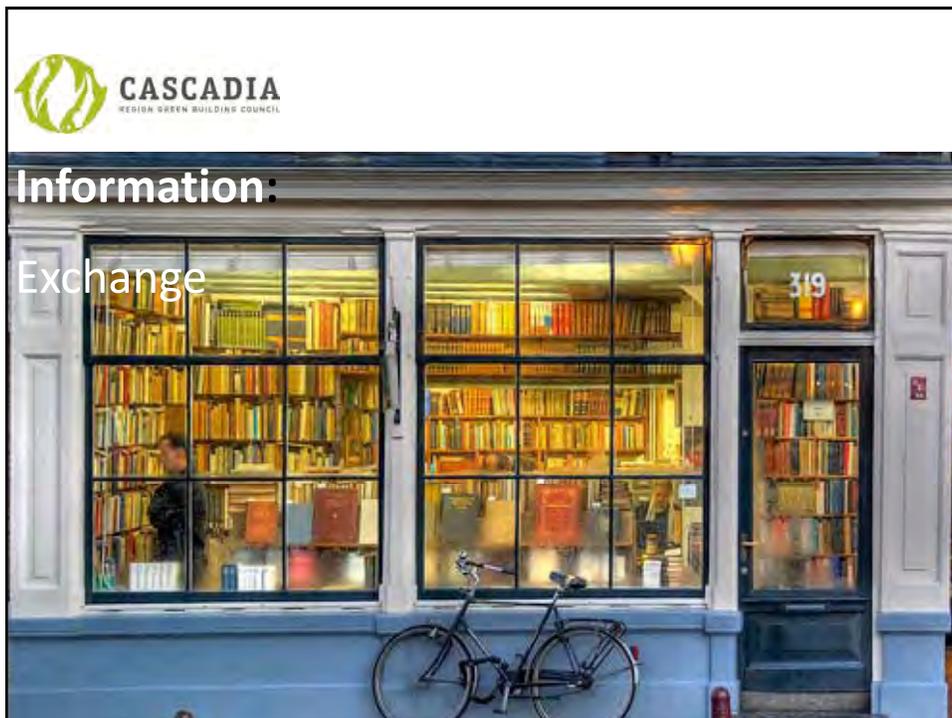
**Transforming how we think of existing and heritage buildings:**  
Green Rehabilitation and Sustainability Forum

*A forum and workshop for Building Practitioners to examine the connect/disconnect between green building rating systems, the Standards & Guidelines for the Conservation of Historic Places in Canada and the new BC green building code.*

This event is sponsored by British Columbia Heritage Branch and Historic Places Initiative.



## Background: Two Summits



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REGION GREEN BUILDING COUNCIL

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**Welcome to the Cascadia Living Communities Wiki**

This space provides easy access to policies, tools and regulations that support sustainable development. This wiki has been developed to support the [Cascadia Communities Coalition](#), and therefore has a particular focus on the Cascadia Bioregion. However, there is also information and best practices from around the world.

**Browse by:**

