



Solid Waste Division – Recycling and Environmental Services (RES)

Program: GreenTools – Green Building Team

Green Building Team Program Manager: Elly Trinh (she/her)

Subject: Technical Memo #1: [Green Building Requirements for Capital Projects](#) (KCC Title 18.17.050)

All projects that have completed 30% Design after March 21, 2022, must comply with updated K.C.C. 18.17 (K.C.C. 18.17.025) as summarized below:

1.0 LEED and Living Building Challenge Certifications

Buildings owned or lease-to-own by King County shall achieve green building certification as follows:

1. New construction of a LEED-eligible building must achieve either LEED Platinum certification or the Living Building Challenge certification, or both.
2. A major remodel or renovation of a LEED-eligible building must achieve either LEED Gold certification or the Living Building Challenge certification, or both.
3. Capital projects owned or lease-to-own must either achieve a platinum rating according to a King County or division-specific Sustainable Infrastructure Scorecard or achieve certification through an applicable alternative green building rating system, or both.¹

Small, related capital projects that are part of a program may be certified as a program rather than at the individual project level.

2.0 Sustainable Infrastructure Scorecard

All projects that start the design process after January 1, 2024, must comply with updated K.C.C. 18.17 (K.C.C. 18.17.025) using the 2023 Edition of the King County Sustainable Infrastructure Scorecard.

3.0 Surface Water Design

All capital projects must meet [King County Surface Water Design Manual](#) requirements, regardless of jurisdiction location and the rating system used. If a project is located in a jurisdiction where the surface water design manual standards and requirements differ from King County's, the project shall implement the more stringent requirement.

¹ Built Green Four-Star, Built Green Five-Star or Built Green Emerald Star; Envision; Evergreen Sustainable Development Standard; Fitwel; Greenroads; Living Building Challenge; Passive House; Salmon Safe; SITES; and WELL. See definitions, K.C.C. 18.17.010.

4.0 C&D Diversion

All capital projects must achieve a minimum diversion rate of 80 percent for construction and demolition (C&D) materials for projects completed by 2024; an 85 percent diversion rate for projects completed between 2025 and the end of 2029; and achieve *zero waste of resources with economic value* beginning in 2030.

5.0 Equity and Social Justice

All capital projects must achieve applicable King County Equity and Social Justice Credits as outlined in the King County Sustainable Infrastructure Scorecard regardless of the rating system used.

6.0 Reporting Requirements Effective January 1, 2024:

At 30% Design milestone the project manager shall submit:

- Appropriate reports in PRISM within 90 days of achieving the milestone

At project completion the project manager shall submit:

- Appropriate reports in PRISM within 90 days of achieving the milestone

Small, related projects that are certified as a program may report as a program.

7.0 Standards for Leased Property

1. For leases by a King County agency for King County operations at non-King-County-owned facilities, the agency shall seek to incorporate the latest green building and sustainable development practices in the county-occupied space.
2. For new leases of King County-employee-occupied-space of longer than five years, including lease-to-own projects, King County shall lease buildings that are certified through the LEED rating system at Silver level or higher, are Energy Star Certified, or are certified through an alternative green building rating system, when those ratings are consistent with the operational needs of the function.

Buildings that do not meet these standards may be leased by the County if plans and financing are in place at the time of signing that will enable the building to meet this standard within 24 months of lease signing.