



# Green Building Roadmap

City of Tacoma | OEPS/PDS

Infrastructure, Planning, and Sustainability Committee

Sept 26, 2018

ITEM #



## BACKGROUND



- Why Green Building

- Locally, ~20% carbon pollution from buildings
- Increase in construction development... locking in impacts for 50-100 years

- 2008 Climate Action Plan

- 2016 Environmental Action Plan

- Hire a “green building advocate”



## BACKGROUND



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## BACKGROUND



- Co-benefits
  - Reduced utility costs
  - Healthier and safer
  - More durable
  - Desirable, marketable



Pacific Plaza



Joy Building, UW Tacoma



TCC Harned Center

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## BACKGROUND



### LEED Certifications

Building Use	Spokane 2007-2018	Tacoma 2007-2018	Required
Assembly	0	1	no
Commercial	32	10	no
Institutional	1	7	no
Healthcare	2	4	no
Tribal/MF Residential	0	1	no
Government	12	26	yes
Educational	18	18	yes
<b>TOTALS</b>	<b>65</b>	<b>67</b>	

### Built Green Certifications

In 2016, 52% of new homes in Seattle and 32% in King County were Built Green.

- Tacoma = 34 (2000)
- Everett = 660

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## BACKGROUND



### • Current Efforts and Incentives

- A few local building codes above state standards
  - Sprinklers & rain gauges
  - Work Live/Live Work
- Land Use Codes
  - Height and Density Bonuses, increased FAR (floor area ratio)
- TPU incentives and tech. assistance for electricity and water efficiency
- Stormwater low impact development rate reduction and tech. assistance

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## ISSUES



- Barriers to Green Building
  - Financial
    - actual upfront cost increases
    - "people assume green buildings are too expensive"
  - Educational
    - additional education on green building practices, existing incentives and sustainable techniques for both developers/contractors/homeowners and permit staff

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## Opportunities



1. Education and Training
2. Clear Hurdles and Remove Barriers
3. Priority Permitting
4. Plan Review Credits
5. Construction and Demolition Diversion
6. Energy use transparency and disclosure requirements
7. More sustainable code requirements / land use incentives evaluation

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## Leading Cities



Green Building Incentives in the Region

Jurisdiction	Expedited Permitting	Land Use Bonus	Permit Fee Reductions	Advanced Green Building Program	Parking Minimum Reductions	Technical Assistance
Bellevue	Pilot program	X		Pilot program	X	X
Issaquah	X		X			X
Kirkland	X					X
Redmond	X	X				
Seattle	X	X		X	X	X
Shoreline	X	X	X	X	X	
Portland, OR	(for solar)		X			X
Vancouver, B.C.				X		X
Tacoma, WA		X			X	(limited)

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## Opportunities



- Create educational resources, trainings/workshops for staff and industry professionals, and technical assistance for permit customers**
  - Green Building website, "tip sheets", displays in Permit lobby
  - Work with non-profits and trade groups
  - Emphasis in technical assistance on new emerging policies or technologies
    - I.e. electric vehicle infrastructure, Detached Accessory Dwelling Units, Cross laminated timber
- Clear hurdles in code to make green building techniques easy to implement**
  - Provide allowances for advanced design features
    - Gray water reuse
    - Passive House – setbacks for FAR

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## Opportunities



### 2. Clear hurdles in code to make green building techniques easy to implement

- Provide allowances for advanced design features
  - Gray water reuse
  - Passive House – setbacks for FAR



Affordable Housing Passive House, Orchards at Orenco  
Credit: Casey Braunger, Ankrom Moisan Architects

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## Opportunities



### 3. Priority permitting for green building certification

- Level of service (LOS) prioritized for certified green buildings

\*Does not increase review time for non-green development

### 4. Plan Review Fee “Credits” for certified green buildings

- Reducing the plan review fee by earning credit
- Assistance in pre-application phase

### 5. Develop Construction and Demolition Diversion Program

- Education, reporting, regulation and enforcement
  - Action in Environmental Action Plan and Sustainable Material Management Plan

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## Opportunities



### 6. Energy use transparency and disclosure requirements

- Yearly reporting for commercial property owners
- Action in the Environmental Action Plan



### 7. Adopt more sustainable code requirements

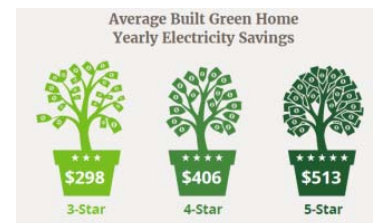
- Adopt model codes, examples include diversion of building material, multi-family recycling storage
- Evaluate existing incentives to add green features

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## HEALTH, EQUITY & SUSTAINABILITY ANALYSIS



- Green and Affordable can and often do go hand in hand
- Healthy, efficient, durable and beautiful homes should be available for everyone



"The premium to build to the Passive House standard was less than 2 percent"  
2017, Tim McDonald, design/build firm Onion Flats on Pennsylvania Affordable Housing program

## RECOMMENDATIONS



- Staff recommends moving forward developing programs in 2019 for:
  1. Education & Training
  2. Clear hurdles in codes to make green building easier
  3. Priority permitting
  4. Plan review fee "credits" for certified green buildings
  5. Construction and Demolition Diversion Program
- Additional engagement with stakeholders

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## RECOMMENDATIONS



- Currently, no existing staffing or resources available for program
- Funding for these efforts has been proposed
  - Proposed funding split between
    - Tacoma Power – Tacoma Water – Stormwater – Solid Waste – Natural Resource Fund --

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## NEXT STEPS



- Committee feedback and Support – September, 2018
- Possible Council Resolution – Winter 2018/2019