

## **Seattle's Green Building Capital Initiative**

Seattle's Green Building Capital Initiative was launched in February 2008 as part of Mayor Nickels' State of the City speech, with announcement of plans for a focused initiative to make Seattle the nation's Green Building Capital, putting a special emphasis on increasing the efficiency of Seattle's residential and commercial buildings. The three goals of this are to:

- Improve the energy efficiency of residential and commercial buildings
  - o Increase energy efficiency in existing buildings by 20%
  - o Increase energy efficiency in new buildings and major retrofits consistent with the requirements of the 2030 Challenge
- Create job opportunities in the green economy
- Save Seattle residents and businesses money on energy costs

On Earth Day 2009, Mayor Nickels will be proposing his Green Building Capital Initiative. This comprehensive building energy strategy addresses conservation opportunities in new and existing buildings alike. It encompasses the vast residential and commercial housing stock in our City. It creates tools and financial resources that will help building owners save energy, save money and help reduce Seattle's greenhouse gas footprint. And it is one that we can again share with our region and our nation.

### **Key elements of the Seattle Green Building Capital Initiative:**

#### **Existing Buildings**

##### **Single Family Residential:**

1. Residential Energy Performance Audit Pilot Program
  - Funded through a partnership with local utilities, Puget Sound Energy and Seattle City Light.
  - Largest residential home energy audit pilot in the country, 5,000 audits in 18 months
  - Cost to participant will be \$95 (approximately \$600 value)
  - Utilizing the Energy Performance Score framework to determine an "energy MPG" for each residential building:
    - a. Analysis of home energy performance using state-of-the-art diagnostics, such as a blower door test to measure air leakage.
    - b. Comparison of home energy and carbon score to established benchmarks.
    - c. Recommended upgrades to improve home's score while also reducing energy costs and increasing comfort and safety.
2. Residential Energy Efficiency Loan Program
  - \$1.2 Million in Federal Energy Efficiency and Conservation Block Grant dollars will be used to seed a revolving loan program to catalyze energy efficiency upgrades.
  - Loans made primarily to homeowners to invest upgrading lighting, furnaces, water heaters and windows among other items.
  - Utilize tiered payment structure with greater subsidy for lowest income borrowers
  - Loans will range from \$8,000 - \$20,000 depending on upgrades undertaken.

### **Commercial and Multi-Family**

- Mandatory measurement and disclosure of Energy Star Portfolio Manager energy performance benchmarking data and ratings.
  - Beginning in 2010 for commercial buildings larger than 50,000 square feet, multifamily buildings 20+ units.
  - Beginning in 2011 for commercial buildings larger than 25,000 square feet, multifamily buildings between 10-19 units.
  - Beginning in 2012 for commercial buildings larger than 10,000 square feet, multifamily buildings between 5-9 units.
- Reported through EPA secure server with automatic downloads to the City
- Disclosure requirements for both multi-family and commercial properties will be preceded by a training and technical assistance program offered in partnership with US EPA, Building Owners and Managers Association (BOMA), Northwest Energy Efficiency Alliance (NEEA), International Facility Managers Association (IFMA) and/or other industry groups.

### **Workforce Development**

- Certification of auditors & standardization of the work
- Ramping up and expanding existing training programs

### **Education & Public Engagement Campaign**

- Address Building Performance and Occupant Behavior Including Plug Load
- Leverage Existing Communication Pathways
- Develop In-Person Outreach Capacity, Including a Citizen Volunteer Program

### **New Buildings**

#### **Priority Permitting**

- Develop “Green Q”, a new, expedited permitted program available to both residential and commercial projects.
- Provide guaranteed review and approval times for projects committed to achieving high levels of energy efficiency.
- “Green Q” will be launched by December 2009.

#### **Encourage Innovation**

- Expand the role of the Construction Codes Advisory Board (CCAB) to create a new venue for early permit review guidance of innovative projects meeting certain energy performance standards

#### **Energy Code Improvements**

- Advocate for a 30% improvement in the energy efficiency of the current Washington State Energy Code
- If necessary, institute amendments to the Seattle Energy Code in 2010 which provide additional improvements beyond the State requirements to insure that the Seattle Energy Code delivers typical building performance in alignment with the prevailing 2030 Challenge targets.
- Develop an enhanced model for a performance based energy code for the City.
- Implement a pilot for performance based energy code compliance that promotes a whole building approach to energy efficiency and relies on metrics based on actual building performance.