

Regional Code Collaboration



“Green” Development Code Amendments



Participating Jurisdictions

- Seattle
- King County
- Tacoma
- Mountlake Terrace
- Issaquah
- Redmond
- Other jurisdictions expressing interest include Snoqualmie, Kirkland, Friday Harbor, Snohomish County, Clark County, Bellevue, Edmonds, Sammamish and Renton.



Code Concepts

- Water Conservation (Plumbing code, Development code)
- Materials Conservation (Building code)
- Energy Conservation (Building code – Energy code, Development code)
- Sustainable Transportation (Development code)
- Miscellaneous (Lighting - Development code)



Participating Jurisdictions

	Hand Washing Sinks	Fixtures and Fittings	Rain barrels, cisterns and other rainwater catchment systems	D/Version of Building Materials from Landfills	Moisture Prevention	Electric Vehicle Charging Stations	Short and Long-term Bicycle Parking	Showers and Changing Facilities	Insulation	Heat Island Mitigation	Light Trespass
Shoreline	X	X	X	X		Less stringent	X*		X	X	X
King County	X	X	X	X		?	?	?	X	?	X
Tacoma	X	X	X	X					X	X	X
Redmond	I	I	I	?		I		I		I	I
Seattle	X	X	X	X	X				X	X	
MLT							Stringent		?		
Issaquah	X	X	X	X		?		X	X	X	
KEY											
X	Intent to adopt										
?	Adoption not yet determined										
	Similar code requirement already in place										
I	Adopted Incentive-based Code										
* Note that Shoreline has similar code in place but is anticipating adopting additional regulations											



Proposed Development Code Amendments Development Code Section 20.50.040, 20.50.050

1. Setback Flexibility for Exterior Insulation on Additions to promote energy conservation. Allows 4-inch setback projection and 8-inch height projection for adding exterior insulation to an existing building.
2. Setback Flexibility for Rainwater Catchment Systems to promote water conservation. Allows rainwater catchment systems in setbacks subject to size, screening and safety conditions. Systems 600 gallons or less may project to property lines, larger systems must set back 2.5 feet.



Setback Dimension Exception for Exterior Insulation



Adding Exterior Insulation on Existing House

Examples of Rainwater Catchment May extend to property line



Rain Barrel



600 Gallon Tanks

Larger Cisterns 2.5' minimum setback



1500 Gallon Cistern

Proposed Development Code Amendments Light Pollution Prevention

3. Light Trespass – Requires all new exterior lighting fixtures to be downlit and shielded - affects single-family, multi-family and commercial and mixed use developments.



Development Code Sections 20.50.115, 20.50.205 (new section), 20.50.260.

Proposed Development Code Amendments

Sustainable Transportation

4. Bicycle Parking – short and long term. Development code section 20.50.440. Adds clarity to requirements for long term bike parking; adds requirements for multi-family and commercial development. Specifies design standards.
5. Electric Vehicle Charging Stations and Infrastructure. Development code sections 20.50, Multi-family design standards and commercial and mixed use design standards, 20.50.430, parking. Adds requirements for multifamily development (10% of required spaces must be equipped with EV infrastructure). Adds standards for EV space signage.







Timeline

- Notice of Public Hearing and SEPA Threshold Determination: March 13th. Code Language in Legislative Markup presented.
- Public Comment Period: March 13 – 28
- Planning Commission Public Hearing: April 4th
- Council Discussion: April 29th
- Council Adoption: May 20th
- Adoption of Related Building Code Amendments: July



Public Outreach to Date

2-9-12:	Open Session for public hosted at Department of Planning & Development (DPD - City of Seattle)
4-17-12:	Structural Engineers Association of Washington
5-2-12:	Seattle Bicycle Advisory Board
5-23-12:	NW Ecobuilding Guild
6-12-12:	Open Session for public hosted at DPD
7-16-12:	King County Plumbing Inspections
8-13-12:	Open House for public
8-1-12 to 8-24-12:	1st Public comment period
9-11-12:	Seattle Branch Steering Committee of Cascadia
9-18-12:	Home Performance Washington
10-29-12:	Open House for public
10-22-12 to 11-12-12:	2nd Public comment period
12-12-12:	Master Builders Association
12-19-12:	American Society of Plumbing Engineers
1-29-13	Master Builders Working Group on Waste Diversion Process
3-7-13	Shoreline Planning Commission Study Session
3-13-13 to 3-28-13	Shoreline Public Comment Period, Posting on Website, Currents
4-4-13	Shoreline Planning Commission Public Hearing
April/May	Shoreline Council Study Session and Adoption