



PROPOSED GREEN BUILDING INCENTIVES UPDATE

under the 2018 editions of Seattle Construction Codes
Effective February 1, 2021

The Seattle Energy Codes set the minimum requirements for building energy use and greenhouse gas emissions. The Seattle Department of Construction and Inspections Green Building Incentives encourage energy savings and reduced greenhouse gas emissions beyond code to support Seattle's transition to a clean energy future.



All new buildings using the **GREEN BUILDING STANDARD** (SMC 23.58D) must:

Use only electricity for space, water heating, and cooking.

Obtain a green building certification.

Remove and properly dispose of any exterior non-load-bearing painted materials (typically siding) prior to demolition of structures built prior to 1978.



All new buildings using the **PRIORITY GREEN EXPEDITED** must:

Use only electricity for space, water heating, and cooking.

Obtain a green building certification or use the SDCI Alternative Path option for residential projects three stories or less in height.

Remove and properly dispose of any exterior non-load-bearing painted materials (typically siding) prior to demolition of structures built prior to 1978.

Meet additional criteria for size limits, energy efficiency, refrigerant management, embodied carbon, and indoor air quality.

ELIGIBILITY REQUIREMENTS:

(SMC 23.58D)

GREEN BUILDING STANDARD

FOR EXTRA FLOOR AREA, HEIGHT OR USE OF INCENTIVE ZONING



PRIORITY GREEN EXPEDITED

SPEEDS UP BUILDING PERMIT REVIEW

ENERGY SOURCE

All space, water heating, and cooking must be accomplished using only electric or carbon-neutral district energy with minor exceptions for backup generators or where no alternative exists

LEAD HAZARD REDUCTION

When demolition of a structure built before 1978 is proposed, remove, and properly dispose of all exterior non-load-bearing painted materials (typically siding) prior to demolition.

GREEN BUILDING CERTIFICATION

AS DESCRIBED IN DIRECTOR'S RULE (UPDATE TO DR 20-2017 IS EXPECTED IN FALL 2020)

All buildings must achieve one of these certifications and levels:

- Built Green 4-Star, 5-Star, Emerald Star
- Leadership in Energy and Environmental Design (LEED) Gold or Platinum for New Construction or Core and Shell
- LEED for Homes, Gold or Platinum
- Passive House Institute US +2018
- Passive House Institute version 9
- Living Building Challenge, Living or Petal, Core, or Zero Energy
- Evergreen Sustainable Development Standard (only for publicly funded projects)



PRIORITY GREEN ONLY:

Residential projects (3 stories or less) may use an alternative in which verification is performed by SDCI staff.



PRIORITY GREEN EXPEDITED
SPEEDS UP BUILDING PERMIT REVIEW

SIZE LIMIT

Dwelling units are limited to 2200 square feet of conditioned space. Accessory Dwelling units are considered separately. Exception up to 3000 SF if project meets a net zero energy certification and Built Green Emerald Star materials requirements are met.

ENERGY EFFICIENCY AND REFRIGERANT MANAGEMENT

Efficiency options equivalent to 12% savings for residential buildings, and 6% energy savings beyond code for multifamily buildings (over 3 stories) and commercial buildings beyond 2018 Seattle Energy Code.



When addressing refrigerant management and the building has no field refrigerant connections (all connections contained within factory-built equipment) then efficiency options equivalent to 6% savings for residential buildings, and 3% energy savings for multifamily (over 3 stories) and commercial beyond 2018 Seattle Energy Code.

EMBODIED CARBON

Identify embodied carbon of primary building material by providing Environmental Product Declarations (EPD) for concrete and primary structural frame for steel.

INDOOR AIR QUALITY

Use Low Volatile Organic Compounds (VOC) interior paints, adhesives, caulk, floor finishes, and sealant in interior spaces per South Coast Air Quality Management District (SCAQMD) Rule 1168 and 1113 or equivalent. Only use laminated wood products with no added urea formaldehyde. To be verified by green building verifier or consultant.

PLEASE SEND COMMENTS & FEEDBACK

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www.seattle.gov/sdci/permits/green-building



Seattle Department of Construction & Inspections