



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

September 13, 2010

Ordinance 16927

Proposed No. 2010-0152.3

Sponsors Phillips, Hague, Gossett, von
Reichbauer and Patterson

1 AN ORDINANCE relating to achieving greater energy
2 efficiency as well as reductions in greenhouse gas
3 emissions in capital improvement projects; and adding a
4 new section to K.C.C. chapter 4.16.

5 STATEMENT OF FACTS:

- 6 1. Local governments have an essential role in addressing climate change
7 and reducing greenhouse gas emissions.
- 8 2. King County's Comprehensive Plan recommends that the county seek
9 to reduce energy use and greenhouse gas emissions from all facets of its
10 operations and actions associated with construction and management of
11 county-owned facilities, energy supply infrastructure, land use planning,
12 transportation, and environmental protection programs.
- 13 3. Energy costs and environmental goals require that the county
14 continuously increase its energy efficiency and work to reduce greenhouse
15 gas emissions.
- 16 4. The King County Comprehensive Plan calls on King County to work
17 with utilities to become a model of energy efficiency in facilities owned or
18 operated by King County.

- 19 5. The King County Comprehensive Plan recommends King County
20 foster the development and increased use of clean, renewable and
21 alternative fuel and energy technologies.
- 22 6. Powered equipment in county facilities can be a source of carbon
23 emissions from county operations, and the cost to operate equipment
24 powered by fossil fuels could increase if federal legislation establishes a
25 tax or cap on carbon emissions.
- 26 7. Increasing the energy efficiency of powered equipment in county
27 facilities can reduce energy usage and the quantity of greenhouse gasses
28 released into the environment.
- 29 8. Procuring or producing renewable energy can also reduce greenhouse
30 gas emissions.
- 31 9. Although there can be an additional cost to improving the efficiency of
32 powered equipment or producing or procuring renewable energy, the
33 additional project cost may be offset by financial incentives offered by
34 utility companies or by the reduction in operating costs.
- 35 10. Utility companies offer financial incentives for qualified design,
36 materials and installation of equipment that will save energy.
- 37 11. The county's current capital improvement procedures would benefit
38 from having mechanisms in place to ensure that the county is considering
39 energy efficiency and greenhouse gas reduction in designs where
40 appropriate and taking advantage of all available utility incentives for
41 reducing energy consumption and reducing greenhouse gas emissions.

42 12. King County would benefit from a coordinated approach for tracking
43 all of the energy resource savings, greenhouse gas reductions and utility
44 grants and rebates received for capital improvement projects.

45 13. Promoting increased energy efficiency and greenhouse gas emission
46 reduction in the county's capital improvement projects can encourage new
47 energy technologies and green jobs that support a sustainable economy
48 and energy independence.

49 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

50 SECTION 1. The intent of this ordinance is to develop a more coordinated,
51 strategic approach to energy-efficiency and greenhouse gas emission reduction
52 investments.

53 NEW SECTION. SECTION 2. There is hereby added to K.C.C. chapter 4.16 a
54 new section to read as follows:

55 A. For the purposes of this section, "incremental project cost" means the
56 additional cost, if any, in design, procurement, and construction and long term
57 maintenance for achieving a reduction in energy usage or greenhouse gas emissions
58 greater than the reduction that would be achieved under the applicable building code
59 requirements.

60 B.1. The executive shall require the architect, engineer or energy performance
61 contractor to develop a written analysis to be delivered to the project manager before the
62 completion of the project's design for all county capital improvement projects, including
63 new construction, remodeling and energy-saving performance contracts and equipment
64 retrofits and replacement:

65 a. that include at least two hundred fifty thousand dollars of costs for powered
66 equipment; and

67 b. for which reasonable alternatives appear to be available for reducing energy
68 usage by at least ten percent below applicable building code requirements or reducing
69 greenhouse gas emissions.

70 2. The analysis shall include, at a minimum:

71 a. options to achieve a reduction in energy usage of at least ten percent below
72 levels that would be achieved under applicable building code requirements;

73 b. any reasonable options to achieve greenhouse gas emissions reductions;

74 c. identification of all available financial incentives from utility companies or
75 other parties for achieving a reduction in energy usage or greenhouse gas emissions;

76 d. a financial analysis of the incremental project cost for achieving the
77 reductions in energy usage based on a life-cycle cost analysis that calculates net present
78 value of the incremental cost, net of any financial incentives from utilities or other
79 outside sources, and the operational and utility savings for a period of not more than
80 fifteen years, unless specifically justified by the attributes of the project; and

81 e. a financial analysis of the incremental project cost for implementing any
82 reasonable options for achieving the reductions in greenhouse gas emissions based on a
83 life-cycle cost analysis that calculates net present value of the incremental cost, net of any
84 financial incentives from utilities or other outside sources, and the operational and utility
85 savings for a period of not more than fifteen years, unless specifically justified by the
86 attributes of the project.

87 3. The written analysis required in subsection B.1 shall apply to county capital
88 improvement projects for which design work is commenced after the effective date of
89 this ordinance.

90 C. The project manager shall consider the financial analysis and life-cycle cost
91 analysis in the selection of the alternative under subsection B. of this section, with a goal
92 of selecting the alternative that meets the county's operational needs and that will result in
93 a reduction of energy usage and greenhouse gas emissions and for which the life-cycle
94 cost analysis of the incremental project cost demonstrates that there would not be an
95 additional cost to the county. Documentation of the decision must be provided if an
96 alternative is selected that does not reduce energy consumption or greenhouse gas
97 emissions, or if an alternative is selected for which the financial analysis in subsection B.
98 of this section determines that there will be an incremental cost.

99 D. For a project under subsection B. of this section, where a financial incentive
100 from a utility is available and the county has decided to pursue the incentive, the project
101 manager shall be responsible for ensuring completion of all requirements of the utility's
102 incentive.

103 E.1. For a project under subsection B. of this section, upon the expiration of the
104 project's construction warranty period, the department shall report the energy reduction
105 and greenhouse gas emissions achieved as a result of the project and the total rebates and
106 grants received from utilities or other parties as compared to the projected outcomes in
107 energy usage and greenhouse gas emissions, and any financial incentives identified in the
108 financial analysis required in subsection B.3. of this section. After the initial report, the
109 project's actual versus projected energy usage and greenhouse gas emissions shall be

110 monitored for at least three years, using the county's energy accounting software or other
111 measurement tools as appropriate based on the size and complexity of the project.

112 2. The executive shall adopt written procedures outlining the methodology and
113 process by which a project manager reports on the energy and greenhouse gas emissions
114 reductions achieved as a result of the project and the annual monitoring of energy and
115 greenhouse gas emissions reduction. The procedures shall include a process for
116 identifying those projects that include at least two hundred fifty thousand dollars of costs
117 for powered equipment, but for which reasonable alternatives were unavailable for
118 reducing energy consumption by at least ten percent below applicable building code
119 requirements. The procedures shall include a reporting mechanism by which the data in
120 subsection E.1. of this section is compiled, summarized and transmitted to the council.

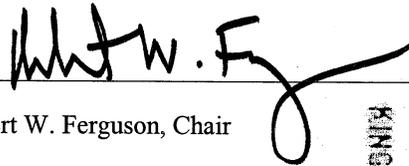
121 SECTION 3. The first version of the procedures adopted under section 2.E.2 of
122 this ordinance shall be transmitted by the executive to the council by January 1, 2011, in
123 the form of a paper original and an electronic copy filed with the clerk of the council,
124 who shall retain the original and provide an electronic copy to all councilmembers and to

125 the committee coordinator for the environment and transportation committee or its
126 successor.
127

Ordinance 16927 was introduced on 3/1/2010 and passed as amended by the Metropolitan King County Council on 9/13/2010, by the following vote:

Yes: 9 - Ms. Drago, Mr. Phillips, Mr. von Reichbauer, Mr. Gossett,
Ms. Hague, Ms. Patterson, Ms. Lambert, Mr. Ferguson and Mr. Dunn
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Robert W. Ferguson, Chair

ATTEST:



Anne Noris, Clerk of the Council

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CLERK
KING COUNTY COUNCIL

APPROVED this 23rd day of September, 2010.



Dow Constantine, County Executive

Attachments: None