



Legislation Text

File #: 2021-0321, **Version:** 1

Clerk 08/19/2021

AN ORDINANCE modifying the green building and sustainable infrastructure program; to modify budgeting policy, reorganize the green building provisions and modifying the reporting policies for the green building and Strategic Climate Action Plan; amending Ordinance 16147, Section 2, as amended, and K.C.C. 18.17.010, adding new sections to K.C.C. chapter 18.17 and repealing Ordinance 16147, Section 3, as amended, and K.C.C. 18.17.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. Green building and sustainable development practices support the goals of the King County Strategic Plan, including, but not limited to, growth management, economic development, historic preservation, fiscal responsibility, environmental protection, access to public transportation, social equity, stewardship of resource lands, climate change initiatives, efficient energy and other natural resource uses, preserving fish and wildlife habitat, reducing and creating resources from wastes and protecting and improving citizen health.

B. King County has shown leadership in establishing climate, equity and preparedness goals through the completion of its 2020 Strategic Climate Action Plan. It sets commitments that advance King County's leadership in equitable climate solutions, create opportunities for all residents and reduce climate risks, and protect the natural environment for everyone who lives here today and for those who follow us. The built environment plays a significant role in greenhouse gas emissions and energy consumption. Green building has made significant contributions to reducing energy and the consumption of materials, both of which are two key

goal areas of the Strategic Climate Action Plan. It can also be a vehicle in practice to integrate equity and social justice opportunities, reduce water use, source sustainable materials, improve stormwater management, and improve habitat restoration.

C. For many in our region, King County is a great place to live, learn, work and play. Yet we have deep and persistent inequities, especially by race and place, that in many cases are getting worse and threaten our collective prosperity. King County's green building policy has included equity and social justice as an important factor for successful sustainable development. It is essential to achieve a triple bottom line in sustainability by addressing equitable community access, environmental excellence, and fiscal responsibility. King County has developed a menu of equity and social justice efforts that can be integrated in capital projects that also support the facility and system improvements goal area of the equity and social justice strategic plan. These strategies are applicable to all capital projects, regardless of which green building rating system is used.

D. Incorporating green and sustainable practices into the design, construction and operation of capital improvement projects can reduce greenhouse gas emissions, reduce pollution, reduce the use of natural resources, reduce energy and other operating costs, enhance asset value, optimize performance, promote cultural sustainability by preserving historic resources and improve the region's quality of life.

E. Executive Order FES 9-3, signed October 25, 2001, established a green building policy for all King County buildings, renovations and remodel projects. It was added to the King County Code by Ordinance 15118, signed February 16, 2005, and has been updated in 2008 and 2013, each time progressing in green building standards. By continuing and building on the green building policies in the current ordinance, the county will further its sustainability goals.

F. Green building rating systems, such as LEED, Living Building Challenge, Salmon Safe, Built Green, Evergreen Sustainable Development Standard, Envision, Passive House, Greenroads and SITES, all have improved sustainability performance in the built industry. All of these rating systems are recognized locally, nationally and for some internationally for sustainable performance in project design and construction. They

have also been developed by all segments of the building industry and continuously peer reviewed.

G. Statistics show that green buildings that use the LEED rating system cost on average zero to two percent more to build, but depending on the level of LEED certification, may save as much as fifty dollars to seventy-five dollars per square foot in operating costs over twenty years. For example, a one-hundred-thousand-square-foot building may return a savings of between five million dollars to seven million five hundred thousand dollars in operating costs over twenty years.

H. King County has had a longstanding track record in successfully utilizing industry recognized green building rating systems. Two dozen King County facilities have achieved LEED certification or in the process of achieving certification, with four projects achieving Platinum level certification. Several trail projects are pursuing or have achieved Salmon Safe certification and the parks and recreation division is pursuing programmatic certification for overall King County parks system. Thirteen King County-owned or partially funded projects are pursuing Zero Energy, CORE, Petal or Living Building Challenge certification toward carbon-neutral development projects. The Parks North Utility Maintenance Shop achieved Zero Energy certification and is performing better than projected, saving utility costs and providing power to adjacent park amenities. Four county projects have pursued Envision certification, including the wastewater treatment division's Georgetown Wet Weather Treatment Plant that achieved Platinum level certification.

I. King County has shown its commitment to incorporating green building and sustainable development practices in capital improvement projects through a variety of projects. The King County Sustainable Infrastructure Scorecard was created by the King County green building team and county divisions for projects where LEED certification is not applicable. Those projects include, but are not limited to, bus passenger shelters, trails, park facilities, restroom facilities, pump stations, parking garages, roads, sidewalks, bridges, flood control improvements, conveyance lines and rehabilitation of designated landmarks or properties that are eligible for landmark designation. In 2020, county departments reported close to four hundred capital projects using the Sustainable Infrastructure Scorecard.

J. King County develops, owns and operates many facilities that require ongoing operation and maintenance. Ensuring that these facilities are designed, operated and maintained using green and sustainable practices reduces operating and maintenance costs, conserves energy, reduces greenhouse gas emissions and improves indoor air quality.

K. Ensuring that public funds are expended in the most beneficial way necessitates careful consideration and accounting of the costs of construction, operations, and maintenance of all county facilities. County project will utilize existing capital project management manuals that have established standardized implementation processes along with budget protocols and reporting mechanisms to ensure fiscal stewardship are practiced. A streamlined practice will allow for clarity and efficiency to project teams, so that time and resources can be better spent on achieving performance, public infrastructure and services.

L. Green buildings help reduce carbon, water, energy and waste. The United States Department of Energy reviewed twenty-two LEED-certified buildings managed by the General Services Administration and saw that carbon dioxide emissions were thirty-four percent lower, twenty-five percent less energy and eleven percent less water was consumed and more than eighty million tons of waste was diverted from landfills.

M. Green building and sustainable development supports the King County Strategic Plan goal of a healthy environment by reducing countywide greenhouse gas emissions by fifty percent by 2030 by requiring that capital projects be designed using green building rating systems that reduce use of energy, water, material and other resources, which in turn reduces operational and embodied greenhouse gas emissions.

N. Green building and sustainable development policies are included throughout the King County Comprehensive Plan.

O. Construction and demolition diversion and other waste management practices serve to meet King County's goal to achieve zero waste of resources. The goal is to eliminate the disposal of materials with economic value, by 2030, through a combination of efforts in the following order of priority, which is referenced in both the King County Comprehensive Plan and King County Solid Waste Comprehensive Plan:

1. Waste prevention and reuse;
2. Product stewardship, recycling and composting; and
3. Beneficial use.

P. Green building and sustainable development relate to many existing County policies such as but not limited to sustainable purchasing, stormwater management, clean water, forest plan, salmon recovery, land conservation initiative, public health and clean water health habitat strategic plan. Implementing green building and sustainable development practices can be a vehicle to support these policies by contributing to achieving long-term objectives.

SECTION 2. Ordinance 16147, Section 2, as amended, and K.C.C. 18.17.010 are each hereby amended to read as follows:

A. "Alternative green building rating system" means a third-party green building certification other than LEED or the King County Sustainable Infrastructure Scorecard, specifically:

1. Built Green Four-Star, Built Green Five-Star or Built Green Emerald Star, or any combination thereof;

2. Envision;

3. Evergreen Sustainable Development Standard;

4. Fitwel;

5. Greenroads;

6. Living Building Challenge;

7. Passive House;

8. Salmon Safe;

9. SITES; and

10. WELL.

B. "Capital project" refers to a project with a scope that includes one or more of the following

elements: either acquisition of a site or acquisition of an existing structure, or both; program or site master planning; environmental analysis; design; construction; major equipment acquisition; reconstruction; demolition; or major alteration of a capital asset. A capital project shall include: a project program plan; scope; a budget by task; and a schedule.

((B-)) C. "Built Green Four-Star," "Built Green Five-Star" and "Built Green Emerald Star" mean a third-party residential green building certification, regionally developed to set standards of excellence that make a significant impact on housing, health and the environment, developed and administered by the Master Builders Association of King and Snohomish Counties.

D. "Energy Star" means the energy certification rating system developed by the United States Environmental Protection Agency that focuses on energy efficiency resulting in less energy use.

E. "Envision" means a voluntary sustainable infrastructure rating system, administered by the Institute for Sustainable Infrastructure and developed by the Harvard University Graduate School of Design, American Public Works Association, American Society of Civil Engineers and the American Council of Engineering Companies that provides a consistent, consensus-based framework for assessing sustainability and resilience in infrastructure.

F. "Equity" means all people have full and equal access to opportunities that enable them to attain their full potential.

G. "Evergreen Sustainable Development Standard" means a sustainable building program for affordable housing projects that receive housing trust funds, administered by the Washington state Department of Commerce according to RCW 39.35D.080.

H. "Facility" means all or any portion of buildings, structures, infrastructure, sites, complexes, equipment, utilities and conveyance lines.

I. "Fitwel" means a third-party green building rating system administered by the Center for Active Design that provides a standard that supports health promoting strategies in the built environment that are

science based.

~~J. ("County green building team" or)~~ ~~((g))~~ Green building team" means a group that includes representatives from county agencies with capital project or building management staff including, but not limited to, the Metro transit department, the department of natural resources and parks, the department of executive services, the department of local services, permitting and road services divisions, the department of public health, the historic preservation program and the department of community and human services. The members represent staff with expertise in project management, construction management, architecture, landscape architecture, environmental planning, design, engineering, historic preservation and resource conservation, public health, building energy systems, building management, budget analysis, equity and social justice, procurement and other skills as needed. The green building team provides assistance and helps to disseminate information to project managers in all county agencies.

~~((C. "Facility" means all or any portion of buildings, structures, infrastructure, sites, complexes, equipment, utilities and conveyance lines.~~

~~D.))~~ K. "Greenroads" means the third-party green building rating system administered by the Greenroads International nonprofit organization to measure and manage sustainability on transportation projects. "Greenroads" challenges projects to go above and beyond minimum environmental, social and economic performance measures and evaluated by an independent, expert, third-party review.

L. "GreenTools program" means the support team located within the solid waste division of the department of natural resources and parks that provides green building technical assistance to county divisions, cities and the general public within the county.

~~((E.))~~ M. "Integrative ((design)) process" means an approach to project design that seeks to achieve high performance on a wide variety of well-defined environmental and social goals while staying within budgetary and scheduling constraints. It relies on a multidisciplinary and collaborative team whose members make decisions together based on a shared vision and a holistic understanding of the project. It is an iterative process

that follows the design through the entire project life, from predesign through operation.

~~((F.))~~ N. "Leadership in Energy and Environmental Design" or "LEED" means a voluntary, consensus-based national standard for developing high performance, sustainable buildings, created by the United States Green Building Council.

~~((G.))~~ O. "LEED-eligible building" means a new construction, major remodel or renovation project larger than five thousand gross square feet of occupied or conditioned space that meets the minimum program requirements for LEED certifications.

~~((H.))~~ P. "Living Building Challenge" means a voluntary green building rating system administered by the International Living Future Institute. The rating system strives for regenerative design and is based on actual performance. The range in certification options are Full Living, Petal, CORE, Zero Energy and Zero Carbon.

Q. "Major remodel or renovation" means work that demolishes space down to the shell structure and rebuilds it with new interior walls, ceilings, floor coverings and systems, when the work affects more than twenty-five percent of a LEED-eligible building's square footage and the affected space is at least five thousand square feet or larger.

~~((I.))~~ R. "Minor remodel or renovation" means any type of remodel or renovation that does not qualify as a major remodel or renovation.

~~((J.))~~ S. "New construction" means a new building or structure.

~~((K.))~~ "~~Present value~~" means ~~the value on a given date of a future payment or series of future payments, discounted to reflect the time value of money and other factors such as investment risk.~~

~~((L.))~~ T. "Passive House" means a voluntary passive building energy standard certification program through either the PHIUS+ certification administered by Passive House Institute United States or the Passive House certification administered by Passive House Institute.

U. "Regional code collaboration" means interested jurisdictions across the Puget Sound region working

together to develop building, energy, fire, residential, plumbing, mechanical and zoning codes supporting the advancement of green building practices.

V. "Retrocommissioning" is a detailed, systematic process for investigating an existing building's operations and identifying ways to improve performance. The primary focus is to identify operational improvements to obtain comfort and energy savings.

~~((M-))~~ W. "Salmon Safe" means a voluntary peer-reviewed certification program, linking site development land management practices with the protection of agricultural and urban watersheds, founded by the Stewardship Partners.

X. "SITES" means a voluntary sustainability-focused framework program administered by the Sustainable SITES Initiative and developed by the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center and the United States Botanical Garden.

Y. "Social justice" means all aspects of justice including legal, political and economic justice, and requires the fair distribution of public goods, institutional resources and life opportunities for all people.

Z. "Strategic Climate Action Plan" means King County Strategic Climate Action Plan adopted by the King County council, Proposed Motion No. 2020-0288 and developed under K.C.C. chapter 18.25.

AA. "Sustainable development practices" means whole system approaches to the design, construction and operation of buildings and infrastructure that help to mitigate the negative environmental, economic, health and social impacts of construction, demolition, operation and renovation while maximizing the facilities' positive fiscal, environmental, health and functional contribution. Sustainable development practices recognize the relationship between natural and built environments and seek to minimize the use of energy, water and other natural resources while providing maximum benefits and contribution to service levels to the system and the connecting infrastructures.

~~((N-))~~ BB. "Sustainable infrastructure" means those infrastructures and facilities that are designed, constructed and operated to optimize fiscal, environmental, health and functional performance for the lifecycle

of the facility. Sustainable performance of infrastructure shall be determined through an integrated assessment, one that accounts for fiscal, environmental, health and functional costs and benefits, over the life of the facility.

~~((E.))~~ CC. "Sustainable infrastructure scorecard" is an alternative green building and sustainable development rating system developed by the green building team as required by K.C.C. chapter 18.17.~~((020.E.))~~ The Sustainable Infrastructure Scorecard was developed for capital projects that are not eligible for the LEED rating system.

DD. "WELL" means a third-party green building rating system administered by the International WELL Building Institute's collaboration with Green Business Certification, Inc., seeking to implement, validate and measure features that support and advance human health and wellness.

SECTION 3. Ordinance 16147, Section 3, as amended, and K.C.C. 18.17.020 are each hereby repealed.

NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 18.17 a new section to read as follows:

A. The policy intent of this chapter is to ensure that the planning, design, construction, remodeling, renovation, historic preservation, maintenance and operation of any King County-owned, lease-to-own or financed capital project is consistent with the latest green building and sustainable development practices.

B. The policy intent is to improve energy efficiency, reduce greenhouse gas emissions, improve equity and social justice, reduce waste, reduce water use, increase sustainable materials use, improve site and improve stormwater management.

C. Projects shall be consistent with the implementation, budgeting and reporting requirements in this chapter. Projects shall use the practice of integrative process to maximize green building, sustainable development, community benefit and financial investment opportunities over the life of the asset.

D. This chapter applies to all King County-owned or lease-to-own or financed capital projects, excluding projects that have already completed thirty percent of the design phase by August 1, 2021.

E. This chapter also applies to housing and transit-oriented development projects partly or totally

financed by King County that are required by law to follow statewide green building standards in that it requires such projects to report on the statewide green building standards. For the purposes of this subsection, "transit-oriented development projects" means projects initiated and master-planned by the Metro transit department.

F. Projects subject to this chapter shall also comply with:

1. Goals, strategies and priority actions of Equity and Social Justice Strategic Plan established in K.C.C. 2.10.200, 2.10.210, 2.10.220 and 2.10.230;
2. The Strategic Climate Action Plan established in K.C.C. chapter 18.25; and
3. Clean Water Healthy Habitats Strategic Plan.

NEW SECTION. SECTION 5. There is hereby added to K.C.C. chapter 18.17 a new section to read as follows:

To ensure the accomplishment of the Strategic Climate Action Plan goals, capital projects shall be subject to the following applicable green building standards and corresponding requirements. Projects shall register with the third-party rating system and achieve the appropriate certification:

A. Housing. Housing projects that receive funding from the King County Department of Community and Human Services shall achieve either Evergreen Sustainable Development Standard requirements or an applicable alternative green building rating system certification, or both;

B. Transit oriented development. Transit oriented development projects initiated by King County are subject to green building requirements in section 4 and section 5 of this ordinance and shall achieve LEED Platinum, Living Building Challenge, Built Green Four-Star or higher, Sustainable Infrastructure Scorecard or applicable alternative green building rating system certification, or multiple of those certifications. If required by RCW 39.35D.080 and other applicable authority, transit oriented affordable housing projects in which the affordable housing is financed in whole or in part by King County shall follow the statewide green building standards;

C. Construction and renovation. Construction and renovation of buildings shall register with the United States Green Building Council and achieve certification levels as follows:

1. New construction. New construction for a LEED eligible building shall achieve either LEED platinum certification or the Living Building Challenge certification or both;

2. Major remodel or renovation. A major remodel or renovation for a LEED eligible building shall achieve either LEED gold certification, or the Living Building Challenge certification, or both;

D. Infrastructure. All other infrastructure capital projects including projects consisting of similarly scoped subprojects shall either achieve a platinum rating according to a King County or division-specific Sustainable Infrastructure Scorecard or achieve certification for one of the following recognized alternative green building rating systems or both:

1. Envision;
2. Salmon Safe;
3. Living Building Challenge;
4. SITES;
5. Passive House;
6. WELL;
7. Fitwel; or
8. Greenroads;

E. Project scorecard and reporting requirements. For small, related capital projects that are implemented as part of a program, a project scorecard and reporting requirements may be done for the program rather than for each individual small project. The green building rating system that shall be used for projects reporting as a program shall follow the options in subsection A., B., C. or D. of this section;

F. County operation leases. Leases by a King County agency for King County operations at non-King-County-owned facilities will seek to incorporate latest green building and sustainable development practices.

For leases of county employee occupied space of longer than five years, including lease-to-own projects, King County shall lease facilities that are certified through the LEED rating system at silver level or higher or are Energy Star Certified but only when those ratings are consistent with the operational needs of the function. Facilities that do not meet these standards can be leased by the county if plans and funding are in place at the time of signing that will enable a facility to meet this standard within twenty-four months of lease signing;

G. Minimum performance requirements. The green building and sustainable development practices in this chapter are intended to ensure high performance in energy, water, waste reduction and sustainable materials. In addition to the requirements of this chapter, the following minimum performance requirements shall be applied to all projects to which this section applies:

1. Meet energy, climate, green building, equity, water and materials goals and performance requirements as directed in the King County Strategic Climate Action Plan, developed under K.C.C. chapter 18.25. The project team shall ensure that energy conservation and efficiency is given the highest priority;
2. Meet King County Surface Water Design Manual Standards requirements, regardless of jurisdiction location. If a project is located in a jurisdiction where the surface water design manual standards and requirements are different than King County's, the project shall implement the more stringent requirement;
3. Achieve a minimum of eighty percent diversion rate for construction and demolition materials, achieve an eighty-five percent diversion rate by 2025 and achieve zero waste of resources by 2030; and
4. Achieve applicable King County equity and social justice credits for capital projects regardless of what rating system is used with the intent to implement the policies and objectives of K.C.C. 2.10.200, 2.10.210, 2.10.220 and 2.10.230; or

H. Historic preservation. Renovations of facilities listed under the county's historic preservation program and funded through King County will be subject to the Sustainable Infrastructure Scorecard. As part of the county green building strategy, the county shall preserve and restore the historic landmarks and properties eligible for landmark designation that are owned by the county, except in cases where a certificate of

appropriateness is granted by the King County landmarks commission. Projects involving designated landmarks or properties that are eligible for landmark designation shall seek to maximize green building strategies appropriate to the project. However, the King County landmarks commission or King County Historic Preservation Officer may waive requirements of this section upon issuing findings that strict compliance with this chapter would adversely affect the historic character of the resource in question or there are no feasible alternatives for preservation.

NEW SECTION. SECTION 6. There is hereby added to K.C.C. chapter 18.17 a new section to read as follows:

A. Implementing agencies for King County-owned or lease-to-own or financed capital projects shall comply with the requirements in this chapter while balancing fiscal stewardship, community investment and environmental excellence over the life of the asset.

B. If, in the judgement of the implementing agency, compliance is not possible for a project at thirty percent design, the costs of compliance with requirements in this chapter for a project are unreasonable or the costs of compliance do not generate sufficient fiscal, operational, environmental and social benefits to justify the costs, the agency may apply to the executive or designee for a waiver for some or all of the requirements.

C. When reviewing application for waivers, the executive or designee may consider:

1. The costs and benefits of full compliance over the life of the asset, including environmental and equity benefits;
2. Whether it is possible for the project to comply; and
3. The degree to which the project will take steps in lieu of full compliance to:
 - a. mitigate and avoid negative environmental impacts;
 - b. reduce greenhouse gas emissions; and
 - c. address inequities in the distribution of resources and access to a healthy build and natural environment.

D. If the executive or designee grants a waiver to a requirement in this chapter, the executive shall transmit in the quarterly report a list of projects receiving the waiver, the reasons for the waiver and any actions the implementing agency will take to meet the policy intent of the chapter within reasonable costs.

NEW SECTION. SECTION 7. There is hereby added to K.C.C. chapter 18.17 a new section to read as follows:

Construction development that occurs on county-owned property that is leased to third party entities will comply with the same green building requirements as county-owned capital projects in this chapter, with the exception of annual reporting requirements. The requirements shall be included in lease agreements managed by facilities management division of the department of executive services. The permitting division of the department of local services may review these requirements when projects are located in unincorporated jurisdiction.

NEW SECTION. SECTION 8. There is hereby added to K.C.C. chapter 18.17 a new section to read as follows:

A. The executive shall report on the progress of implementing this section in accordance with K.C.C. 18.50.010. Reporting requirements and criteria for green building metrics shall be consistent with the biennial environmental sustainability report on King County's climate, energy, green building and sustainable purchasing programs and the Strategic Climate Action Plan. The biennial environmental sustainability report will report on the following criteria:

1. Percentage of King County owned capital projects achieving a platinum certification level using the LEED rating system, Sustainable Infrastructure Scorecard rating system or alternative green building rating system;
2. Percent and tonnage of construction and demolition materials diversion from landfills; and
3. Performance for projects with contracted utility rebates including greenhouse gas emissions performance.

B. The capital project manager for each project to which this chapter applies shall report the following information for projects on sustainability and green building efforts, green building certification and construction and demolition material diversion status of project:

1. On January 31 for each year a project is active, the capital project manager shall provide to the green building team an annual green building report capturing sustainability and green building efforts;
2. At thirty-percent design phase completion, the capital project manager shall provide a Sustainable Infrastructure Scorecard, LEED, Living Building Challenge or alternative green building rating system checklist to the green building team. The checklist shall document which rating system and certification level the project plans to achieve. With the checklist, the capital project manager shall also provide to the green building team a construction and demolition material diversion plan. The project manager shall also report on the equity and social justice credits the project will pursue; and
3. At project completion, the capital project manager shall provide an updated LEED, Sustainable Infrastructure Scorecard or alternative green building rating system checklist to the green building team. The checklist will document which rating system points and certification level the project actually achieved. The capital project manager shall also provide a construction and demolition material diversion report with the checklist. The project manager shall also report on the equity and social justice credits the project implemented.

C. By January 31 of each year, a designee from the department of community and human services shall provide the green building team with the Evergreen Sustainable Development Standard checklist for each housing project that was awarded funding by the department of community and human services in the previous year.

NEW SECTION. SECTION 9. There is hereby added to K.C.C. chapter 18.17 a new section to read as follows:

To help achieve a standard level of green building operations in existing buildings, the green building

team shall develop a set of both mandatory and recommended green building operational guidelines for divisions to incorporate into their facility operations procedures. The development shall be in coordination with divisions that have capital project or building management staff and the GreenTools technical support team. Each division shall identify priorities for incorporating new green operations and maintenance practices in its line of business. The guidelines shall provide direction on the use of green practices in minor remodels and renovations, water and energy conservation, waste reduction and recycling expectations, sustainable material procurement, green cleaning standards and retrocommissioning to improve a facility's operating performance. County divisions shall have flexibility to select standards most applicable to their line of business, either King County's green operations and maintenance guidelines handbook or use of existing third-party standard.

NEW SECTION. SECTION 10. There is hereby added to K.C.C. chapter 18.17 a new section to read as follows:

A. The green building team shall coordinate and share information about the use of sustainable development practices countywide and, with assistance from the GreenTools program, develop tools and training for project managers to implement this chapter. The green building team's duties include:

1. Helping to assess regionally appropriate green building and sustainable development practices;
2. Developing regionally appropriate building and infrastructure design standards and guidelines;
3. Developing tools and procedures for assessing life-cycle fiscal, environmental and functional costs and benefits;
4. Convening and facilitating sustainable development planning and charrette workshops;
5. Evaluating performance of projects and facilities, including conducting post occupancy surveys, energy and water use audits and evaluating benefits realized; and
6. Tracking and reporting progress on implementation of green building and sustainable development practices.

B. Each division with capital project, operations and maintenance, building management, permitting or housing staff shall designate one or more green building team member or members. The green building team member shall regularly attend meetings and actively participate in disseminating sustainable development practices information back to the respective division. Green building team members may also receive either specialized training in green building design and should be encouraged to achieve green building professional credentials.

C. The green building team shall assist with formation of an interagency review committee with members from permitting agencies, including the department of public health, water and land resources division of the department of natural resources and parks, department of local services and the green building team, to facilitate review of projects that involve multiple green building systems and to facilitate approval of buildings using high performance rating systems or features.

NEW SECTION. SECTION 11. There is hereby added to K.C.C. chapter 18.17 a new section to read as follows:

The GreenTools program shall provide technical support for the county green building team and to cities and the general public in the county as appropriate, including, but not limited to, training on LEED and other green building and sustainable development certifications, technologies, research, project review, assisting with budget analysis and convening groups to develop strategies and policies relating to green buildings and sustainable infrastructures.

NEW SECTION. SECTION 12. There is hereby added to K.C.C. chapter 18.17 a new section to read as follows:

The King County Strategic Climate Action Plan includes priority actions and targets related to advancing green building practices that informs this chapter. To increase green building practices on a community-wide level, King County shall amend King County ordinances and implement strategies that increase sustainable development, awareness, certification and innovation in green building. Efforts shall

include, but not be limited to, the following:

A. The permitting division of the department of local services shall develop educational materials on sustainable practices and techniques for green building and site development, such as the green building handbook. The educational materials shall apply to new construction, additions, retrofits and remodeling projects in unincorporated King County, and shall be developed and provided in such a way that all people have access to the information. The permitting division shall also develop guidance materials and coordinate training that informs county staff on how to review and inspect green building techniques within permitting applications;

B. The department of public health, the water and land resources division of the department of natural resources and parks and the permitting division of the department of local services shall ensure that all staff who review and inspect permits related to development receive training in green building and high-performance rating systems, such as Built Green Emerald Star, LEED Platinum and the International Living Future Institute's and Living Building Challenge certifications;

C. The permitting division of the department of local services shall participate in the existing regional code collaboration to develop and unify building department codes throughout the county that promote green building and supports shared economic growth and sustainability. The county shall promote amendments developed by the regional code collaboration for inclusion in the Washington State Energy Code. Amendments developed by the regional code collaboration shall be adopted, when appropriate, for unincorporated King County with initial emphasis on minimum recycling requirements for construction and demolition projects;

D. The county, in partnership with other public and private entities, shall provide assistance to increase the development of green affordable housing, green building certifications, efficiency upgrades in existing buildings and stronger state and local standards for new and existing buildings;

E. The permitting division of the department of local services shall research and, as viable, propose additional King County zoning and building ordinances, policies, incentives and programs to support

advancements of countywide green building efforts; and

F. The procurement services section of the department of executive services shall, where possible and appropriate, include green building requirements in capital design and construction contracts, bid documents and technical specifications. The project manager responsible for the capital project shall collaborate with procurement services section staff to determine where green building requirements are possible and appropriate. As applicable, requests for proposals and qualifications should include a list or description of green building rating system certification experience. Procurement documents that relate to construction or capital projects shall cite this chapter.