



CITY OF
BAINBRIDGE ISLAND

CLIMATE CHANGE
ADVISORY COMMITTEE
REGULAR MEETING
WEDNESDAY, JANUARY 16, 2019
6:15 – 7:45 PM
CITY HALL
COUNCIL CONFERENCE ROOM
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA 98110

AGENDA

Members: Gary Lagerloef Nora Ferm Nickum Deborah Rudnick
Derik Broekhoff David McCaughey James Rufo-Hill (Co-Chair)
Lara Hansen (Co-Chair) Michelle McClure

Liaison: Councilmember Joe Deets

6:15 Call to Order / Roll Call / Accept or Modify Agenda / Conflict of Interest Disclosure

6:20 Approve December 2018 minutes

6:30 Public Comment

6:35 Work Plan

- Continue from December 2018 meeting
- Solution set framework options
- Develop February 12 Council presentation

7:25 Updates

- CCAC Intern Proposal
- 1/26 Climate and Energy Forum

7:45 Adjourn

MINUTES

Attendees: James Rufo Hill, David McCaughey, Deb Rudnick, Michelle McClure, Lara Hansen, Mike Cox, Derik Broekhoff, Gary Lagerloef

Absent: Nora Ferm

Public attendees: Brandon Leyritz (PSE), Debbie Lyman (Western Student)

Council Liaison: Councilmember Ron Peltier (for Joe Deets)

6:21 pm Call to Order

6:24 Roll Call

6:25 Accept or Modify Agenda:

Deb Rudnick modified the agenda to change:

“Climate Mayors Electric Vehicle Purchasing Collaborative” to discuss “COBI fleet EV “

6:26 Conflict of Interest Disclosure: none noted.

6:26 Approve November 28, 2018 minutes.

6:27 Public Comment- none

6:28 New CCAC member appointment by Council: Michael Cox

6:29 Work Plan

- Tracking and Sharing of Workplan within Committee and outside Committee discussed. Decision to use common spreadsheet.
- Committee discussed workplan items. Completed all but seven items, being held over to January meeting.

7:41 January meeting:

Date approved for 16 January, agenda will focus on completion of workplan and development of committee report to Council for February.

7:45 pm Adjourned

September 25, 2018

TO: Gary Christensen, AICP, Planning Director
FROM: Jane Rein and Jason Wilkinson, on behalf of COBI Design Review Board
RE: COBI Green Building Program
CC: City Council
Design Review Board

At the DRB's August 6, 2018 meeting, James Weaver, COBI Building Official, elaborated on a memo (dated 07.13.18) entitled COBI Green Building Incentive Program-2018. DRB members Rein and Wilkinson were subsequently tasked with developing a response to the memo and, in the process, exploring possible alternative approaches to green building, consistent with Comprehensive goals and policies cited in the Weaver memo. The material that follows represents the Rein-Wilkinson work and incorporates revisions made by DRB at its September 17, 2018, meeting.

Why a Green Building Code?

Buildings are large energy users: in the Puget Sound region, about 22% of the greenhouse gas emissions that contribute to global climate change are attributed to the building sector. Additional environmental impacts include contaminated storm water generated by continued creation of hard surfaces, and burdens on existing landfill space from construction and demolition debris generation. Green building techniques, coupled with upgrades and proper maintenance of existing buildings, can help reduce these impacts.

The Weaver memo provided a detailed review of the reasons for adopting a Green Building Code for Bainbridge Island including green building goals and policies of the Comprehensive Plan Update. In addition, the Design Review Board feels strongly that development on Bainbridge Island should be exceptional at all levels and should be held to the highest levels of green building performance. By adopting a stringent and progressive green building code Bainbridge Island can take a leadership role in protecting and enhancing our community's unique natural and built environments.

Mandatory or Voluntary Green Building Standards or a Combination of Both?

The Weaver memo presented the basis for a COBI Green Building *Incentive* Program, thus making the incorporation of Green Building methods and materials into private residential development proposals optional. However, we believe the case can be made for a Green Building Program that mandates a minimal level of green building code conformance for private residential development to obtain a building permit, with a choice of additional green building elements to obtain 1) expedited permit processing, 2) certification and 3) recognition. Such a program provides the developer/builder (applicant) with a range of options for reaching the required number of "points" to attain each level.

We believe that Bainbridge Island need not be concerned about attracting development to the island. Witness the apparent "boom" over the past few years. Our belief is that we should be attracting *quality* development and quality developers who will do what is necessary to qualify for the right to build in our community. Quality developers are those who wish to honor the City's comprehensive plan and its vision and who wish to leave a legacy project that demonstrates the highest standards and practices of sustainability. Such developers would not bristle at requirements that will likely exceed those of

neighboring communities. Why should the Bainbridge Island community settle for anything less? Will development cease or diminish if we impose higher standards in terms of green building and design? We think not.

The Green Building Program we analyzed is from the City of Santa Cruz CA because of its simplicity as well as flexibility. It includes an ordinance, Guidelines and Checklist. It should be noted that the State of California has a mandatory Green Building Program called CalGreen. Thus, all new development and remodels must, by State law, conform, at a minimum, with the State Green Building code. Thus, the Santa Cruz Green Building Program adds requirements to the underlying State Code requirements.

We recommend adopting the structure used by the City of Santa Cruz Green Building Program: ordinance language as well as guidelines and an accompanying checklist. (See Attachments). The details of both the guidelines and checklist can be determined locally and possibly in collaboration with the Regional Code Collaborative.

A Powerful Local Resource for Code Development: The Regional Code Collaboration

Building on the success of King County's award-winning Sustainable Cities Program, a multi-jurisdictional group of planners and code officials from both within and outside of King County came together to leverage economies of scale in developing and updating green codes. The group had previously received several presentations on the proposed International Green Construction Code (IgCC) update in 2010 and 2011 and was inspired to collaborate, both to reduce the individual burden of research and development to change and update local codes, and to create a common regional vision for such changes.

The initial task was identifying common design tactics promoted by rating systems such as LEED, Built Green and The Living Building Challenge that have proven environmental success. The intent was not to adopt whole documents such as the IgCC, but to select a discrete package of elements that could be used to customize a green building code jurisdiction by jurisdiction.

The Weaver memo also references several green building code programs in the Puget Sound Region that are part of the Regional Code Collaborative including:

- City of Seattle
- City of Issaquah
- City of Redmond
- City of Shoreline

The King County Green Building Ordinance is a local municipal green building program that was not included, but we believe is a valuable reference standard. It requires all King County owned building projects to meet a minimum LEED Platinum target and provides for a process to evaluate higher levels of performance (Zero Energy Certification, Petal and Living targets under the Living Building Certification of ILFI). See resources link below.

We recommend that the City join this collaborative to keep abreast of the latest and most adaptable green building standards being developed and to possibly help shape COBI's Green Building Program. The Design

Review Board reiterates the recommendation that the Bainbridge Island City Council adopt the Living Building Challenge for all municipal projects.

State Energy Code and Limitations on Local Jurisdictions to Exceed State Code for Residential Construction

Energy requirements are included in most of the Green Building Codes, the exception being the Water or Materials Petal Certification under the Living Building Challenge. In Washington, there is a State law (RCW 19.27A.020) that prohibits any local jurisdiction from imposing residential energy code requirements stricter than those currently found in the State Code. Exceptions can be made if a jurisdiction can make the case to the State Building Code Council for “unique” circumstances.

Adopting a ordinance similar to Santa Cruz which allows the applicant to select the green building strategies (without requiring more restrictive energy performance) may be a way to work around the Limitations on Local Jurisdictions to exceed State Energy Code for Residential Construction. Alternatively, residential projects could be mandated to achieve green building certifications that do not include energy performance guidelines, such as Water or Materials Petal Certification under the Living Building Challenge.

Recommendations for consideration:

1. COBI to join the Regional Code Collaborative.
2. COBI Municipal Projects
Adopt highest levels of performance for all Bainbridge Island municipal projects under the Living Building Challenge, possibly modeled on the King County Green Building Ordinance which uses an alternatives analysis process to align mandated green building target options with the project specific goals. Include a Life Cycle Cost Assessment (LCCA) to support selected green building target:
 - a. Zero Energy Certification – minimum target
 - b. Petal Certification (Water, Energy or Materials) – evaluate potential
 - c. Living Certification – evaluate potentialConduct comprehensive cost / benefit analysis for green building retrofits and new construction based on existing research showing significant savings from improvements to productivity, health and wellness.
3. Green Building Code – required baseline for all projects
Model Guidelines and Checklist after the City of Santa Cruz Green Building Program Guidelines and Checklist, working locally (COBI Task Force, Regional Code Collaborative) to develop the details of each. (See link to all at end of report)
4. Green Building Incentive Program
Provide incentive programs noted in Weaver memo, but only for projects that voluntarily seek the highest levels of performance. Below are the potential incentives recommended:
 - a. Increased Development Capacity – such as extra floor area or height, FAR, increased unit count, lot size reduction, alternate road standards and parking reductions
 - b. Expedited Permit Review – priority permit processing

- c. Marketing - online and print recognition, City sustainable development awards program with outreach to organizations such as Urban Land Institute (ULI) for project recognition (see additional recommendations below).
 - d. Reduce Plan Check and Building Permit Fees – Permit fee reductions
- Targets should be at the highest levels of performance:
- e. Zero Energy Certification – minimum level of achievement
 - f. Passive House Certification – alternative minimum level of achievement
 - g. Petal Certification (Water, Energy or Materials) – evaluate potential
 - h. Living Certification – evaluate potential
5. Green Affordable Housing
Support the development of Green Affordable Housing in coordination with the COBI Affordable Housing Task Force recommendations and partner with local and regional organizations. Also, explore State of WA Department of Commerce Evergreen Sustainable Development (Version 3.0), a program for the development of Green Affordable Housing for possible inclusion in the COBI Green Building Program. Provide green design assistance for affordable housing projects.
 6. Marketing/Outreach
Develop a robust marketing/outreach/educational program, perhaps modeling after Kitsap-Mason Counties’ “Shore-Friendly Project” materials and process. Information should include costs and benefits (both short- and long-term) of building green as well as an explanation of the carbon impacts of new construction vs. re-use/remodeling (the former being far larger than the latter).
 7. Building Official Position Description
Insure that the Building Official position description calls for “experience in the development and application of green building codes/standards.” The currently job description contains no reference to Green Building. Since a hiring process is currently underway for a new Building Official, the DRB requests that a DRB representative with Green Building expertise be included on the interview panel and participate in the development of interview questions.

Attachments

City of Santa Cruz CA Residential and Commercial Guidelines and Checklist on this website:
<http://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/services/building-safety/green-building-program>

King County Green Building Ordinance:
<https://kingcounty.gov/depts/dnrp/solid-waste/programs/green-building/county-green-building/green-building-ordinance.aspx>

Power of Zero – cost study showing no correlation between green building performance and first costs:
<https://issuu.com/bnim/docs/power-of-zero>

Affordable Housing Framework, International Living Future Institute – sustainable building strategies for multifamily affordable housing projects:

<https://living-future.org/affordable-housing/>

WA Dept of Commerce's Life Cycle Cost Analysis tool:

<https://www.ofm.wa.gov/sites/default/files/public/legacy/budget/capitalforms/lifecyclecosttoolinstructions.pdf>

Building the Business Case: Health, Wellbeing and Productivity in Green Offices, World Green Building Council

<http://www.worldgbc.org/news-media/building-business-case-health-wellbeing-and-productivity-green-offices>