



CITY OF
BAINBRIDGE ISLAND

**Green Building Task Force
Special Meeting
Thursday, August 27, 2020
4:00 – 5:00 PM
Online meeting via Zoom**

The Green Building Task Force (GBTF) will hold this meeting using a virtual, Zoom webinar platform, per Governor Inslee's "Stay Home, Stay Healthy" orders.

Members of the public will be able to call in to the Zoom meeting.

Please use the link provided to join the webinar -

<https://bainbridgewa.zoom.us/j/96537161536>

Or iPhone one-tap :

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253 215 8782 or +1 301 715 8592

Webinar ID: 965 3716 1536

International numbers available: <https://bainbridgewa.zoom.us/j/96537161536>

AGENDA

- | | |
|---------|--|
| 4:00 PM | Call to Order (Attendance, Agenda, Ethics)
Disclosure of Potential Conflicts of Interest
Review & Adoption of Minutes: August 18, 2020 |
| 4:10 PM | Finalize Road Map & First Steps |
| 5:00 PM | Adjourn |

**For special accommodations, please contact Planning & Community Development
206-780-3750 or at pcd@bainbridgewa.gov**

**Green Building Task Force
Disclosure of Potential Conflicts of Interests**

Updated July 2020

*To be read at the beginning of **each** meeting.*

As an initial note for the record, this Green Building Task Force consists of individuals with specific professional expertise in green building programs.

Members of the Task Force have provided, or will soon provide, the City with “Conflict of Interest Statements” that will be available via the Task Force’s webpage.

In the interests of full disclosure and transparency, we will begin this meeting by asking each member of the Task Force to disclose whether they, or a member of their immediate family, have any direct or indirect contractual employment, financial or private interests, or other potential conflicts of interest in, or related to, any of the green building programs or other agenda items scheduled to be discussed at today’s meeting.

[Each Task Force member must verbally state their disclosure(s)]

Having heard the disclosure(s) of your colleagues, are there any objections to the members of the Task Force in attendance proceeding with the agenda for today’s meeting?

[Pause for objections]

[If no objection] Hearing no objection, by unanimous consent all members of the Task Force in attendance will fully participate in today’s agenda.

[If objection, the members should discuss their concerns. Individual members could agree to recuse themselves from discussion of specific agenda items, as may be warranted.] Having discussed the objection(s) raised, all those in favor of proceeding in the manner discussed please signify by saying “aye.” All those opposed?

Call to Order (Attendance, Agenda, Ethics)
Review Minutes – August 4, 2020
Finalize Road Map & First Steps
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Senior Planner Peter Best called the meeting to order at 3:03 PM. Task Force members in attendance were Jonathan Davis, Kathleen O'Brien, Richard Perlot, Jason Wilkinson, Russ Hamlet and Marty Sievertson. Kathleen Smith and Julie Kriegh were absent and excused. City Council Liaison Joe Deets was present. City Staff present were Building Inspector Blake Holmes and Administrative Specialist Carla Lundgren who monitored the remote meeting and prepared minutes.

The agenda was reviewed and approved.

Disclosure of Potential Conflicts of Interest – Read aloud by Senior Planner Peter Best

Review and Adoption of Minutes – August 4, 2020

Motion: I move to adopt the minutes as presented.

Wilkinson/Perlot: Passed (5 yes -0 no, 1 abstained)

Finalize Road Map & First Steps

Discussion only

Adjourn

The meeting was adjourned at 5:42 PM.

"Road Map" for a Bainbridge Island Green Building Program

Principles

Lead by example

Optimize materials/emissions

Equity/Justice

Wholistic approach/mutual benefits
(people, environment, & economy)

Future ready (e.g. solar, EV, internet-based system controls/smart grid, battery storage, etc)

Theme

Phase 1 (Interim by Oct)

Carbon Reduction

- Rely on prior public engagement and 1 public hearing
- Mandatory "baseline" green building programs for all building types
- Optional "stretch" green building programs
- Scaled to building size
- Mature programs & market acceptance
- Few additional carbon reduction measures

Phase 2 (Oct - Feb)

Carbon Neutral

- Expanded engagement (community & industry)
- Economic assessment, incentives, assistance programs (affordability & health equity)
- Electric vehicle & solar ready
- Embedded carbon reductions (concrete & other materials)
- Carbon offsets
- Site requirements
- Program evaluation process

Phase 3 (+1 year)

Carbon Storage

- Adaptive Management (next steps based on program performance)

Components

**Green Building Task Force
"First Steps" Interim Green Building Initiative Recommendation**

The green building programs listed in Table 1 are adopted by the City of Bainbridge Island and organized into green building categories. For the programs listed in the applicable category, those indicated with an "R" are baseline required programs (choose one if there is more than one required program), "O" are optional programs and may be used instead of a required program, and "A" are programs that may be used in addition to a required or optional program but shall not be used instead of a required or optional program but may be used in addition to a required or optional program.

Table 1 Green Building Categories

Organization	Green Building Program	Green Building Category					Existing Buildings on BI
		A	B	C	D	DE	
Master Builders Association of King and Snohomish Counties	4 Star Built Green Certification	R					Yes
	5 Star Built Green Certification	O	R		R		Yes
	Emerald Star Built Green Certification	O	O	O?	O	O	
International Living Future Institute	Core Green Building Certification	O	O	R	O	R	Yes
	Zero Energy Certification	R	A	A	A	A	Yes
	Zero Carbon Certification	A	A	A(2)	A(2)	A(2)	
US Green Building Council	LEED Platinum Certification	O	O	O	O	O	Yes
	LEED Zero Certification	A	A	A	A	A	
Passive House Institute US	PHIUS+ Certification	O	O	O(1)			Yes

Commented [PB1]: Based on program websites

Commented [PB2]: Emerald Star program (net zero energy) is for SFRs up to 4,000 SF. Should it be required or optional for SFRs > 2,800 SF? It seems advantageous that a Built Green contractor could use one system for nearly all SFRs. Emerald Star is also available for multi-family.

Commented [PB3R2]: I heard support for making this optional from: Kathleen O., Jonathan, Marty

Commented [PB4]: Should Zero Energy be "A" in these other categories since the Core Green Building certification may be used?

Table 2 Green Building Requirements

Building Type	Building Size	Green Building Category				
		A	B	C	D	E
Residential Construction						
Remodel and/or Addition (3)	Up to 3,000 SF	N/A				
	More than 3,000 SF	Same category as required below for building type and net building size (existing + addition)				
Accessory Dwelling Unit	Any size	X				
Single-Family Residence	Up to 1,600 SF	X				
	1,601 - 2,800 SF		X			
Multi-Family	More than 2,800 SF			X		
	Up to 4 units		X			
Commercial Construction						
Remodel and/or Addition (3)	Up to 3,000 SF	N/A				
	More than 3,000 SF	Same category as required below for building type and net building size (existing + addition)				
Multi-Family	5 - 15 units		X			
	More than 15 units			X		
Commercial	Up to 5,000 SF				X	
	More than 5,000 SF					X
Mixed Use	Up to 5,000 SF				X	
	More than 5,000 SF					X
Institutional	Up to 5,000 SF				X	
	More than 5,000 SF					X

Commented [PB7]: "N/A" would mean that there is no green building requirement for remodels/additions under XXX SF.

Alternatives Ideas:
 1. Don't require certification or 3rd party verification for small remodels/additions but have a process to identify certain elements from the certification program that must be implemented. Likely would need to develop a process for this during Phase 2.
 2. Others?

Commented [PB6]: GBTF needs to discuss and finalize recommendations regarding remodels and additions.

Was previously:
 Up to 900 SF – Category A
 Over 900 SF – Category B

Commented [PB8]: GBTF needs to discuss and finalize recommendations regarding remodels and additions.

Was previously:
 Up to 900 SF – Category A
 Over 900 SF – Category B

- 1 – The PHIUS+ Certification is optional in Category C only when combined with the LEED Zero Certification or the International Living Future Institute's Zero Energy Certification for single-family residences and accessory dwellings.
- 2 – Encouraged to be combined with the Core Green Building Certification for institutional buildings.
- 3 – If the existing building was built under a green building program, a remodel or addition shall meet the more energy efficient of the following:
 - A green building program specified in this section for the listed green building category; or
 - The green building program used for the original building.

Commented [PB9]: I noticed that ILFI has a cross walk for combining their Zero Energy Certification with PHIUS+. Should this also be an allowed combination? Seeking confirmation from GBTF.

Commented [PB10]: Added by staff. Seeking GBTF feedback.

Notes regarding Table 2 - Green Building Requirements:

- Recommendations in yellow require a local amendment to the State Building Code approved by the State Building Code Council
- Requirements are not applicable to:
 - Affordable housing projects subject to RCW 39.35D.080
- Requirements are applicable to:
 - Other affordable housing projects exempted from RCW 39.35A.080
 - State buildings subject to RCW 39.35A

Other GBTF Recommendations

City Buildings – Lead by example (retroactive to police/court facility)

Incentives

- Reduced building permit fees (refunded at final certification)
- Puget Sound Energy – many of the existing rebates, grants, and design assistance will apply to green building projects

Additional Carbon Footprint Reduction Measures

- Heat pumps used whenever possible for space & water heating
- Propane may be used as secondary backup heat, or where heat pumps are not capable of providing for the task (such as for tankless water heaters or high demand boiler systems)
- Don't allow electric resistance elements for space heating

Commented [PB11]: Recommended by Richard.