



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**February 8, 2005**

**Ordinance 15118**

**Proposed No.** 2004-0443.2

**Sponsors** Gossett and Phillips

1 AN ORDINANCE requiring green building practices in all  
2 buildings the county constructs, remodels and renovates;  
3 directing offices and departments to incorporate the use of  
4 Leadership in Energy and Environmental Design (LEED)  
5 methods and techniques as the primary method to measure  
6 the use of green building practices in constructing and  
7 operating county facilities.

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10 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

11 SECTION 1. Findings:

12 A. The use of green building design in capital improvement projects reduces  
13 pollution, use of natural resources, energy and other operating costs, enhances asset  
14 value, optimizes building performance and creates healthier workplaces for King County  
15 employees. Green building design has the potential to reduce operating costs associated  
16 with HVAC (which is heating, ventilation and air conditioning), lighting systems,  
17 municipal water consumption, stormwater management, solid waste and recycling

18 management.

19 B. Buildings designed to use as little energy as possible and minimal or no fossil  
20 fuels are low-energy and high-performance buildings. With such buildings, the county's  
21 utility costs will be demonstrably lower, since the largest building operating costs are  
22 incurred for artificial lighting and air conditioning, for both heating and cooling cycles.  
23 Within a building's total life span, the operations and maintenance costs are generally  
24 three times the initial building costs.

25 C. Green building supports broad sustainability goals of King County, including  
26 growth management, economic development, environmental protection, access to public  
27 transportation, stewardship of resource lands and wildlife habitat and creating resources  
28 from wastes.

29 D. The LEED rating system is a nationally recognized standard used to rate the  
30 performance of buildings and guide project design. The LEED rating system components  
31 include: sustainable site design; water efficiency; energy and atmosphere; indoor  
32 environmental quality; and materials and resources. The use of LEED criteria reduces  
33 operating costs, enhances asset value, optimizes building performance and creates  
34 healthier workplaces for King County employees and visitors. Members of the U.S.  
35 Green Building Council representing all segments of the building industry created the  
36 LEED program and continue to contribute to its development. LEED standards are  
37 currently available or under development for:

- 38 a. new construction and major renovation projects (LEED-NC);
- 39 b. existing building operations (LEED-EB);
- 40 c. commercial interiors projects (LEED-CI); and

- 41           d. core and shell projects (LEED-CS, Pilot version).
- 42           2. The LEED rating standards
- 43           a. define "green building" by establishing a common standard of measurement;
- 44           b. promote integrated, whole-building design practices;
- 45           c. recognize environmental leadership in the building industry;
- 46           d. stimulate green competition;
- 47           e. raise consumer awareness of green building benefits; and
- 48           f. transform the building market.

49           3. LEED provides a complete framework for assessing building performance  
50 and meeting sustainability goals. Based on well-founded scientific standards, LEED  
51 emphasizes state of the art strategies for sustainable site development, water savings,  
52 energy efficiency, materials selection and indoor environmental quality. LEED  
53 recognizes achievements and promotes expertise in green building through a  
54 comprehensive system offering project certification, professional accreditation, training  
55 and practical resources. Different levels of green building certification are awarded  
56 based on the total credits earned.

57           E. King County is committed to investing in capital improvement projects which  
58 represent an opportunity to benefit from the reduced operating costs that green design  
59 promotes. The types of projects where LEED certification may apply include, but are not  
60 limited to, transfer stations, wastewater treatment plants, office buildings, maintenance  
61 facilities, recreational facilities and medical facilities. The types of projects where LEED  
62 certification may not be economically feasible but where green building practices could  
63 apply include, but are not limited to, bus passenger shelters, restroom facilities, pump

64 stations and conveyance lines.

65 SECTION 2. Definitions. The definitions in this section apply throughout this  
66 ordinance unless the context clearly requires otherwise.

67 A. "Green building practices" as defined by the U.S. Green Building Council,  
68 LEED Program, are practices that conserve resources, use recycled content materials,  
69 maximize energy efficiency, and otherwise consider environmental economic and social  
70 benefits in the design and construction of a building project.

71 B.1. "Leadership in Energy and Environmental Design" or "LEED" is a  
72 voluntary, consensus-based national standard for developing high-performance,  
73 sustainable buildings.

74 C. "Life-cycle cost" represents the full costs including financing for designing,  
75 constructing and operating a facility based upon the useful life of the facility and its  
76 components.

77 D. "New construction" is any new building or structure.

78 E. "Remodel" is to add on to or alter the structure of an existing building or  
79 structure.

80 F. "Renovate" is to improve, repair, or upgrade the condition of a building or  
81 structure.

82 G. "U.S. Green Building Council" is an organization that serves as the nation's  
83 foremost coalition of leaders from across the building industry working to promote  
84 buildings that are environmentally responsible, profitable and healthy places to live and  
85 work. Local members include King County, the state of Washington, the city of Seattle,  
86 the city of Bellevue, the city of Issaquah, Snohomish county and the University of

87 Washington.

88 **SECTION 3. Policies.**

89 A. King County departments and offices shall utilize LEED criteria to implement  
90 green building practices in the planning, design and construction of all new King County  
91 capital improvement projects as set forth herein.

92 B. King County departments and offices shall seek the highest LEED  
93 certification level achievable that is cost-effective based on life cycle cost analysis and  
94 the limits of available funding. Projects qualifying for LEED certification shall be  
95 registered through the U.S. Green Building Council.

96 C. For all new projects where the scope of the project or type of structure limits  
97 the ability to achieve LEED certification, departments and offices shall incorporate cost-  
98 effective green building practices based on life cycle cost analysis and the limits of  
99 available funding.

100 D. For all remodels and renovations with budgets over two hundred fifty  
101 thousand dollars, departments and offices shall seek the highest LEED certification level  
102 achievable that is cost-effective based on life cycle cost analysis and the limits of  
103 available funding.

104 E. Departments and offices shall submit regular reports to the department of  
105 natural resources and parks to provide an update on the status of the LEED checklist  
106 accomplishments for registered projects.

107 F. The department of natural resources and parks shall coordinate with other  
108 departments to develop and implement green building practices in King County and  
109 provide support for their participation. Departments shall designate staff with expertise

110 in project management, architecture, landscape architecture, design, engineering,  
111 resource conservation, budget analysis and other skills as needed, to assist the department  
112 of natural resources and parks.

113 G. The department of natural resources and parks shall provide technical support  
114 for the green building program as appropriate, including, but not limited to, training on  
115 LEED and other green building technologies, research, project review, assisting with  
116 budget analysis and convening groups to develop strategies and policies relating to green  
117 buildings.

118 H. The department of natural resources and parks shall maintain and monitor a  
119 list of county projects that are working to incorporate LEED criteria, compile an annual  
120 progress report of LEED projects, and provide recommendations for improvement.

121 I. The executive shall evaluate and make recommendations regarding possible  
122 implementation of a King County LEED incentive program, similar to the city of Seattle,

123 to promote LEED participation in the private sector.

124 SECTION 4. Expiration. This ordinance expires January 1, 2008.

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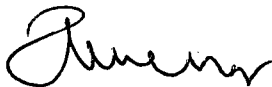
Ordinance 15118 was introduced on 9/20/2004 and passed by the Metropolitan King County Council on 2/7/2005, by the following vote:

Yes: 12 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr. Irons, Ms. Patterson and Mr. Constantine  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

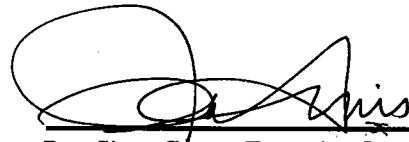
  
Larry Phillips, Chair

ATTEST:

  
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Anne Noris, Clerk of the Council

APPROVED this 16 day of February, 2005.

  
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Ron Sims, County Executive

Attachments None

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KING COUNTY CLERK  
KING COUNTY COUNCIL