

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Chapter 21.67 GREEN BUILDING INCENTIVE PROGRAM (GBP)

Sections:

- 21.67.010 Purpose.
- 21.67.020 Applicability.
- 21.67.040 ~~Techniques and Incentives for Development, Program Requirements~~

~~21.67.050 Techniques Explained.~~

- 21.67.060 Incentives Explained.

~~21.67.070 Neighborhood and Supplemental Requirements, Penalties~~

21.67.010 Purpose.

A. The purposes of the Green Building Incentive Program (GBP) ~~is provisions are~~ to:

Commented [JL1]: Text removed to simplify.

1. ~~Establish an~~ incentives ~~program~~ to ~~implement encourage~~ green building development techniques ~~and reduce the negative impact of development on the natural environment through green development techniques~~ in all types of ~~new~~ development ~~or major redevelopment within~~ the City;

2. Reduce the carbon footprint of ~~existing and proposed~~ ~~new~~ developments by promoting energy efficient design and construction methods;

Commented [JL2]: Narrowing scope of incentive program on new development to better align with incentives.

~~3. Reduce the negative impact of development on the natural environment by reducing impacts through green development techniques and mitigating environmental impacts;~~

Commented [JL3]: Text removed to simplify.

Commented [JL4]: Text removed to simplify.

3. Advance highly efficient, all electric buildings;

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

4. Maximize recycling of construction and demolition materials; and

5. Advance buildings that reduce water consumption and maximize water conservation.

~~**4. Reduce development costs related to construction and the provision of utilities. (Ord. 2858)**~~

Commented [JL5]: Text removed to simplify.

Effective on: 12/17/2016

21.67.020 Applicability.

A. The provisions of this chapter apply city-wide to new multifamily, mixed use, and commercial developments, ~~specific to residential incentives and bonuses may be applied to residential developments in the Neighborhood Commercial (NC-1 and NC-2) zones and all residential (R) zones, including new single family and multifamily developments, applied in conjunction with the requisite land use permit, such as subdivision, binding site plan, or site plan entitlement.~~

Commented [JL6]: Scope narrowed to multifamily and commercial only. A separate single family residential program will be explored through future zoning code updates.

B. Building Types. The GBP applies to all building types. ~~This chapter does not eliminate the requirement to obtain a conditional use permit if required, unless specifically noted in this chapter.~~

~~**C. The provisions of this chapter specific to nonresidential incentives and bonuses can be applied to developments in all Downtown Zones, OV1-5, RR, GC, OBAT, BP, MP, and I zones. They may apply to new construction and additions to nonresidential and mixed-use buildings, in conjunction with the requisite required land use entitlement permit, such as a master-planned development, conditional use permit, binding site plan, boundary line adjustment, or site plan entitlement.**~~

~~**D. Not all incentives established in this chapter apply to all types of land development.**~~

Commented [JL7]: Text removed to simplify.

C. Combination of Incentives. The incentives outlined in RZC 21.67 cannot be combined with other green building incentives or other incentive programs offered in other chapters of the RZC unless explicitly noted.

Commented [JL8]: Clarification added to avoid confusion with other programs.

Effective on: 12/17/2011

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

21.67.0430 ~~Techniques and Incentives for Development. Program Requirements~~

~~Techniques and Incentives Tables. The tables below summarize the sustainable development techniques for which points are awarded and the incentives toward which points may be used based on the type of development proposed. Sections RZC 21.67.050, Techniques Explained, and RZC 21.67.060, Incentives Explained, explain the techniques and incentives. Definitions and descriptions of on-site natural stormwater management techniques within Table 21.67.040A can be found in the most recently adopted edition of the Redmond Stormwater Technical Notebook or its successor document.~~

Commented [JL9]: Section has been replaced to streamline program requirements and updated with a new approach that focuses on existing third-party certification programs. This approach will reduce burden on staff and create consistency for the end user.

A. Compliance Procedures. This section establishes criteria for using total building performance to comply with the GBP. Compliance with the GBP requires the following:

- 1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 of the Washington Administrative Code (WAC), the Washington Clean Buildings Performance Standard;**
- 2. Compliance with Chapter 194-50 WAC as amended by ARZ Appendix 10;**
- 3. The relevant amendments to Chapter 194-50 WAC shall be published in RZC Appendix 10, Green Buildings Incentive Program Requirements;**
- 4. Achievement of an annual EUI, as determined using RZC Appendix 10, Green Building Incentive Program Requirements;**
- 5. Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUI described in RZC 21.67;**
- 6. Compliance with additional Washington State Energy Code commercial (WSEC-C) or residential (WSEC-R) credits from Table C/R406 as described in RZC Appendix 10, Green Building Incentive Program Requirements.**

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

B. The detailed GBP requirements shall be published in RZC Appendix 10, Green Building Incentive Program Requirements.

C. Qualification Process: An eligible project shall qualify for the GBP upon determination by the Code Administrator or designee that it has submitted a complete application and third-party verification confirming all GBP requirements, as outlined in RZC Appendix 10, Green Building Incentive Program Requirements.

Commented [JL10]: A handout checklist will be created upon program implementation to guide developers through the program steps.

D. Chapter 194-50 WAC – Washington Clean Buildings Performance Standard. The GBP requires all qualifying projects, regardless of gross floor area, to prove compliance with Chapter 194-50 as amended by RZC Appendix 10. Two tiers of EUI values specific to this program have been adopted and are the basis of compliance.

1. The applicant shall use the methods described in Section 7.2, “Determining Energy Use Intensity Target (EUI)” to develop the project EUI as required by Chapter 194-50 WAC.

2. The applicant shall use Appendix 10, Section E, Table 2 of this Chapter of the RZC in place of Chapter 194-50 WAC Table 7-1 Normative Annex Z when developing the project EUI.

3. All other Chapter 194-50 WAC compliance procedures remain the same, except for the compliance date, which is described in Section D.4.c of RZC Appendix 10, Green Building Incentive Program Requirements.

4. Projects shall demonstrate to the Code Administrator the following:

i. the calculated EUI,

ii. the projected gross floor area of each building activity type, as defined in Chapter 194-50 WAC

iii. achievement of Tier 1 or Tier 2 EUI targets for annual energy use as described in Section D.4.b of RZC Appendix 10, Green Building Incentive Program Requirements.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

E. Modeled Performance. The applicant shall demonstrate compliance with Washington State Energy Code and the applicant shall model expected energy performance by submitting to the Code Administrator a report from an independent, third-party Green Building Rating or Certification System demonstrating a predicted energy use intensity (EUI) of the proposed design in kBtu/ft²/yr that is lower than or equal to the calculated EUI as described in Section 21.67.030.

F. Measured Performance Outcome. Demonstrate compliance with the GBP by documenting that the proposed building has achieved an annual energy use that is within 10% of the EUI based on metered energy use after occupancy, as described in RZC 21.67.30.E, and further detailed in RZC Appendix 10, Green Building Incentive Program Requirements.

~~21.67.040 Techniques and Incentives for Development.~~

~~B. Green Building Incentive Program Techniques~~

~~1. All projects shall be all electric, including electric space and water heating. Exceptions from this requirement are permitted for gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet and all related infrastructure for electrical commercial cooking appliances are provided.~~

Commented [JL11]: Language migrated to [Appendix 10](#)

~~2. All projects 20,000 square feet and above shall demonstrate compliance with the Washington State Clean Buildings Performance Standard within 15 months of occupancy.~~

~~3. All projects shall fully infiltrate 100 percent of the roof area runoff in accordance with the Redmond Stormwater Technical Notebook or pursue an alternative compliance pathway approved by the Public Works Director.~~

~~C. In addition to the requirements outlined within this section, projects requesting incentives under the Green Building Incentive Program shall meet the following outcomes within the selected Tier:~~

Table 21.67.040A: Green Building Incentive Program Tiers	
Tier	Incentives
Tier 1 Achieve approved Tier 1 certification to advance net zero energy buildings, maximize construction and demolition waste recycling, and other green building practices. Commercial and multifamily projects shall be recognized by Green Lease Leaders as achieving Platinum Level.	To be determined

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

<p>Tier 2— Achieve approved Tier 2 certification to advance buildings that exceed the Washington State Energy Code, maximize construction and demolition waste recycling, and other green building practices— Commercial and multifamily projects shall be recognized by Green Lease Leaders as achieving Gold Level—</p>	<p>To be determined</p>
<p>Tier 3— Achieve approved Tire 3 certification to advance buildings that exceed the Washington State Energy Code, maximize construction and demolition recycling, and other green building practices— Commercial and multifamily projects shall be recognized by Green Lease Leaders as achieving Silver Level.</p>	<p>To be determined</p>
<p>The City of Redmond maintains a Green Building Incentive Program User Guide that outlines third-party programs and pathways that qualify for the Tiers above. Third party verification is required to receive incentives under the Green Building Incentive Program. The User Guide will be reviewed every two years and updated as buildings codes and certification programs change—</p>	

<p>Table 21.67.040A Green Building Incentive Program Techniques</p>		
<p>Technique</p>	<p>Points Awarded— Residential— Development</p>	<p>Points Awarded— Nonresidential— Development</p>
<p>1. Green Building Certification</p>		
<p>▲ Demonstrate ability to meet BuiltGreen 4 star/LEED 2 silver</p>		<p>N/A</p>

Commented [JL12]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
1. Demonstrate ability to meet BuiltGreen 5 star/LEED gold	3	N/A
2. Drought-tolerant landscaping	1	1
3. Native vegetation retention		
▲ 20 percent	1	1
▲ 30 percent	2	2
▲ 50 percent	3	3
4. Green Roofs		
▲ First 10,000 square feet of green roof area proposed under this program	1 point per 1,000 square feet of green roof area	1 point per 1,000 square feet of green roof area

Commented [JL12]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
• Next 20,000 square feet of green roof area proposed under this program	1 point per 2,000 square feet of green roof area	1 point per 2,000 square feet of green roof area
• 25 percent of roof area	1	1
• 50 percent of roof area	2	2
5. Roof rainwater collection	1	1
6. Minimal excavation foundation		
• First 10 structures constructed under this program using this technique	1 point per structure	1 point per structure
• Next 20 structures constructed under this program using this technique	1 point per two structures	1 point per two structures
• Thereafter, developments using this technique for all structures	3	3

Commented [JL12]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded — Residential— Development	Points Awarded — Nonresidential— Development
7. Water Sense Program	2	2
8. Alternative forms of energy that power 50 percent of the building's energy needs	3	3
9. Two Electric Vehicle Charging Stations located on-site or 5 percent of required parking spaces reserved for low-emission vehicles	N/A	1
10. Demonstrate ability to meet Salmon Safe Certification Program or equivalent in alternative certification program	3	3
11. Demonstrate ability to meet LEED silver standards or equivalent in alternative certification program	N/A	3
12. Demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program	N/A	5

Commented [JL12]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
13. Demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program	N/A	7
14. Demonstrate ability to meet Evergreen Sustainable Development Standard or equivalent in alternative certification program	4	N/A

Commented [JL12]: Replaced with new structure.

~~B. Green Building Incentive Program Incentives.~~

Table 21.67.040B Green Building Incentive Program Incentives		
Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
1. Sustainable development award	0	0

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040B Green Building Incentive Program Incentives		
Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
2. Priority building permit processing	0	0
3. Online and print recognition	2	2
4. Unit type flexibility		
▲ Duplex	3	N/A
▲ Triplex	4	N/A
▲ Fourplex	5	N/A
5. Lot size reduction		
▲ 15 percent	2	N/A
▲ 25 percent	3	N/A
▲ 30 percent	4	N/A

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040B Green Building Incentive Program Incentives		
Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
6. Density bonus		
▲ 5 percent	3	N/A
▲ 10 percent	5	N/A
7. Clustered node	4	N/A
8. Alternative road— standard	2	N/A
9. FAR Bonus[±]	5	5
10. Building Setback— Flexibility[±]	N/A	3
11. Height Bonus[±]	N/A	4
TABLE NOTES:		

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040B
Green Building Incentive Program Incentives

Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
<p>* Where permitted in the underlying zone and shall be permitted without the purchase of TDR's (see RZC 21.67.050, Techniques Explained)</p> <p>Note: Stormwater infrastructure requirements are based in part on impervious area. Use of the methods in the Techniques Table above is likely to reduce infrastructure costs, an additional incentive.</p>		

~~(Ord. 2652; Ord. 2858; Ord. 3028)~~

~~Effective on: 2/27/2021~~

~~21.67.050 Techniques Explained.~~

~~Many of the techniques below are described in more detail in the most recent edition of the Redmond Stormwater Technical Notebook. These techniques, as explained, apply to both residential and nonresidential developments, provided they are an identified option in their respective tables above in RZC 21.67.040.A, Green Building Incentive Program Techniques.~~

~~Within the Wedge subarea only the following incentives may be used:~~

- ~~• Sustainable development award;~~
- ~~• Priority building permit processing;~~

Commented [JL13]: This section was removed as text is no longer relevant with the shift towards third party verification.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~• Online and print recognition;~~

~~• Lot size reduction of 15 percent, 25 percent or 30 percent;~~

~~• Clustered node; and~~

~~• Alternative road standard.~~

~~A. Residential Green Building Certification. Use the table below to determine the appropriate type of green building certification for the proposed development. Applicants may certify using BuiltGreen, LEED, or another program determined by the Technical Committee to have similar standards.~~

Table 21.67.050 Residential Green Building Certification		
Development Type	Certification Level	Points Awarded
Single-family development	Demonstrate ability to meet BuiltGreen 4-star/LEED for Homes Silver	2 if all units have demonstrated ability to meet certification level
	Demonstrate ability to meet BuiltGreen 5-star/LEED for Homes Gold ²	3 if all units have demonstrated ability to meet certification level
Multifamily development	Demonstrate ability to meet BuiltGreen 4-star/LEED for New Construction Silver ²	2 if all units have demonstrated ability to meet certification level
	Demonstrate ability to meet BuiltGreen 5-star/LEED for New Construction Gold ^{2,3}	3 if all units have demonstrated ability to meet certification level

TABLE NOTES:

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.050 Residential Green Building Certification		
Development Type	Certification Level	Points Awarded
<p>¹ 51 percent of all units shall be certified at the 5-star/LEED Gold level; all others shall meet or exceed the 4-star/LEED Silver level.</p> <p>² Applicants may certify using BuiltGreen only if 4 star or 5 star levels are available for the particular development type. Otherwise, proponents must certify using LEED or a similarly rigorous protocol.</p> <p>³ One residential building, or buildings comprising at least 20 percent of the residential units, whichever is greater, shall be certified at the 5-star/LEED Gold level; all others shall meet or exceed the 4-star/LEED Silver level.</p>		

~~B.— Drought-Tolerant Landscaping. (One point) All required street and open space tract landscaping areas shall be landscaped with drought-tolerant, noninvasive vegetation appropriate for site conditions, including but not limited to levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing or future dwellings. Recreation areas, such as for pickup games and picnicking, and private yard areas, except as noted in subsection C.2 below in this section, are specifically exempt from this requirement. In those areas, the use of noninvasive, drought-tolerant landscaping is encouraged. Applicants shall choose from the Drought-Tolerant Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. A minimum of 51 percent of the planted area shall be native and appropriate for site conditions, including but not limited to, levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing future dwellings. For residential projects, this option shall refer to 51 percent of the planted area in the front yard of each lot. For nonresidential projects, this option shall refer to 51 percent of the planting area anywhere on the site. Plantings shall include a mix of trees or shrubs and living ground cover. Applicants shall choose from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. Native plantings shall be identified on landscaping plans.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~C. Native Vegetation Retention. For residential development, 20 percent (one point), 30 percent (two points), or 50 percent (three points) of the native vegetation area shall be retained in native vegetation and set aside in Native Growth Protection Areas. For nonresidential development, 10 percent (one point), 20 percent (two points), or 30 percent (three points) of the native vegetation area shall be retained and set aside in Native Growth Protection Areas.~~

~~1. For calculation purposes, total native vegetation area shall include the following, in order from highest priority to lowest priority:~~

~~a. Critical areas and associated buffers;~~

~~b. Forested stands of native trees, including a five-foot buffer from the exterior drip line;~~

~~c. Contiguous areas of native vegetation;~~

~~d. Other native trees, including a five-foot buffer from the drip line; and~~

~~e. Noncontiguous areas of native vegetation.~~

~~2. Once calculated, native vegetation shall be preserved in the following ways, in order from highest priority to lowest priority:~~

~~a. In critical areas tracts, when critical areas are being preserved;~~

~~b. In Native Growth Protection Areas;~~

~~c. As common open space; and~~

~~d. For residential projects, on individual lots in areas no less than 100 square feet, where no dimension is less than 10 feet, and where the native vegetation is delineated with a split rail fence.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~3.—When a lower priority area is proposed for retention instead of a higher priority area, the applicant shall:~~

~~a.—Provide a written explanation of why the higher priority area is not proposed to be retained; and~~

~~b.—Enhance the lower priority vegetation according to a native revegetation plan.~~

~~4.—When native vegetation is proposed to be preserved in a lower priority manner before a higher priority manner, the applicant shall provide a written explanation of why the higher priority method of preservation is not proposed; the applicant shall demonstrate that the proposed preservation scheme meets the objectives of this chapter at least as well as the scheme described in subsection D.3 of this section.~~

~~5.—When required, a native revegetation plan shall conform to the following:~~

~~a.—Plants shall be selected by a qualified professional based upon site suitability and shall include a multilayered canopy at maturity of large trees (covering 50 percent of the plan area), small trees, and shrubs unless the professional determines in written form that the revegetation area is not suitable for such a mix;~~

~~b.—In Native Growth Protection Areas larger than 0.5 acres, the ratio of evergreens to deciduous trees shall be 2:1; and~~

~~c.—Plantings shall be native to western Washington and suitable for the site and for suburban residential areas. Species shall be selected from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or from the guide, Plants of the Pacific Northwest Coast: Washington, Oregon or British Columbia and Alaska, or as approved by the Administrator. Trees shall measure at least two and one-half inches in caliper (deciduous) or six feet in height (evergreen) at time of planting.~~

~~6.—In the North Redmond neighborhood, native vegetation retention at the 50 percent level is required to use the 10 percent density bonus.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~D. Green Roofs.~~

~~1. Green roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook.~~

~~2. Compliance with this stormwater management technique shall require review and approval by the Building Official.~~

~~3. The first 10,000 square feet of green roof area proposed under this chapter shall earn one point per 1,000 square feet; the next 20,000 square feet of green roof area shall earn one point per 2,000 square feet; thereafter, applicants shall earn one point when designed for 25 percent of total project roof area and two points when designed for at least 50 percent of total project roof area.~~

~~E. Roof Rainwater Collection. (One point)~~

~~1. Rainwater from all roofs shall be collected for nonpotable water purposes (i.e., rainwater harvesting). Construction, design, and maintenance specifications for rainwater collection shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.~~

~~2. This technique is only allowed when consistent with state law.~~

~~F. Minimal Excavation Foundation.~~

~~1. Construction, design, and maintenance specifications of minimal excavation foundations shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.~~

~~2. The first 10 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per structure; the next 20 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per two structures; thereafter, developments incorporating minimal excavation foundations for all structures within a proposed development shall earn three points.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~G. Water Sense Program. (Two points)~~

~~1. Single family residential developments that comply with the EPA Water Sense Program shall be awarded two points.~~

~~2. Points may be awarded for subsections RZC 21.67.050.D and 21.67.050.E or this subsection, but not both.~~

~~H. Alternative Energy. (Three points) Buildings or residences shall be designed with alternative energy systems that provide the building or residence with 50 percent of its energy needs through forms, such as solar energy, wind energy, geothermal, biomass, or other forms of alternative energy sources.~~

~~I. Electric Vehicle Charging Station/Parking Reduction. (One point) One point can be earned either by installing two electric vehicle charging stations on-site or by providing reserved parking for electric vehicles, hybrids, or plug-in electric vehicles for five percent of the total required vehicle parking on-site.~~

~~J. Salmon Safe Program. For residential and nonresidential developments, demonstrate ability to meet Salmon Safe Program standards or equivalent in alternative certification program project compliance.~~

~~K. LEED Silver. (Three points) For nonresidential developments, demonstrate ability to meet LEED Silver standards or equivalent in alternative certification program project compliance.~~

~~L. LEED Gold. (Five points) For nonresidential developments, demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program project compliance.~~

~~M. LEED Platinum. (Seven points) For nonresidential developments, demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program project compliance.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~N. Evergreen Sustainable Development Standard. (Four points) For residential developments, demonstrate ability to meet Evergreen Sustainable Development standards or equivalent in alternative certification program project compliance. (Ord. 2652; Ord. 2858)~~

Effective on: 12/17/2016

21.67.040 Incentives Explained.

~~These incentives, as explained, apply to both residential and nonresidential developments unless otherwise specified below, or identified in the program incentive table above in RZC 21.67.040.B, are summarized below.~~

<u>Table 2 – Incentives</u>
<u>Old Town (OT) Zone, RZC 21.10.030B</u>
<u>Neighborhood Commercial 1 (NC-1), RZC 21.14.010B</u>
<u>Business Park, RZC 21.14.030B</u>
<u>Anderson Park (AP) Zone, RZC 21.10.040B</u>
<u>Neighborhood Commercial 2 (NC-2), RZC 21.14.015B</u>
<u>Northwest Design District, RZC 21.14.080</u>
<u>River Bend Zone, RZC 21.10.090</u>
<u>River Rail (RVT, Carter (CTR), and East Hill (EH) Zones, RZC 21.10.100</u>

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Town Center, RZC 21.10.050
Bear Creek (BC), Valley View (VV), and Trestle (TR), RZC 21.10.060
Sammamish Trail, (SMT) RZC 21.10.070

~~A. Sustainable Development Award. The City shall develop and maintain a Sustainable Development Award to be awarded annually to no more than one residential project and one nonresidential project that best implements the provisions of this chapter. The City reserves the right not to grant an award in a given year. (Zero points)~~

~~B. Priority Building Permit Processing. Building permit applications for projects that seek BuiltGreen 4-star or LEED Silver certification or higher shall be eligible for the City's Green Expedited Permitting Program or its successor. (Zero points)~~

~~C. Online and Print Recognition. The applicant may request that the City publish a "Featured Sustainable Development" article in a City newsletter and on the City website, and that the City publish a press release publicizing the sustainable development techniques used in the project. (Two points)~~

~~D. Unit Type Flexibility for Residential Development. (Three points for incorporating duplexes; four points for duplexes and/or triplexes; five points for duplexes, triplexes, and/or fourplexes.)~~

~~1. Two unit, three unit, and four unit attached dwellings may be included in proposed subdivisions as permitted uses.~~

~~2. Such structures shall comply with RZC 21.08.260, Attached Dwelling Units, except that such structures shall not be required to access directly to an arterial.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~3. In no case shall the allowed density be exceeded unless allowed by neighborhood regulations, nor shall neighborhood or subarea requirements for attached dwelling unit permitting or separation be superseded.~~

~~4. When average minimum lot size is reduced through this chapter, the reduced average minimum lot size shall serve as the baseline for calculating the required minimum lot size for lots with attached dwelling units.~~

Commented [JL14]: Incentive removed as not relevant for GBP.

~~E. Lot Size Reduction for Residential Development. In residential zones where minimum average lot sizes apply, the minimum average lot size may be reduced up to 30 percent, depending on the number of points used, according to the table in RZC 21.67.040.B and subsection RZC 21.67.040.D of this section. The proposed average lot size of all lots included in a development shall define all other site requirements (as shown in zone use chart for the residential zone in which the property is located, RZC 21.08.020 through 21.08.140, with the exception of provisions relating to allowed density, which shall remain with the underlying zone, and of provisions otherwise modified by this chapter). For example, a subdivision with an R-4 zone with an average lot size of 4,900 square feet would be subject to the site requirements, with the noted exceptions, of an R-5 zone since that is the nearest zone to which the average lot size would apply. (Two points for 15 percent lot size reduction; three points for 25 percent; four points for 30 percent.)~~

Commented [JL15]: Incentive removed as not relevant for GBP.

~~F. Density Bonus for Residential Development. Eligible developments shall be permitted a five percent or 10 percent density bonus, provided that the overall impervious surface of the development is not increased over what is allowed by this chapter. Use of cottages, size limited dwellings, attached structures, and carriage units is encouraged to achieve the bonus. (Three points for up to five percent density bonus; five points for up to ten percent.)~~

~~G. FAR Bonus for Nonresidential Development and Residential Development in the Neighborhood Commercial (NC) Zone. Eligible developments shall be granted a floor area bonus where permitted by the underlying zone without the purchase of Transfer of Development Rights (TDRs). (Five points)~~

~~H. Height Bonus for Nonresidential Development. Eligible developments shall be granted a height bonus where permitted by the underlying zone without the purchase of TDRs. (Four points)~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~I.—Building Setback Flexibility for Nonresidential Development. Developments proposed in the RR, CG, BP, MP, and I zones shall be allowed to reduce setbacks by 50 percent, unless they are located adjacent to a residential zone, in which case they shall be allowed to reduce setbacks by 25 percent. The setback flexibility shall not apply to developments located along Willows Road, north of NE 95th Street, which requires a 100-foot setback, as provided for in RZC 21.14.030.C, Business Park. Setback reductions shall be required to comply with the International Building Code, Fire Resistive Rating based on separation distance. (Three points)~~

~~J.—Clustered Node for Residential Developments. Applicants may propose clusters of up to three residential structures containing no more than five dwelling units. Clusters may include two-unit attached dwelling units or three-unit attached dwelling units, but not four-unit attached dwelling units.~~

~~1.—Structures within nodes shall be subject to a six-foot building separation requirement or the minimum separation required by the Building Code, whichever is greater. Citywide and neighborhood-specific building separation and setback requirements apply to the perimeter of the clustered node.~~

~~2.—Minimum lot size, minimum lot width circle, and minimum lot frontage requirements do not apply within the node. Minimum lot sizes for lots within the node do count toward the minimum average lot size calculation. Points for reducing lot sizes are not required to propose a clustered node.~~

~~3.—A clustered node shall be separated from another clustered node on all sides by a single-family detached home, or lot or tract meeting size requirements for such, a street, or the height of the tallest structure within the clustered node, whichever is greatest.~~

~~4.—Dwelling units within clustered nodes shall share vehicular access.~~

~~5.—Applicants are encouraged to use techniques, such as zero lot line, yard use easements, and other creative structure arrangement techniques, to provide functional private open space.~~

~~6.—Density bonus points are required when clustered nodes result in project densities that are in excess of the underlying maximum zone density. (Four points)~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~K. Alternative Road Standard for Residential Developments. Applicants may propose local access streets that are consistent with the Green Infrastructure Street preliminary drawing, which is available from the Development Services Center. When this street is proposed, at least one on-street parking space shall be provided per dwelling unit proposed. The applicant may propose a lower standard if he/she submits a parking study demonstrating that a lower standard would adequately serve the development and not adversely impact the safety of residents or occupants in or near the development. (Two points) (Ord. 2858)~~

Commented [JL16]: Removed – not leveraged

~~Effective on: 12/17/2016~~

~~21.67.0750 Neighborhood and Supplemental Requirements, Penalties~~

~~A. Failure to submit the report required as outlined in the Green Building Incentive Program Appendix violates the Zoning Code. The penalty for such violation shall be \$500 per day from the date the report was due to its submission date. The penalty shall accrue even if the applicant is not notified of the violation.~~

~~B. Failure to demonstrate compliance with the applicant’s commitment to meet the GBP violates the Zoning Code. The penalty for each violation is subject to a maximum penalty of two percent of the construction value set forth in the building permit for the development based on the extent of noncompliance with the commitment, as determined by the Code Administrator or designee.~~

~~C. Failure to comply with the applicant’s commitment that a development will meet the GBP requirements violates the Zoning Code, independent of a failure to demonstrate compliance. However, failure to comply with the applicant’s commitment shall not affect the right to occupy any floor area, and if a penalty is paid in the amount determined under RZC 21.67.040, no additional penalty shall be imposed for the failure to comply with the commitment.~~

~~D. Use of penalties. An account shall be established in the City’s General Fund to receive revenue from penalties under RZC 21.67.040. Revenue from penalties under this RZC 21.67.040 shall be allocated to~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

activities or incentives that advance energy efficiency and sustainability efforts. The Code Administrator or designee shall recommend to the Mayor how these funds should be allocated.

~~A.— Nothing in this chapter shall supersede neighborhood-specific regulations or neighborhood plan policies and objectives, except where specifically noted.~~

~~B.— Single family developments proposed through this chapter must meet the regulations specified in RZC 21.08.180, Residential Development and Architectural, Site, and Landscape Design Regulations.~~

Effective on: 12/17/2016

NEW:
Green Building Incentive Program Requirements
 Appendix 10

Commented [JL1]: Appendix will be attached to the Zoning Code

A. Purpose

1. This Appendix describes the requirements and procedures necessary to meet the City of Redmond Green Building Incentive Program (GBP), which works to encourage efficient, low-carbon developments and building operations in the City of Redmond.

B. Requirements

Projects shall meet all minimum requirements outlined below, including:

1. **Washington Clean Buildings Performance Standard.** Chapter 194-50 WAC requires new building projects to establish an energy performance target, measured in kBtu/ft²/yr, known as an energy use intensity or energy use index (EUI). Projects shall demonstrate achievement of Tier 1 or Tier 2 EUI targets (EUI_t) for annual energy use as described in Section D.4.b of this Appendix.
2. **Washington State Energy Code.** The Washington State Energy Code for Commercial (WSEC-C) and Residential (WSEC-R) buildings requires a sufficient number of credits from efficiency packages as described in WSEC sections C406 or R406. GBP projects shall achieve all credits described in D.3.b.i.B of this Appendix for projects completed under WSEC-R and D.3.b.i.C of this Appendix for projects completed under WSEC-R regardless of WSEC compliance method.
3. **Water Conservation.** Multifamily projects shall use Appendix M of the Uniform Plumbing Code to size the building’s potable water systems.
4. **Building Electrification.** Projects shall be all electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet and all related infrastructure for electrical commercial cooking appliances are provided.
5. **Project Credits.** In addition to all minimum requirements outlined above, projects shall also select additional techniques outlined in Section B, Table 1 to achieve a minimum of twenty (20) credits to be eligible for the incentives outlined in Section C of this Appendix.

Table 1. Green Building Incentive Program Techniques and Minimum Requirements

Technique	Credits
1. Building Electrification. Projects shall be all electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet and all related infrastructure for electrical commercial cooking appliances are provided.	Minimum Req.
2. Building Performance Standard. Achieve <i>any</i> Green Building Rating or Certification System* that requires a modeled site Energy Use Intensity (EUI) adhering to either a Tier 1 or Tier 2 EUI target (EUI _t) from Section E, Table 1 in this Appendix. Demonstrate compliance with the Washington State Clean Buildings Performance Standard within 24 months of at least 75% occupancy adhering to a Tier 1 or 2 EUI _t . Share energy benchmarking data with the City of Redmond via Energy Star Portfolio Manager.	Minimum Req., choose Tier 1 or Tier 2

a. Tier 1 EUI/t	9
b. Tier 2 EUI/t	6
3. Washington State Energy Code. The Washington State Energy Code for Commercial (WSEC-C) and Residential (WSEC-R) buildings requires a sufficient number of credits from efficiency packages as described in WSEC sections C406 or R406. The GBP requires projects to achieve all credits described in D.3.b.i.B of this Appendix for projects completed under WSEC-R and D.3.b.i.C of this Appendix for projects completed under WSEC-R regardless of WSEC compliance method.	Minimum Req.
4. Energy Management. Earn Green Lease Leaders Certification (choose only one)	-
a. Earn Green Lease Leaders Silver certification	1
b. Earn Green Lease Leaders Gold or Platinum certification	2
5. Energy Storage. Install an energy storage system that meets 100% of critical load power requirements (kW) and emergency energy supply needs (kWh) for at least three (3) hours and can be deployed for utility demand management and grid services.	4
6. Renewable Energy. Demonstrate the purchase and installation of additional on-site renewable energy capacity beyond energy code requirements.	-
a. 100%+ additional kW beyond energy code requirements	4
b. 75% to 99.9% additional kW beyond energy code requirements	3
c. 50% to 75% additional kW beyond energy code requirements	2
7. Electric Vehicles. Adhere to Section F, Table 1 of this Appendix when satisfying the requirements of WAC 51-50 Section 429 — Electric vehicle charging infrastructure, in place of WAC 51-50 Section 429, Table 429.2.	4
8. Stormwater Management. Achieve Salmon-Safe Urban Standard v3.0 certification	5
9. Water Conservation. Use Appendix M of the Uniform Plumbing Code to size the building's potable water systems. <i>Applicable to multifamily projects only.</i>	Minimum Req.
10. Tree Preservation. Retain 40% of the significant trees on the site, in accordance with RZC 21.72.	1
11. Materials Management. Deconstruct all buildings over 10,000 ft ² with at least 50% conditioned floor area	3
12. Materials Management. Demonstrated recovery, reuse, or recycling of >90% of construction and demolition materials	1
* Green Building Rating or Certification system must 1) require an integrated design process intended to create projects that are environmentally responsible and resource-efficient throughout a building's life-cycle and 2) must be known and approved by the Code Administrator as a commonly accepted and peer reviewed system that demonstrates at least 4 projects that successfully meet a modeled project EUI (within 10%), completed in the state of Washington.	

C. Incentives

1. Incentives apply as specified in the RZC. Code references are provided below.

Table 2. Incentives
Old Town (OT) Zone , RZC 21.10.030B
Neighborhood Commercial 1 (NC-1) , RZC 21.14.010B
Business Park , RZC 21.14.030B
Anderson Park (AP) Zone , RZC 21.10.040B
Neighborhood Commercial 2 (NC-2) , RZC 21.14.015B
Northwest Design District , RZC 21.14.080
River Bend Zone , RZC 21.10.090
River Rail (RVT, Carter (CTR), and East Hill (EH) Zones , RZC 21.10.100
Town Center , RZC 21.10.050

[Bear Creek \(BC\), Valley View \(VV\), and Trestle \(TR\)](#), RZC 21.10.060

[Sammamish Trail](#), (SMT) RZC 21.10.070

D. Compliance Procedures

Projects utilizing the GBP shall follow the procedures as outlined below:

1. **Pre-Application Meeting**

- a. Applicants shall schedule a pre-application meeting with City staff to review the project and the Green Building Incentive Program requirements.

2. **Site Plan Entitlement**

- a. Applicants shall complete a Green Building Incentive Program Commitment Form, which will indicate the contractual commitment to demonstrate an operating EUI that matches the calculated EUI within 10%, the penalties for not reaching the target, as determined by RZC 21.67.040, and include the project's:
 - i. Green Building Rating or Certification System the project commits to pursue
 - ii. calculated EUI as determined by following the guidance provided in Chapter 194-50 WAC as modified in Section E, Table 1 of this Appendix
 - iii. the contact information and credentials of the third-party design professional selected to rate or certify the project, develop the energy model
 - iv. predicted EUI as determined by the energy model

3. **Building Permit and Civil Review Application**

- a. The project shall be registered with the entity administering the Green Building Rating or Certification System at the time of the Building Permit application. The applicant shall record Green Building Rating or Certification System, version, and certification level anticipated (where applicable) and proof of project enrollment and acceptance by the Green Building Rating or Certification System.
- b. The following note shall be included on the approved construction plans that include the energy code analysis:
 - i. *This development is subject to the Green Building Incentive Program per RZC 21.67.*
 - A. *Do not provide fossil fuel-fired equipment or appliances, including but not limited to residential cooking appliances, clothes dryers, decorative or space heating fireplaces, indoor fire tables, outdoor radiant heaters, space heating appliances, and service water heating appliances, except as follows. Fossil fuels are permitted to be used for cooking appliances in commercial kitchens and emergency generators. Natural gas or other fossil fuel utility connections are not permitted except for those intended for cooking appliances in commercial kitchens.*
 - B. *Projects utilizing WSEC-R must select options from Table R406.3 ENERGY CREDITS to achieve at least*
 1. *2.0 credits from category 1. EFFICIENT BUILDING ENVELOPE OPTIONS*
 2. *2.0 credits from category 2. AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS*
 3. *2.0 credits from category 3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS*
 4. *2.5 credits from category 5. EFFICIENT WATER HEATING OPTIONS*

C. *Projects utilizing WSEC-C must select options from Table C406.1 ENERGY PACKAGE CREDITS to achieve the maximum credits from the following Code Sections:*

1. *More efficient HVAC performance in accordance with Section C406.2*
2. *High performance dedicated outdoor air system in accordance with Section C406.7*
3. *As applicable:*
 - a. *High-efficiency service water heating in accordance with Sections C406.8.1 and C406.8.210; or,*
 - b. *High performance service water heating in multi-family buildings in accordance with Section C406.9*
4. *Enhanced envelope performance in accordance with Section C406.10^c*
5. *Reduced air infiltration in accordance with Section C406.11^c*

c. A short memorandum accompanying the WSEC calculator, describing how the requirements of D.3.b.i of this Appendix will be achieved.

4. **Verification**

- a. **Adjustments to Energy Targets.** The Code Administrator may approve adjustments to building EUI targets based on unanticipated changes to building operations and conditions. Adjustments to targets must be approved by the Code Administrator based on specific documentation of the need for adjustment. The following conditions can be considered as the basis for adjustments to EUI targets:
 - i. **Adjustment for Change in Occupancy.** When the occupancy of the building or a portion of the building changes from that assumed in the permit submittal, the assigned energy performance target shall be adjusted to reflect the new occupancy. If the new occupancy is not listed in Section 5, Table 3, either the *Code Administrator* shall assign it an energy use target based on the best-performing local examples of that occupancy type or a metering system shall be provided by the building owner that excludes the energy loads for the additional occupancy.
 - ii. **Adjustment for Other Factors.** Adjustments for conditions other than those identified above that represent reasonable and unanticipated changes to building use characteristics may be considered as a basis for target adjustment on a case-by-case basis by the Code Administrator.
- b. **Demonstration of Operating Energy Use.** Metered energy data shall be reported to the Code Administrator using the Energy Star portfolio manager share properties feature, sharing the property and energy data with the City of Redmond by enabling the read-only access and exchange data feature. While at least 75 percent occupied, the building shall operate at or below its assigned EUI for any recording period of 12 consecutive months that is completed within two years of the date of the Certificate of Occupancy or after the final inspection if a Certificate of Occupancy is not required (a later date of compliance may be allowed by the code official or designee for good cause). The owner shall notify the Code Administrator when this 12-month period has been completed by sharing documented compliance with Chapter 194-50 WAC, including Compliance with Standard 100 (Form A) and Energy Use Intensity Calculations (Form C) that demonstrates the project operated at or below +10% of the

EUI_t calculated using Section 5, Table 3 of this Appendix.

- c. **Certificate of Occupancy.** No later than two years after issuance of a final Certificate of Occupancy for the project, or such later date as requested in writing by the applicant and approved by the Code Administrator or designee for compelling circumstances, the applicant shall submit to the Code Administrator or designee the project's certification demonstrating project compliance, including
- i. a report or certification document by the Green Building Rating or Certification System; and,
 - ii. documented compliance with Chapter 194-50 WAC, including
 - A. Compliance with Standard 100 (Form A)
 - B. Energy Use Intensity Calculations (Form C) that demonstrates the project operated at or below +10% of the EUI_t determined according to Chapter 194-50-070 WAC, as modified in Section E, Table 1 of this Appendix.

A request for an extension to this requirement shall be in writing and shall contain detailed information about the need for the extension.

- d. **Compliance Determination.** If the Code Administrator or designee determines that the report submitted provides satisfactory evidence that the project has complied with the standards contained in this subsection, then the Code Administrator or designee shall send the applicant a written statement that the project has complied with the standards of the Green Building Incentive Program.
- i. If the Code Administrator or designee determines that the project does not comply with the standards in this subsection, the Code Administrator or designee shall notify the applicant of the aspects in which the project does not comply. Components of the project that are included to comply with the Green Building Incentive Program shall remain for the life of the project. Within 90 days after the Code Administrator or designee will notify the applicant of the ways in which the project does not comply, or such longer period as the Code Administrator or designee may allow for justifiable cause, the applicant may submit a supplemental report demonstrating that alterations or improvements have been made such that the project now meets the standards in this subsection.
 - ii. If the applicant fails to submit a supplemental report within the time allowed pursuant to this subsection, the Code Administrator or designee shall determine that the project has failed to demonstrate full compliance with the standards contained in this subsection.

E. GBP Energy Performance Targets.

1. The GBP requires the project to comply with Chapter 194-50 WAC (the Washington Clean Buildings Performance Standard) with two EUI_t tiers developed to qualify for the GBP incentive.

Section E, Table 1 of this Appendix modifies Table 7-2a Commercial Building Types/Activities of Chapter 194-50 WAC Normative Annex Z with more stringent EUI targets. Table 1 provides the EUI targets (EUI_t) for the building use types required to qualify for the Redmond GBP and shall be used to establish the EUI_t for the project to qualify for the GBP Tier 1 and 2 incentives. Achieving this

target with +10% must be confirmed through compliance with Chapter 194-50 WAC. All references and citations in Table 1 refer to Chapter 194-50 WAC.

Shift factors are provided in Section E, Table 2 of this Appendix for convenient reference to determine a project's EUI following the instructions provided by Chapter 194-50-070 WAC.

DRAFT

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
1	Banking/Financial Services	Bank Branch			35	31
2	Banking/Financial Services	Financial Office			35	31
3	Education	Adult Education			25	22
4	Education	College/University			82	72
5	Education	K-12 School	Elementary/Middle School		27	23
6	Education	K-12 School	High School		25	22
7	Education	Preschool/Daycare			35	31
8	Education	Vocational School			25	22
9	Education	Other - Education			25	22
10	Entertainment/Public Assembly	Aquarium			35	31
11	Entertainment/Public Assembly	Bar/Nightclub			22	19
12	Entertainment/Public Assembly	Bowling Alley			35	31
13	Entertainment/Public Assembly	Casino			22	19
14	Entertainment/Public Assembly	Convention Center			22	19
15	Entertainment/Public Assembly	Fitness Center/Health Club/Gym			35	31
16	Entertainment/Public Assembly	Ice/Curling Rink			35	31
17	Entertainment/Public Assembly	Indoor Arena			35	31
18	Entertainment/Public Assembly	Movie Theater			35	31
19	Entertainment/Public Assembly	Museum			35	31
20	Entertainment/Public Assembly	Performing Arts			22	19
21	Entertainment/Public Assembly	Race Track			35	31
22	Entertainment/Public Assembly	Roller Rink			35	31
23	Entertainment/Public Assembly	Social/Meeting Hall			22	19
24	Entertainment/Public Assembly	Stadium (Closed)			35	31
25	Entertainment/Public Assembly	Stadium (Open)			35	31
26	Entertainment/Public Assembly	Swimming Pool			35	31
27	Entertainment/Public Assembly	Zoo			22	19

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
28	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Entertainment/ Culture		35	31
29	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Library		35	31
30	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Other Public Assembly		22	19
31	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Recreation		35	31
32	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Social/Meeting		22	19
33	Entertainment/Public Assembly	Other - Recreation			35	31
34	Entertainment/Public Assembly	Other - Stadium			35	31
35	Food Sales and Service	Bar/Nightclub			253	220
36	Food Sales and Service	Convenience Store with Gas Station			111	96
37	Food Sales and Service	Convenience Store without Gas Station			111	96
38	Food Sales and Service	Fast Food Restaurant			111	96
39	Food Sales and Service	Food Sales	Grocery/Food Market		111	96
40	Food Sales and Service	Food Sales	Convenience Store with Gas		111	96
41	Food Sales and Service	Food Sales	Convenience Store		111	96
42	Food Sales and Service	Food Sales	Other Food Sales		111	96
43	Food Sales and Service	Food Service	Fast Food		111	96
44	Food Sales and Service	Food Service	Restaurant/Cafeteria		253	220
45	Food Sales and Service	Food Service	Other Food Service		111	96
46	Food Sales and Service	Restaurant			253	220
47	Food Sales and Service	Supermarket/Grocery Store			111	96
48	Food Sales and Service	Wholesale Club/Supercenter			35	31
49	Food Sales and Service	Other - Restaurant/Bar			253	220
50	Healthcare	Ambulatory Surgical Center			82	72
51	Healthcare	Hospital (General Medical & Surgical)*			82	72
52	Healthcare	Medical Office		3		
53	Healthcare	Outpatient Rehabilitation/Physical Therapy			80	69

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
54	Healthcare	Residential Care Facility			73	69
55	Healthcare	Senior Care Community			73	69
56	Healthcare	Urgent Care/Clinic/Other Outpatient			80	69
57	Healthcare	Other - Specialty Hospital			82	72
58	Lodging/Residential	Barracks			46	40
59	Lodging/Residential	Hotel	Hotel		46	40
60	Lodging/Residential	Hotel	Motel or Inn		40	35
61	Lodging/Residential	Multifamily Housing			23	20
62	Lodging/Residential	Prison/Incarceration			82	72
63	Lodging/Residential	Residence Hall/Dormitory			46	40
64	Lodging/Residential	Residential Care Facility			73	69
65	Lodging/Residential	Senior Care Community			73	69
66	Lodging/Residential	Other - Lodging/Residential			46	40
67	Mixed Use	Mixed Use Property		4		
68	Office	Medical Office		3	20	18
69	Office	Office	Admin/Professional Office		20	18
70	Office	Office	Bank/Other Financial		35	31
71	Office	Office	Government office		35	31
72	Office	Office	Medical Office (Diagnostic)	3	20	18
73	Office	Office	Other Office		35	31
74	Office	Veterinary Office			80	69
75	Office	Other - Office			35	31
76	Public Services	Courthouse			82	72
77	Public Services	Fire Station			35	31
78	Public Services	Library			35	31
79	Public Services	Mailing Center/Post Office			22	19
80	Public Services	Police Station			35	31

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
81	Public Services	Prison/Incarceration			82	72
82	Public Services	Social/Meeting Hall			22	19
83	Public Services	Transportation Terminal/Station			22	19
84	Public Services	Other - Public Service			35	31
85	Religious Worship	Worship Facility			22	19
86	Retail	Automobile Dealership			22	19
87	Retail	Convenience Store with Gas Station			111	96
88	Retail	Convenience Store without Gas Station			111	96
89	Retail	Enclosed Mall		5	22	19
90	Retail	Lifestyle Center	Enclosed Mall	5	22	19
91	Retail	Lifestyle Center	Other Retail		22	19
92	Retail	Lifestyle Center	Retail Store		22	19
93	Retail	Lifestyle Center		4		
94	Retail	Retail Store			22	19
95	Retail	Strip Mall		4		
96	Retail	Supermarket/Grocery Store			111	96
97	Retail	Wholesale Club/ Supercenter			22	19
98	Retail	Other - Retail/Mall	Enclosed Mall	5	22	19
99	Retail	Other - Retail/Mall		4		
100	Technology/Science	Data Center		6		
101	Technology/Science	Laboratory			111	96
102	Technology/Science	Other - Technology/Science	Other Service		35	31
103	Services	Personal Services (Health/ Beauty, Dry Cleaning, etc.)			35	31
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair Shop		22	19
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Service/Repair Shop		35	31

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Storage/ Maintenance		22	19
107	Services	Other - Services			35	31
108	Utility	Energy/Power Station		7		
109	Utility	Other - Utility		7		
110	Warehouse/Storage	Self-Storage Facility			9	8
111	Warehouse/Storage	Distribution Center			9	8
112	Warehouse/Storage	Nonrefrigerated Warehouse			9	8
113	Warehouse/Storage	Refrigerated Warehouse			111	96

Table adapted from ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 WAC Table 7-2a Normative Annex Z

Notes

1. Select the most specific building activity type that applies.
2. For building type definitions see Energy Star Portfolio Manager definitions except as follows:
 - Data center is an activity space designed and equipped to meet the needs of high density computing equipment, such as server racks, used for data storage and processing, including dedicated uninterruptible power supplies and cooling systems and require a constant power load of 75 kW or more. Gross floor area shall only include space within the building including raised floor computing space, server rack aisles, storage silos, control console areas, battery rooms and mechanical rooms for dedicated cooling equipment. Gross floor area shall not include a server closet, telecommunications equipment closet, computer training area, office, elevator, corridors or other auxiliary space.
 - Urgent care center/clinic/other outpatient office means the buildings used to diagnose and treat patients, usually on an unscheduled, walk-in basis, who have an injury or illness that requires immediate care but is not serious enough to warrant a visit to an emergency department. Includes facilities that provide same-day surgical, diagnostic, and preventive care.
3. All medical offices considered to be diagnostic type.
4. Must use of Section 7.2.3 method for mixed use buildings.
5. Suggest considering use of Section 7.2.3 method for mixed use buildings.
6. This is a building or activity without an energy target. Included to provide definition only.
7. This is a building or activity without an energy target. This may be exempt from the standard, see Section Z4.1 2, d.

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
1	Banking/financial services	Bank Branch		3	0.8	1	1.5
2	Banking/financial services	Financial Office		3	0.8	1	1.5
3	Education	Adult Education		4	0.9	1.1	1.9
4	Education	College/University		4	0.9	1.1	1.9
5	Education	K-12 School	Elementary/middle school	4	0.9	1.1	1.9
6	Education	K-12 School	High school	4	0.9	1.1	1.9
7	Education	Preschool/Daycare		4	0.9	1.1	1.9
8	Education	Vocational School		4	0.9	1.1	1.9
9	Education	Other - Education		4	0.9	1.1	1.9
10	Entertainment/public assembly	Aquarium		4	0.6	1.1	1.6
11	Entertainment/public assembly	Bar/Nightclub		4	0.6	1.1	1.6
12	Entertainment/public assembly	Bowling Alley		4	0.6	1.1	1.6
13	Entertainment/public assembly	Casino		4	0.6	1.1	1.6
14	Entertainment/public assembly	Convention Center		4	0.6	1.1	1.6
15	Entertainment/public assembly	Fitness Center/Health Club/Gym		4	0.6	1.1	1.6
16	Entertainment/public assembly	Ice/Curling Rink		4	0.6	1.1	1.6
17	Entertainment/public assembly	Indoor Arena		4	0.6	1.1	1.6
18	Entertainment/public assembly	Movie Theater		4	0.6	1.1	1.6
19	Entertainment/public assembly	Museum		4	0.6	1.1	1.6
20	Entertainment/public assembly	Performing Arts		4	0.6	1.1	1.6
21	Entertainment/public assembly	Race Track		4	0.6	1.1	1.6
22	Entertainment/public assembly	Roller Rink		4	0.6	1.1	1.6
23	Entertainment/public assembly	Social/Meeting Hall		4	0.6	1.1	1.6
24	Entertainment/public assembly	Stadium (Closed)		4	0.6	1.1	1.6

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
25	Entertainment/public assembly	Stadium (Open)		4	0.6	1.1	1.6
26	Entertainment/public assembly	Swimming Pool		4	0.6	1.1	1.6
27	Entertainment/public assembly	Zoo		4	0.6	1.1	1.6
28	Entertainment/public assembly	Other - Entertainment/Public Assembly	Entertainment/culture	4	0.6	1.1	1.6
29	Entertainment/public assembly	Other - Entertainment/Public Assembly	Library	4	0.6	1.1	1.6
30	Entertainment/public assembly	Other - Entertainment/Public Assembly	Other public assembly	4	0.6	1.1	1.6
31	Entertainment/public assembly	Other - Entertainment/Public Assembly	Recreation	4	0.6	1.1	1.6
32	Entertainment/public assembly	Other - Entertainment/Public Assembly	Social/meeting	4	0.6	1.1	1.6
33	Entertainment/public assembly	Other - Recreation		4	0.6	1.1	1.6
34	Entertainment/public assembly	Other - Stadium		4	0.6	1.1	1.6
35	Food sales and service	Bar/Nightclub		4	0.6	1.1	1.5
36	Food sales and service	Convenience Store with Gas Station		4	0.5	0.9	1.3
37	Food sales and service	Convenience Store without Gas Station		4	0.5	0.9	1.3
38	Food sales and service	Fast Food Restaurant		4	0.6	1.1	1.5
39	Food sales and service	Food Sales	Grocery/food market	4	0.5	0.9	1.3
40	Food sales and service	Food Sales	Convenience store with gas	4	0.5	0.9	1.3
41	Food sales and service	Food Sales	Convenience store	4	0.5	0.9	1.3
42	Food sales and service	Food Sales	Other food sales	4	0.5	0.9	1.3
43	Food sales and service	Food Service	Fast food	4	0.6	1.1	1.5
44	Food sales and service	Food Service	Restaurant/cafeteria	4	0.6	1.1	1.5
45	Food sales and service	Food Service	Other food service	4	0.6	1.1	1.5
46	Food sales and service	Restaurant		4	0.6	1.1	1.5
47	Food sales and service	Supermarket/Grocery Store		4	0.5	0.9	1.3
48	Food sales and service	Wholesale Club/Supercenter		4	0.6	1	1.5

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
49	Food sales and service	Other - Restaurant/Bar		4	0.6	1.1	1.5
50	Healthcare	Ambulatory Surgical Center		4,7	0.8	1.1	1.3
51	Healthcare	Hospital (General Medical & Surgical)*			1	1	1
52	Healthcare	Medical Office		4,7	0.8	1	1.5
53	Healthcare	Outpatient Rehabilitation/Physical Therapy		4,7	0.8	1.1	1.3
54	Healthcare	Residential Care Facility			1	1	1
55	Healthcare	Senior Care Community			1	1	1
56	Healthcare	Urgent Care/Clinic/Other Outpatient		4,7	0.8	1.1	1.3
57	Healthcare	Other - Specialty Hospital			1	1	1
58	Lodging/residential	Barracks			1	1	1
59	Lodging/residential	Hotel	Hotel		1	1	1
60	Lodging/residential	Hotel	Motel or inn		1	1	1
61	Lodging/residential	Multifamily Housing			1	1	1
62	Lodging/residential	Prison/Incarceration			1	1	1
63	Lodging/residential	Residence Hall/Dormitory			1	1	1
64	Lodging/residential	Residential Care Facility			1	1	1
65	Lodging/residential	Senior Care Community			1	1	1
66	Lodging/residential	Other - Lodging/Residential			1	1	1
67	Mixed use	Mixed Use Property		6			
68	Office	Medical Office		4,7	0.8	1.1	1.3
69	Office	Office	Admin/professional office	3	0.8	1	1.5
70	Office	Office	Bank/other financial	3	0.8	1	1.5
71	Office	Office	Government office	3	0.8	1	1.5
72	Office	Office	Medical office (diagnostic)	4	0.8	1.1	1.3

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
73	Office	Office	Other office	3	0.8	1	1.5
74	Office	Veterinary Office		3	0.8	1.1	1.3
75	Office	Other - Office		3	0.8	1	1.5
76	Public services	Courthouse		4	0.8	0.8	1.1
77	Public services	Fire Station		3	0.8	0.8	1.1
78	Public services	Library		4	0.6	1.1	1.6
79	Public services	Mailing Center/Post Office		3	0.8	1.2	1.3
80	Public services	Police Station		3	0.8	0.8	1.1
81	Public services	Prison/Incarceration			1	1	1
82	Public services	Social/Meeting Hall		4	0.6	1.1	1.6
83	Public services	Transportation Terminal/Station		4	0.6	1.1	1.6
84	Public services	Other - Public Service		4	0.8	1.2	1.3
85	Religious worship	Worship Facility		5	0.9	1.7	1.7
86	Retail	Automobile Dealership		4	0.6	1	1.5
87	Retail	Convenience Store with Gas Station		4	0.5	0.9	1.3
88	Retail	Convenience Store without Gas Station		4	0.5	0.9	1.3
89	Retail	Enclosed Mall		4	0.6	1	1.5
90	Retail	Lifestyle Center	Enclosed mall	4	0.6	1	1.5
91	Retail	Lifestyle Center	Other retail	4	0.6	1	1.5
92	Retail	Lifestyle Center	Retail store	4	0.6	1	1.5
93	Retail	Lifestyle Center					
94	Retail	Retail Store		4	0.6	1	1.5
95	Retail	Strip Mall					
96	Retail	Supermarket/Grocery Store		4	0.5	0.9	1.3

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
97	Retail	Wholesale Club/Supercenter		4	0.6	1	1.5
98	Retail	Other - Retail/Mall	Enclosed mall	4	0.6	1	1.5
99	Retail	Other - Retail/Mall					
100	Technology/science	Data Center					
101	Technology/science	Laboratory		3	1	1	1
102	Technology/science	Other - Technology/Science	Other service	3	0.8	1.2	1.3
103	Services	Personal Services (Health/Beauty, Dry Cleaning, etc.)		4	0.8	1.2	1.3
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair shop	4	0.8	1.2	1.3
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle service/repair shop	4	0.8	1.2	1.3
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle storage/maintenance	4	0.8	1.2	1.3
107	Services	Other - Services		4	0.8	1.2	1.3
108	Utility	Energy/Power Station					
109	Utility	Other - Utility					
110	Warehouse/storage	Self-Storage Facility		4	0.8	1	1.4
111	Warehouse/storage	Distribution Center		3	0.8	1	1.4
112	Warehouse/storage	Nonrefrigerated Warehouse		3	0.8	1	1.4
113	Warehouse/storage	Refrigerated Warehouse		3,8	1	1	1.4

- Notes:
1. Do not count the hours when the property is occupied only by maintenance, security, the cleaning crew, or other support personnel. Do not count the hours when the property is occupied only by maintenance staff.
 2. Working hours are based on the average use over the twelve-month period selected to document energy use in form C.
 3. The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed use buildings, use the hours each separate activity, the hours per week the majority of workers are present.
 4. The weekly hours are the hours that be majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed use buildings, the hours each separate activity is open to the public.

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
-----	-------------------------	-----------------------------	---------------------	-------	------------	-----------	-----

5. The weekly hours the facility is open for operation, which may include worship services, choir practice, administrative use, committee meetings, classes, or other activities.

6. Must use of Section 7.2.3 method for mixed use buildings.

7. Health care buildings may use other weekly hours if they are required to operate building systems additional hours to protect patient and staff safety. Provide documentation of the requirement in the energy management plan.

8. Refrigerated warehouse greater than 167 hours assumes the workers on shift are loading and/or unloading vehicles.

DRAFT

F. Electric Vehicle Charging Infrastructure. The GBP provides an option for the project to earn credits by providing electric vehicle charging infrastructure beyond the minimums required by Chapter 51-50-0429 WAC, as amended.

Section F, Table 1 modifies Chapter 51-50-0429 WAC Table 429.2 with electric vehicle charging infrastructure requirements that add 10% to the existing requirements. Achieving this requirement shall be confirmed by the Code Administrator or designee.

Table 1 Electric Vehicle Charging Infrastructure			
Occupancy	Number of EV Charging Stations	Number of EV-Ready Parking Spaces	Number of EV-Capable Parking Spaces
Group A, B, E, F, H, I, M, and S occupancies	20% of total parking spaces	20% of total parking spaces	20% of total parking spaces
Group R occupancies			
Buildings that do not contain more than two dwelling units	Not required	One for each dwelling unit	Not required
Dwelling units with private garages	Not required	One for each dwelling unit	Not required
All other Group R occupancies	20% of total parking spaces	35% of total parking spaces	20% of total parking spaces

DRAFT

Attachment A

Green Building Incentive Program Commitment Form

Project ID _____
Project Address _____
Property Owner or Financially Responsible Party Name _____
Property Owner or Financially Responsible Party Business Name _____
Address _____
City/State/Zip _____
Email _____
Anticipated Incentive Tier _____

I agree to meet the Green Building Incentive Program requirements pursuant to RZC 21.67. Project applicants must meet the following minimum requirements:

1. All electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet, and all related infrastructure for electrical commercial cooking appliances are provided.
2. Achieve *any* Green Building Rating or Certification System that requires a modeled site Energy Use Intensity (EUI).
3. Calculate and demonstrate operational energy consumption in alignment with an EUI to achieve Tier 1 or 2 as outlined in Appendix 10.
4. Demonstrate compliance with Chapter 194-50 WAC.
5. Demonstrate in the project Commissioning Report that all additional WSEC-C/R Efficiency Credits described under D.3.b.i of Appendix 10 were achieved.
6. Share energy benchmarking data with City through Energy Star Portfolio Manager.
7. Identify the Techniques and Credits chosen from the *GBP Appendix 10*, Table 1 that the project will utilize to reach a minimum of twenty (20) points. Please use the space below to identify the Techniques.

I acknowledge the process requirements described in RZC 21.67 to provide certification within no more than two years from the issuance of the final certificate of occupancy (COO) or final inspection if no COO is required.

I acknowledge that failure to submit the certification report within two years or by such later date as may be allowed by the *Code Administrator* shall result in penalties as outlined in RZC 21.67.

Property Owner or Financially Responsible Party Signature and Date
