

Call to Order (Attendance, Agenda, Ethics)  
Green Building Program  
Design Standards and Subdivision Review Process  
New/Old Business  
Adjourn

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**Call to Order (Attendance, Agenda, Ethics)**

DRB member Jason Wilkensen called the meeting to order at 2:10 PM. Design Review Board Members in attendance were Joseph Dunstan, Alan Grainger, Carl Yurdin, Jane Rein, Peter Perry and Jim McNett. City staff present were Christy Carr Senior Planner and Administrative Specialist Carla Lundgren who recorded and prepared minutes.

**Approval of Minutes: September 4, 2018**

**Motion:** I move to approve the September 4<sup>th</sup> minutes.

**Rein/Perry:** Motion passed unanimously.

**Green Building Program: Follow up**

Jane Rein and Jason Wilkensen, Design Review Board Members (*Discussion Only*)

**Design Standards and Subdivision Review Process:** Christy Carr, Senior Planner (*Discussion Only*) Chair Alan Grainger requested that a representative from the DRB be involved in the development of the interview questions for the Building Official vacancy, as well as, allow Design Review Board member Jason Wilkensen to be present at the interview for the Building Official. Carla Lundgren was asked to forward the request to Kate Brown, HR Manager.

**New/Old Business**

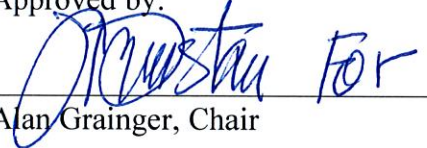
**Motion:** I motion for Jane Rein take over as the DRB liaison for the Island Center Subarea Planning Committee.

**Dunstan/Wilkensen:** Motion passed 7-0

**Adjourn**

The meeting adjourned at 4:02PM.

Approved by:

  
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Alan Grainger, Chair

  
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Carla Lundgren, Administrative Specialist



**CITY OF BAINBRIDGE ISLAND  
DESIGN REVIEW BOARD – REGULAR MEETING  
September 17, 2018**

**PLEASE PRINT**

**Join  
ListServ  
Yes/No**

[illegible]

September 16, 2018

TO: COBI Design Review Board  
FROM: Jane Rein and Jason Wilkinson  
RE: COBI Green Building Program

*At the DRB's August 6, 2018 meeting, James Weaver, COBI Building Official, elaborated on a memo (dated 07.13.18) entitled COBI Green Building Incentive Program-2018. DRB members Rein and Wilkinson were subsequently tasked with developing a response to the memo and, in the process, exploring possible alternative approaches to green building, consistent with Comprehensive goals and policies cited in the Weaver memo.*

### **Why a Green Building Code?**

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

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

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

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

We believe that Bainbridge Island need not be concerned about attracting development to the island. Witness the apparent “boom” over the past few years. Our belief is that we should be attracting *quality* development and quality developers who will do what is necessary to qualify for the right to build in our community. Quality developers are those who wish to honor the City’s comprehensive plan and its vision and who wish to leave a legacy project that demonstrates the highest standards and practices of sustainability. Such developers would not bristle at requirements that will likely exceed those of neighboring communities. Why should the Bainbridge Island community settle for anything less? Will development cease or diminish if we impose higher standards in terms of green building and design? We think not.

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

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

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

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

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

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

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

The King County Green Building Ordinance is a local municipal green building program that was not included, but we believe is a valuable reference standard. It requires all King County owned building projects to meet a minimum LEED Platinum target and provides for a process to

evaluate higher levels of performance (Zero Energy Certification, Petal and Living targets under the Living Building Certification of ILFI). See resources link below.

We recommend that the City join this collaborative to keep abreast of the latest and most adaptable green building standards being developed and to possibly help shape COBI's Green Building Program. The Design Review Board reiterates the recommendation that the Bainbridge Island City Council adopt the Living Building Challenge for all municipal projects.

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

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

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

### **Recommendations for consideration:**

1. COBI to join the Regional Code Collaborative.
2. Adopt highest levels of performance for all Bainbridge Island municipal projects under the Living Building Challenge, possibly modeled on the King County Green Building Ordinance which uses an alternatives analysis process to align mandated green building target options with the project specific goals. Include a Life Cycle Cost Assessment (LCCA) to support selected green building target:
  - a. Zero Energy Certification – minimum target
  - b. Petal Certification (Water, Energy or Materials) – evaluate potential
  - c. Living Certification – evaluate potential
3. COBI municipal projects: Conduct comprehensive cost / benefit analysis for green building retrofits and new construction based on existing research showing significant savings from improvements to productivity, health and wellness.
4. Model Guidelines and Checklist after the City of Santa Cruz Green Building Program Guidelines and Checklist, working locally (COBI Task Force, Regional Code Collaborative) to develop the details of each.

5. Provide incentive programs noted in Weaver memo, but only for projects that voluntarily seek the highest levels of performance:
  - a. Zero Energy Certification – minimum level of achievement
  - b. Petal Certification (Water, Energy or Materials) – evaluate potential
  - c. Living Certification – evaluate potential
6. Support the development of Green Affordable Housing in coordination with the COBI Affordable Housing Task Force and partner with local and regional organizations.

#### Attachments

Residential and Commercial Guidelines and Checklist on this website:

<http://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/services/building-safety/green-building-program>

King County Green Building Ordinance:

<https://kingcounty.gov/depts/dnrm/solid-waste/programs/green-building/county-green-building/green-building-ordinance.aspx>

Power of Zero – cost study showing no correlation between green building performance and first costs

<https://issuu.com/bnim/docs/power-of-zero>

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

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

WA Dept of Commerce's Life Cycle Cost Analysis tool

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

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

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