Climate Action: Land Use and Building Regulations

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Climate Action Task Force Meeting
March 6, 2019
Planning for the Future
Growth Management Act and Comprehensive Plans

- 1990 mandate to plan for 20 years of growth (population and jobs)
- Establish a county-wide framework
- Establish urban growth areas – County leads
- Long range, regional planning reduces costs, sets clear expectations
- 14 Goals
- Community vision
- Update every 8 years
Planning for the Future
Growth Management Act – 14 Goals

1. Urban Growth - Where facilities are
2. Reduce Sprawl - Expensive and destructive
3. Transportation – Efficient, multimodal
4. Housing – Encourage a variety of affordable housing options
5. Economic Development
6. Property Rights – No arbitrary decisions
7. Permits – Issue in a timely and fair manner
8. Natural Resources Industries
9. Open Space and Recreation
10. Environment – Protect and enhance
11. Citizen Participation – Involvement in the planning process
12. Public Facilities and Services
13. Historic Preservation – Preserve historic sites
14. Shoreline Management – SMA goals and policies

Balanced Approach
Planning for the Future
Comprehensive Plan – Creating our Vision Through 8 Elements

- Land Use
- Community Design
- Housing
- Multimodal Transportation
- Economic Development
- Environment
- Parks, Recreation and Open Space
- Capital Facilities and Utilities
Planning for the Future
Primary Growth Strategy

“The City's primary growth strategy is to accommodate future growth and development through a system of compact, walkable urban villages...”

Vibrant, high density places to live and work,
- Reduces auto dependence.
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Urban Villages

• Urban villages make up 3.8% of the city’s land area but are expected to accommodate about 30% of our anticipated 20-year growth
• 9% of all housing units are located in urban villages
• About 7% of the city’s population lives in an urban village
• Since 2006, about 38% of all new housing units were built in urban villages (1,515 units)
• 20 projects with 1,236 new units
• Our plans are working!!
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Land Use Goals and Policies

• Goal LU-2 – Foster vibrant urban villages
• Goal LU-7 – Protect and restore our community’s natural resources through proactive environmental stewardship
• Goal LU-9 - Preserve historic and cultural resources
• Policy LU-9 – Promote small-scale commercial uses within neighborhoods
• Policy LU-30 – Encourage live / work units
• Policy LU-44 – Focus intense land use in villages and on transit corridors
• Policy LU-69 - Promote green building
• Policy LU-71 – Review parking standards
Planning for the Future
Environment Goals and Policies

• Goal EV-4 – Limit urban sprawl
• Goal EV-6 - Conserve and maintain natural resources, including the urban forest
• Goal EV-8 – Reduce contributions to climate change
• Policy EV-30 – Create an urban forestry management plan
• Policy EV-32 – Promote knowledge of trees and tree care
• Policy EV-34 – Right tree, right place
• Policy EV-39 – Promote alternatives to single-occupancy vehicles
• Policy EV-41 – Consider the role of trees
• Policies EV-42 through EV-51 – Climate change
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Development Regulations

• Zoning – Urban villages, ADU’s, infill toolkit (alternative housing forms)
• Green factor, street trees, low-impact development, maintain / replace trees, reduced parking, parking waivers
• New subdivision code – efficient use of land, reduce grading and clearing where feasible (land first)
• Urban Forestry Management Plan
• Incentives – green building, density bonus, FAR increases, tax breaks
• Multiple 2019 legislative bills supporting housing options
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Building Regulations – Energy Codes

• Federal law (the Energy Conservation and Production Act) requires states to meet minimum energy standards
  
  – International Energy Conservation Code (national model energy code)
  – Standards for commercial and residential buildings
  – Administered by the American Society of Heating, Refrigerating & Air Conditioning Engineers (ASHRAE) and the International Code Council
  – U.S. Department of Energy participates in code development processes
  – 2018 marks 20\textsuperscript{th} anniversary of IECC

• Energy codes are a 3 year cycle
• 8 states have no energy code
Planning for the Future
Building Regulations – Energy Codes

Commercial Buildings

Residential Buildings
Planning for the Future
Building Regulations – Washington State Energy Codes

• Top 5 – we exceed federal standards
• Top 10 states for energy policy by the American Council for an Energy Efficient Economy
• Adopted WA ST Energy Code in 1990
• 3 yr cycle – 2015 current edition
• 2018 codes under review for 2020
  • Amendments, TAG’s, hearings

Washington State Energy Code Technical Advisory Group
Residential Provisions Tentative Schedule

<table>
<thead>
<tr>
<th>Event Description</th>
<th>Date</th>
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<tbody>
<tr>
<td>TAG reviews 2018 amendments to the IECC and highlights Significant Changes</td>
<td>January 4, 2019</td>
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<td>TAG makes Recommendations to the MVE Committee for the 2018 Integrated Draft</td>
<td>February 7, 2019</td>
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<td>Council Acts on MVE Committee Recommendations and sets the code change proposal period</td>
<td>February 8, 2019</td>
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<td>2018 Code amendment submittal window (2 months - WAC 51-04-020 (1) (b) (i))</td>
<td>February 13, 2019 – April 15, 2019</td>
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<td>TAG Reviews and makes recommendations on the amendments to MVE Committee</td>
<td>April 24, 2019 – June 6, 2019</td>
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<td>MVE Committee develops recommendations to the Council</td>
<td>June 6, 2019</td>
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<td>Council votes on proposals to be forwarded on to public hearings; directs staff to submit a CR-102</td>
<td>June 7, 2019</td>
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<td>Staff works with OTS on WAC format</td>
<td>June 10, 2019 – August 6, 2019</td>
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<td>Staff files CR-102</td>
<td>August 7, 2019</td>
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<td>Council public hearing - Spokane</td>
<td>September 13, 2019</td>
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<td>Council public hearing - Olympia</td>
<td>September 20, 2019</td>
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<td>MVE/Council work sessions on public testimony</td>
<td>October 17 &amp; 18, 2019</td>
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<td>Final Council decision on 2018 WSEC</td>
<td>November 15, 2019</td>
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Planning for the Future
Building Regulations - Washington State Energy Codes

• Codes require increasingly energy efficient homes and buildings
• zero fossil-fuel greenhouse gas emission buildings by 2031
• 70% reduction of 2006 WSEC
• Each cycle increasing energy efficiency – measured by 14% or 8.75% models
• Executive Order 14-04 – Gov. Inslee “…achieve early and widespread deployment of energy-neutral buildings prior to 2031…”
• Evaluate cost benefit of changes – net savings over 50-yr life-cycle of building
  – Exceeds life of equipment used?
• WSEC shall be maximums and minimums for residential and minimums for non-residential

Incremental Improvement Compared to Targets

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<thead>
<tr>
<th>Year</th>
<th>Residential</th>
<th>Commercial</th>
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<tbody>
<tr>
<td>2006</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>2009</td>
<td>82.7%</td>
<td>86.8%</td>
</tr>
<tr>
<td>2012</td>
<td>76.1%</td>
<td>82.0%</td>
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<tr>
<td>2015</td>
<td>65%</td>
<td>56%</td>
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<tr>
<td>2018</td>
<td>48%</td>
<td>39%</td>
</tr>
<tr>
<td>2021</td>
<td>35%</td>
<td>30%</td>
</tr>
<tr>
<td>2024</td>
<td>30%</td>
<td></td>
</tr>
<tr>
<td>2027</td>
<td>30%</td>
<td></td>
</tr>
<tr>
<td>2030</td>
<td>30%</td>
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Planning for the Future
Building Regulations – International Green Construction Code

- IgCC recently released 2018 version
- Overlay code and coordinated building code with the International Energy Conservation Code – similar to LEED
- Washington State Energy Code more rigorous
- Initial review by TAG indicated that it be voluntary and to revisit later editions
Planning for the Future
Existing Sustainable Building Incentives

• Expeditated permit review (urban village and building)
• Advanced materials and methods
  – Roof mounted photovoltaic solar panels (Bellingham first in state!!)
  – Solar water heating systems
  – Advanced framing
• Continued involvement at State level
  – Key staff on TAG’s, testifying at hearings
• New Building Official
Several land use and building code related bills in the 2019 legislature

- HB1862 and E2SSB 5223 – Net metering (passed Senate)
- 2SHB 1257 – Allows additional residential energy code adoption
  - Electric vehicle infrastructure
- HB 1112 – Reducing greenhouse gas emissions from 2 hydrofluorocarbons
- SB 5769 – Minimum densities
- 2SHB 1923 – Increasing urban residential building capacity
Planning for the Future
Key Takeaways – Next Steps

• Continue to implement the comprehensive plan
• Encourage public participation in code development
• Watch out for unintended consequences
  – Housing affordability
  – Solar access = sprawl?
• No silver bullet
• Multiple priorities – seek balance