Climate Action:
Land Use and Building Regulations
Presented by: Kurt Nabbefeld, Development Services Manager, PCDD

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
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.
Planning for the Future
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!!

Number of housing units by urban village:

- Downtown: 633
- Fairhaven: 398
- Fountain: 633
- Barkley: 169
- Samish Way: 169
- Old Town: 1983

Downtown  Fairhaven  Fountain  Barkley  Samish Way  Old Town
Planning for the Future
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
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 20th anniversary of IECC

Energy codes are a 3 year cycle
8 states have no energy code
Planning for the Future
Building Regulations – Energy Codes
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</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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<tr>
<td>TAG makes Recommendations to the MVE Committee for the 2018 Integrated Draft for the basis of Code Change Proposals</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
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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
Land Use and Building Regulations

Presented by: Kurt Nabbefeld
Development Services Manager, Planning and Community Development
360.778.8351  knabbefeld@cob.org