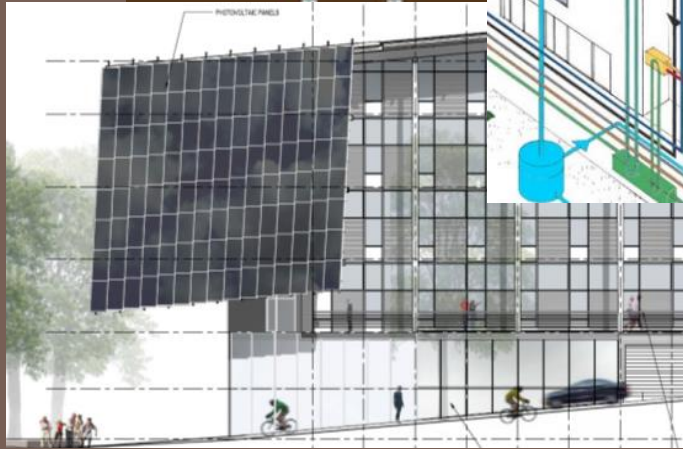
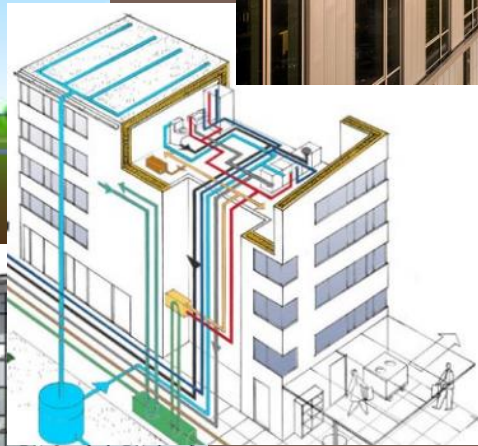


# LIVING BUILDING PILOT PROGRAM UPDATE



# Living Building Challenge

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- ❑ Created in 2006 and administered by the International Living Futures Institute (ILFI)
- ❑ Built environment's most rigorous performance standard
- ❑ Projects must meet performance requirements over a minimum of 12 months of continuous occupancy
- ❑ 25 projects have been completed in North America to date



# Program Purpose & Summary

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- Pilot to promote Living Building Challenge certification:
  - ▣ Flexibility - design departures
  - ▣ Extra height/floor area incentive
- Performance based
- Up to 20 projects total, sunsets in 2025
- Design Review required
- Technical Advisory Group to assist

# History

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- Originally adopted in 2009
- Amended to add Deep Green option: 2012 - 2014
- One LBC & one Deep Green project to date
- Technical Advisory Group recommendations developed in 2014
- Expiration date extended to June, 2017

# Program Changes

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Topic	Existing	Proposed
<b>Criteria</b>	<ul style="list-style-type: none"> <li>• All LBC imperatives; or</li> <li>• 3 of the 7 Performance Areas/"Petals". Include at least Energy, Water, or Materials</li> </ul>	No change
<b>Energy</b>	Energy use 75% or less of "standard reference design building" (Seattle Energy Code)	Energy use 75% or less of targets established in the Energy Code
<b>Water</b>	Water usage 25% or less of usage for a comparable building	No potable water used for nonpotable uses
<b>Stormwater</b>	50% of stormwater shall be captured and used on site	No longer required as a result of change to above
<b>Code Incentive</b>	Achieved through design review departure approval: <ul style="list-style-type: none"> <li>• Additional 10' in zones with height limits of 45' or less</li> <li>• Additional 20' in zones with height limits above 45'</li> </ul>	Provided in exchange for meeting LBC plus City requirements <ul style="list-style-type: none"> <li>• 15% more floor area above the applicable FAR</li> <li>• Up to 10' in zones with height limits of 85' or less</li> <li>• Up to 20' in zones with height limits greater than 85'</li> </ul>
<b>Penalty</b>	Maximum of 10% of project construction value	Maximum of 5% of project construction value

# Minimum Requirements

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## Certification through ILFI:

- Full Living Building Challenge (LBC), or
- LBC Petal Recognition + City requirements
  - ▣ Energy use limited to 75% of Seattle Energy Code targets
  - ▣ No potable water for non-potable uses



# Incentive

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Additional development capacity allowed outright:

- 15% more floor area above the applicable FAR
- Up to 10' in zones with height limits of 85' or less
- Height bonus up to 20' in zones with height limits greater than 85'
  
- Includes Mandatory Housing Affordability (MHA) & Incentive Zoning (IZ)
  - ▣ LBC incentive is in addition to MHA & IZ
  - ▣ LBC capacity not subject to MHA

# Green Building Updates

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- Consolidate requirements into one chapter
- Upgrade green building standard in incentive zoning to LEED Gold (or equivalent) in all zones
  - ▣ Currently varies between LEED Silver and Gold



# Thank you

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