

VISION ON SUSTAINABLE DEVELOPMENT



In Issaquah, we strive to achieve the highest possible quality of life for today's citizens and future generations.

Issaquah is a developing City and our buildings have a significant impact on our economy, natural environment, health, comfort and productivity.

The City places a high priority on protecting the natural environment through sustainable development practices.

To encourage green building, the City will expedite building permit review for projects that achieve:

- Built Green 5 Star (residential) – Certify under the King/Snohomish Master Builders Association (builtgreen.net)
- LEED Gold (commercial) – Certify under the US Green Building Council's Leadership in Energy and Environmental Design (LEED) program (usgbc.org)

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In the United States, buildings account for 39 percent of total energy use, 38 percent of carbon dioxide emissions, 30 percent of raw materials use, 68 percent of total electricity consumption and 12 percent of water consumption.



Green Building Goal

Issaquah strives to increase the number of LEED-certified and Built Green-certified buildings to promote elements of sustainability in the natural environment by expanding sustainable building programs.

Greenhouse Gas Emission Goal

Reduce carbon emissions by 25 percent by 2020, 50 percent by 2030 and 80 percent by 2050, compared to a 2007 baseline.

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To help the City achieve its green building and greenhouse gas emission goals, we encourage builders to include the following green building practices when site specifications allow:

Site Management

Incorporate Low Impact Development (LID) strategies early in the design process to mimic pre-disturbance hydrologic processes.

- Manage stormwater on site.
- Incorporate LID strategies: bio-retention, permeable pavement, rain gardens for small projects, dispersion, compost amended soils, tree coverage, infiltration.

Energy Efficiency

Make buildings more energy efficient and deliver energy with renewable technologies to reduce carbon emissions.

- Document a reduction in overall energy by 30 percent beyond code.
- Assess the site for renewable energy options and include design features to make the site renewable energy-ready (prewire and design solar-ready roofs).
- Use ENERGY STAR appliances, fixtures and equipment. Identify ENERGY STAR Portfolio Manager score.

Water Efficiency

Use water more efficiently in buildings and landscaping.

- Install WaterSense-labeled fixtures for all faucets, showerheads, toilets, irrigation etc. Build new homes that are WaterSense-labeled.
- Minimize the need for permanent irrigation through landscape design.



Waste Reduction

Reduce waste, reuse where possible, and strive for zero waste to landfill.

- Divert at least 90 percent of construction related debris through reuse and recycling

Sustainable Materials

Use locally produced products with low toxicity and made from renewable, sustainably harvested, or waste resources.

- Source materials locally/regionally (within 500-mile radius): sheathing, framing, roofing, sheetrock, concrete, siding, cabinets, flooring.
- Incorporate materials of low toxicity and do not use urea formaldehyde products or other Red List materials from the Living Future Institute. Use Green Seal-certified adhesives, floor finishes, caulks, sealants and paints.

Transportation

Encourage non-motorized and low-carbon transportation options and ease of access to public transportation.

- Build within ¼ mile of transit and ½ mile of essential services including grocery stores, schools, health services and retail.
- Design for pedestrian and bike friendly neighborhoods: bike facilities (racks, showers), rideshare parking preferences and hardware outlets for electric vehicles.

Housing Affordability

Incorporate affordable housing units into residential projects. Issaquah's adopted goals are as follows:

- 17 percent of new housing units are affordable to moderate income households with 50-80 percent of King County median household income
- 24 percent of new housing units are affordable to low income households with incomes below 50 percent of the King County median household income

Innovation

Use creative, cost effective solutions to achieve significant reductions in environmental impacts.