



Priority Green Expedited Application

Many of the requirements for Priority Green Expedited and the Green Building Standard are the same except that Priority Green includes more challenging requirements to address energy, embodied carbon, indoor air quality and dwelling unit size. Complete this application a minimum of 2 weeks prior to your construction intake appointment and send to SCIprioritygreen@seattle.gov.

SDCI Record Number(s)	
Project Address	
Property Owner Name	
Property Owner Address	
Property Owner Email	
Green Building Professional Name	
Green Building Professional Company Name	
Green Building Professional Address	
Green Building Professional Email	
Green Building Professional Phone Number	

1. Green Building Certification

- a. *Priority Green Expedited requires a green building certification. Refer to [Director's Rule 4-2021](#) for more information on approved organizations, versions and rating systems. Choose one certification below.*

Built Green Single Family/Townhouse 2021 Checklist- 4-Star or better

Built Green Multifamily 2021 Checklist- 4-Star or better

Leadership in Energy and Environmental Design (LEED) New Construction, Core and Shell or Residential Single Family Homes Gold or better V4.0 or V4.1

LEED Residential Multifamily Homes or Core and Shell, Gold or better V4.0 or V4.1

Living Building Challenge (LBC), Living Certification or Petal Certification V4.0

LBC Zero Energy Standard or Core V1.0

Phius or Phius Core +2018 or +2021

Phius Prescriptive +2021

Evergreen Sustainable Development Standard 4.0 (only for projects applying for funding from the Washington State Housing Trust Fund and/or Seattle Office of Housing)

- b. Green Building Rating System enrollment or registration number, example Built Green 2022SFXXX.X-.X

2. Site Development and Demolitions

For details, please refer to Director's Rule 4-2021. This requirement will ensure lead dust is reduced during demolition and may change the method used to demolish structures on your building site. Coordinate with your contractor performing the demolition before making any choices below. Your Green Building Professional must confirm compliance prior to SDCI inspections. Choose one of the items below.

If any existing structures built prior to 1978 are proposed to be demolished to permit new structures, all exterior non-load bearing lead painted materials (typically siding, soffits, and trim) must be removed and disposed using industry best practices, or the applicant must demonstrate that all exterior lead has been abated or that no exterior lead painted material exists on the structure. Reference the Environmental Protection Agency (EPA) Repair, Renovation and Painting (RRP) program for best practices and methods for testing, removal, and disposal of lead painted material.

Deconstruct or partially deconstruct existing structure(s) to remove a minimum 1,000 board feet of wood material for reuse and minimize the use of heavy equipment that generate dust (e.g., track hoes, excavators, skid steer loaders, forklifts, bulldozers). Material may be reused on site, donated, or sold for reuse.

Retain an existing principal structure as part of the proposed development.

Relocate an existing principal structure to another site whether within the City limits or outside the City limits.

Use at least 500 board feet of salvaged material on the proposed new structure.

The site development requirement does not apply if demolition of structures was completed at least three (3) years prior to a complete Master Use Permit or construction permit application, or prior to the adoption of this Rule.

The site development requirement does not apply if the construction of a second accessory dwelling unit is the only new construction proposed for the project

The site development requirement does not apply because the site has never been developed with any principal structures

3. Fuel Source

Do not provide fossil fuel-fired equipment or appliances, including but not limited to residential cooking appliances, clothes dryers, decorative or space heating fireplaces, indoor fire tables, outdoor radiant heaters, space heating appliances and service water heating appliances, except as follows. Fossil fuels are permitted to be used for emergency and standby power generators, cooking appliances in commercial kitchens, outdoor barbecues, and outdoor fireplaces, fire tables or fire pits.

- ✓ No fossil fuels will be used in the project
- ✓ The permit plans will include a note indicating no fossil fuels will be used in the project
- ✓ My green building professional will confirm this during the green building inspections

4. Energy Efficiency for Residential Buildings subject to the [Seattle Energy Code \(SEC\)](#) Residential Provisions

The following is approximately 12% more energy efficient than SEC based on [Appendix RB](#) (page 98)

Achieve 2.0 credits in addition to R406 requirements for each new single-family, two-family and townhouse dwelling unit. For small dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area the grand total of 5.0 credits is required. For medium dwelling units (not small), the grand total of 8.0 credits is required. Large units are over the size limit for priority green.

Achieve 1.0 credit in addition to R406 for each new dwelling unit in an apartment building (R-2 occupancy) for a grand total of 5.5 credits.

5. Energy Efficiency for Buildings subject to the [SEC](#) Commercial Provisions

Generally, a building over 3 stories is subject to the commercial provisions. This is not applicable to single family or townhouses. The following is more energy efficient than SEC

For all occupancy types except Group R, achieve 6 additional efficiency package credits from C406.1 for a grand total of 14 efficiency package credits.

For Group R occupancy only, achieve 3 additional efficiency package credits from C406.1 for a grand total of 11 efficiency package credits.

Design and Construct per a SEC Energy Model and meet the Priority Green Energy modeling targets

6. Energy Efficiency when using the Refrigerant Management option for Buildings Subject to the [SEC](#) Residential Provisions (replaces number 4 above only when using this option)

To limit leakage of refrigerant and reduce carbon emissions the following is approximately 12% more energy efficient than SEC based on [Appendix RA](#) (page 98)

Use no field refrigerant connections (all refrigerant connections contained within factory-built equipment)

Achieve 1.0 credit in addition to R406 for each new single-family, two-family and townhouse dwelling unit.

Achieve 0.5 credit in addition to R406 for each new dwelling unit in an apartment building (R-2 occupancy).

7. Energy Efficiency when using the Refrigerant Management Option for Building Subject to the [SEC](#) Commercial Provisions (replaces number 5 above only when using this option)

To limit leakage of refrigerant and reduce carbon emissions the following is approximately 3% more energy efficiency than SEC

Use no field refrigerant connections (all refrigerant connections contained within factory-built equipment)

Achieve 3 additional efficiency package credits from C406.1 for a grand total of 11 efficiency package credits.

Design and Construct per a SEC Energy Model and meet the Priority Green Energy modelling targets

8. Embodied Carbon and Environmental Product Declarations

Identify embodied carbon of primary building material by providing Environmental Product Declarations (EPD) for structural concrete and primary structural frame for steel

- ✓ The EPD will be provided to my Green Building Professional prior to final SDCI inspection.
The project will use structural concrete that has an EPD
The project will use Primary structural frame for steel that has an EPD

9. Indoor Air Quality

Use Low Volatile Organic Compounds (VOC) interior paints, adhesives, caulk, floor finishes and sealant in interior spaces per South Coast Air Quality Management District (SCAQMD) Rule 1168 and 1113 or equivalent. Only use laminated wood products inside the building that meet low or no added formaldehyde requirements.

- ✓ All contractors and subcontractors will be informed of this requirement
- ✓ Specifications will be provided to my Green Building Professional prior to final SDCI inspection

10. Dwelling Unit Size Limits

Dwelling units are limited to 2200 SF of conditioned space. Accessory Dwelling units are considered separately. Exception up to 4000 SF if project meets a net zero energy certification and Built Green Emerald Star materials requirements are met.

- Dwelling unit size

11. Green Building Inspections

Priority Green requires a green building inspection and reports during construction. The owner shall hire a Green Building Professional to act as the Green Building Inspector. Raters, verifiers, or consultants are considered the Green Building Professionals and must be approved by your certification organization. Reports will be reviewed by the Green Building team prior to inspection.

Field Report: After permit issuance but prior to the first SDCI framing inspection, the appointed Green Building Inspector shall upload a green building field report. Reports will be reviewed by the Green Building team prior to inspection. Field reports must be completed by the company and person approved by the certification organization and include:

1. Certification rating system, version, and certification level anticipated and registration or enrollment with such certification organization.
2. Acknowledge that the Green Building Inspector chosen is under contract, reviewed the design and construction documents, and determined a strategy for the development proposal.
3. Evidence to demonstrate compliance with the site development requirements to mitigate exposure to lead dust. Depending on the selected method, this may include, but not be limited to photos, truck or weight tickets, receipts, names of EPA RRP Certified individual and firm, test results, permit records, or aerial photography to show vacant sites.
4. Provides other applicable information at the discretion of the Green Building Inspector.

Final Report: Prior to certificate of occupancy or prior to final inspection if no certificate of occupancy is required, the selected Green Building Inspector shall upload a green building final report. Reports will be reviewed by the Green Building Team prior to inspection or issuance of certificate of occupancy. Final reports must be completed by the company and person approved by the certification organization and include:

1. A summary, with dates provided, of the site inspections performed during construction.
2. Test results for infiltration and commissioning results for ventilation systems.
3. Evidence to demonstrate compliance with the site development requirements to mitigate exposure to lead dust during demolition.
4. Acknowledge that most of the documentation, testing results and other information has been collected to meet the certification level required. Confirmation of energy efficiency measures, use of low VOC and no added urea formaldehyde products were used in interior spaces.
5. Copy of Environmental Product Declaration for structural concrete or primary structural steel material used in the project. Alternatively, provide a link to your life cycle analysis model or application that includes the building material with the EPD.
6. Other applicable information at the discretion of the Green Building Inspector.

All inspection reports shall be uploaded promptly via the Seattle Services Portal (<https://cosaccela.seattle.gov/portal/>) to the special inspection record

Prior to issuance of a building permit, the owner or owner's agent shall appoint a green building inspector to verify means and methods are utilized to achieve certification.

I hereby certify that the green building inspector named below has been engaged to perform the services outlined above. It is the responsibility of the owner or the owner's designee to notify the professional in a timely manner when the services are required.

Property Owner Signature _____ Date _____

I hereby certify that I have been engaged to perform the green building inspections outlined above and I am an approved consultant for the selected green building certification program.

Green Building Professional Signature _____ Date _____