City of Bellevue | Development Services

Director's Rule 02-2026

Version
Final

Summary

This Director's Rule explains how projects in Bellevue's Mixed-Use Land Use Districts can earn green building bonus points through the Amenity Incentive System. It establishes a two-tier system of approved green building certifications and sets additional requirements that support Bellevue's climate and sustainability goals.

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Rulemaking Authority
LUC 20.40.100; LUC 20.20.420; and 20.25R.050

LUC or BCC Provisions Implemented or Interpreted
LUC 20.20.420; LUC 20.25R.050; LUC 20.20.010; and local adoption of the Washington State Energy Code (WSEC)

Decision
Approved

Horner, Rebecca D Digitally signed by Horner, Rebecca D
Date: 2026.03.11 10:55:02 -07'00'

Rebecca Horner
AICP Director
Development Services Department
Date: March 18, 2026

DSD Director's Rule – Green Building Rule

A. Purpose:

The purpose of this rule is to implement and interpret LUC 20.20.420, which applies to green building components of amenity incentive programs in Mixed-Use Land Use Districts.

LUC 20.20.420 establishes that "The Director shall establish a tiered list of green building certification programs" that "may be used to achieve bonus points in the Amenity Incentive System for Mixed Use Land Use Districts as provided in LUC 20.25R.050." LUC 20.20.420 allows that "For any tier, the Director may establish additional requirements beyond meeting program certification that can further advance the City's sustainability goals."

B. Background:

LUC 20.20.420 describes two considerations for the Director to consider "when establishing tiers and selecting green building certification programs" for the purposes of green building components of amenity incentive programs in Mixed-Use Land Use Districts:

- "What percentage of applicants will be able to achieve the green building certification program at the specified tier."
- "The impact of the green building certification program on achieving the City's sustainability goals, including those specified in the City's Environmental Stewardship Plan and the City's Comprehensive Plan."

The Director's Rule was informed by the Wilburton Land Use Code Amendment Economic Analysis and incorporates input from the development community, green building experts, and peer jurisdictions running comparable programs to set ambitious yet achievable 'tiers' of green building incentives.

This Director's Rule facilitates progress towards adopted goals and targets in the 2044 Comprehensive Plan and the 2026-2030 Sustainable Bellevue Plan, including:

- 50% community-wide reduction in greenhouse gas emissions (GHG) by 2030
- 95% community-wide reduction in GHG by 2050 (net zero)
- 50% per capita reduction in vehicle miles traveled by 2050

- 15% community-wide reduction in energy use by 2030
- 95% of all new jobs and 75% of all new housing located within ¼-mile of a frequent transit stop by 2050
- Facilitating green building construction through incentives that drive efficient, electric buildings.

C. Rule:

The amenity incentives provided through LUC 20.25R.050.D.2.g are divided into two tiers. In Mixed Use Land Use Districts subject to Part 20.25R LUC, bonus points for each tier are as follows, as defined in LUC 20.25R.050.D.2.g:

Tier One = 0.3 points per gross square foot of certified building

Tier Two = 0.4 points per gross square foot of certified building

The total number of bonus points earned equals the total additional building floor area available to the development through green building certification, up to the maximum for the Land Use District described in LUC 20.20.010.

As provided for in LUC 20.25R.050.D.2.g.iii, if a residential development located entirely on a site less than or equal to 40,000 square feet achieves Tier Two certification, it shall be allowed up to the maximum Floor Area Ratio (FAR) for the Land Use District described in LUC 20.20.010 without obtaining any other bonus points under this amenity incentive system.

The requirements associated with each tier shall be as follows:

1. Tier One. To achieve Tier One green building certification, projects must meet the following requirements:

i. **Green Building Certification.** Obtain certification from an approved green building certification program at the level specified in Table 3.Alternatively, obtain a the second-highest building certification award level from another green building certification program, approved at the Director's discretion, that the Director determines is functionally equivalent to a Tier 1 certification level specified in Table 3 (for green building certification

programs with multiple levels, this will generally be the second-highest building certification award level). For any green building certification program, the applicant shall meet the applicable requirements of the latest version of the program in effect on the date that vested rights are first established for the project under LUC 20.40.500.

ii. **Electric Vehicle Charging.** Provide additional capacity and infrastructure for electric vehicle charging in buildings with more than two dwelling units and no private garage, beyond that required by Table 429.2 of WAC 51-50-0429. Minimum thresholds for Tier One Green Building Incentives are listed in Table 1.

Table 1 Tier 1 EV Parking Requirements

	EV Charging Stations	EV-Ready Parking Spaces	EV- Capable Parking Spaces
Group A, B, E, F, H, I, M, and S occupancies	10% of total parking spaces*	10% of total parking spaces*	10% of total parking spaces*
Group R occupancies			
Buildings that do not contain more than two dwelling units	Not required*	One for each dwelling unit*	Not required*
Dwelling units with private garages	Not required*	One for each dwelling unit*	Not required*
All other Group R occupancies	10% of total parking spaces	25% of total parking spaces	35% of total parking spaces

*EV Charging Infrastructure minimum is the same as required by Table 429.2 of WAC 51-50-0429.

iii. **Carbon Reduction.** Complete one of the following three options for reducing the building's carbon footprint:

Option 1. Embodied Carbon. Satisfy one of the following three pathways to reduce the emissions associated with building materials in the project.

Pathway 1. Construction and Demolition Waste Diversion. Achieve a minimum 50% diversion rate for all construction and demolition waste, by weight.

Pathway 2. Reduce Embodied Carbon – Life Cycle Assessment. Track and reduce embodied carbon of major structural, enclosure, and hardscape materials using a whole-building life cycle assessment. Demonstrate a 10% reduction in global warming potential (GWP).

Pathway 3. Reduce Embodied Carbon – Materials Type Approach. Demonstrate that three structural, enclosure, or hardscape materials commonly used throughout the project have lower embodied carbon impacts than industry benchmarks as demonstrated by product-specific Type III Environmental Product Declarations (EPDs).

OR

Option 2. No On-site Combustion. Design all project buildings to operate 100% on electric power, including lighting, HVAC, appliances, and all other permanent uses, with the following exceptions:

- Commercial kitchens and other retail food service uses may install natural gas-powered appliances.
- Emergency backup power systems.
- Outdoor Grills and firepits.

OR

Option 3. District Energy. Demonstrate that the project is ready to connect to a Low or Zero Carbon District Energy System upon the system's completion. Follow the associated requirements in the WA State Energy Code for Low-Carbon District Energy systems.

2. Tier Two. To achieve Tier Two green building certification, projects must meet the following requirements:

i. **Green Building Certification.** Obtain certification from an approved green building certification program at the level specified in Table 3. Alternatively, obtain the highest building certification award level from another green building certification program, approved at the Director's discretion, that the Director determines is functionally equivalent to a Tier 2 certification level specified in Table 3. For any green building certification program, the applicant shall meet the applicable requirements of the latest version of the program in effect on the date that vested rights are first established for the project under LUC 20.40.500.

ii. **Electric Vehicle Charging.** Provide additional capacity and infrastructure for electric vehicle charging beyond that required by Table 429.2 of WAC 51-50-0429. Minimum thresholds for achieving Tier Two Green Building Incentives are in Table 2.

Table 2 Tier 2 EV Parking Requirements

	EV Charging Stations	EV-Ready Parking Spaces	EV- Capable Parking Spaces
Group A, B, E, F, H, I, M, and S occupancies	10% of total parking spaces*	10% of total parking spaces*	10% of total parking spaces*
Group R occupancies			
Buildings that do not contain more than two dwelling units	Not required*	One for each dwelling unit*	Not required*
Dwelling units with private garages	Not required*	One for each dwelling unit*	Not required*
All other Group R occupancies	10% of total parking spaces	50% of total parking spaces	10% of total parking spaces

*EV Charging Infrastructure minimum is the same as required by Table 429.2 of WAC 51-50-0429.

iii. **Carbon Reduction.** Two strategies for reducing the building's carbon footprint are required:

1. Embodied Carbon. Satisfy one of the following three pathways to reduce the emissions associated with building materials in the project.

Pathway 1. Construction and Demolition Waste Diversion. Achieve a minimum 50% diversion rate for all construction and demolition waste, by weight.

Pathway 2. Reduce Embodied Carbon – Life Cycle Assessment. Track and reduce embodied carbon of major structural, enclosure, and hardscape materials using a whole-building life cycle assessment. Demonstrate a 10% reduction in global warming potential (GWP).

Pathway 3. Reduce Embodied Carbon – Materials Type Approach. Demonstrate that 3 structural, enclosure, or hardscape materials have lower embodied carbon impacts than industry benchmarks as demonstrated by product -specific Type III Environmental Product Declarations (EPDs).

AND

2. Building Energy. Choose one of the following two pathways to reduce the emissions associated with building energy.

Pathway 1. No On-site Combustion. Design all project buildings to operate 100% on electric power, including lighting, HVAC, appliances, and all other permanent uses, with the following exceptions:

- Commercial kitchens and other retail food service uses may install natural gas-powered appliances.
- Emergency backup power systems.
- Outdoor Grills and firepits.

OR

Pathway 2. District Energy. Demonstrate that the project is ready to connect to a Low or Zero Carbon District Energy System upon the system's completion. Follow the associated requirements in the WA State Energy Code for Low-Carbon District Energy systems.