



# Living Building Pilot Documentation Requirements for LBC 3.1

**This document provides information on what pilot projects must show on the SDCI plan sets and design review presentation packages. This document is meant to complement and does not replace Land Use Code or any International Living Future Institute documents.**

## **Instructions:**

Living Building Pilot projects must include the following, at a minimum, on the Master Use Permit plan set, construction permit plan set(s), and the Full Design Review Early Design Guidance and Recommendation packets. The information is required to demonstrate compliance with the program's minimum standards (SMC 23.40.060.F.1). Information must be shown on one or more sheets titled, "Living Building Pilot," and be included in the title block and sheet index. Graphics, drawings, or other information your team feels is pertinent may be placed on the sheet in addition to the information described below

- A. Living Building Pilot Program Minimum Environmental and Process Requirements: to be noted as is and does not require editing (see next page for more information).
- B. Living Building Challenge Petal Selection:  
demonstrate how the project intends to meet the pilot requirements and which Petals will be achieved. Highlight or depict which Petals and Core Imperatives will be achieved for the project.
- C. Living Building Pilot Checklist: provide a master checklist for all the program documents and at what phase of permitting they are required.

## A. Living Building Pilot Program Minimum Environmental and Process Requirements

Note the information below on the Living Building Pilot plan sheet.

Project must comply with all the below:

1. **Seattle Energy Requirements:** reduce total energy usage by 25 percent, or more, based on the Energy Use Intensity (EUI) targets in the Target Performance Path of the Seattle Energy Code Section C401.3 and use no fossil fuel for space and water heating.
2. **Seattle Water Requirements:** reduce potable water demand by using only non-potable water for toilet and urinal flushing, irrigation, hose bib, cooling tower (make up water only), and water features, except to the extent other applicable local, state, or federal law requires the use of potable water.
3. **Living Building Challenge (LBC) 3.1 Petal Certification (as administered by the International Living Futures Institute- ILFI):**
  - a) Requires achieving at least three of the seven Petals and all associated Imperatives for that Petal. One of the three Petals must be Water, Energy or Materials.
  - b) Imperative 01- Limits to Growth, and Imperative 20 - Inspiration + Education are also required for Petal Certification.
4. If the LBC Energy Petal is achieved, the Seattle Energy Requirements are met (off-site exception/scale jumping may not be used to satisfy the 25% on-site energy reduction).
5. If the LBC Water petal is achieved, then the Seattle Water Requirement is met.
6. The applicant is responsible for all fees associated with obtaining LBC Petal certification, auditing, and consulting fees including any coordination to comply with the Seattle Energy and Water requirements.
7. In most cases, trade permits (mechanical, electrical, and plumbing) must be obtained prior to building permit issuance. This includes the Seattle-King County Health Water Reuse permit.
8. Requirements apply to the entire building, including all floors and tenant spaces. The performance period to measure energy use begins when the building is at least 85% occupied. Energy process loads may be excluded pursuant to the TPP energy model.
9. The approved project plans and any other documents, together with any subsequent changes or amendments to those project plans and documents, shall demonstrate to the satisfaction of the Director that the completed building as designed will meet all the minimum standards in subsection SMC 23.40.060.B. (SMC 23.40.060F1).
10. The project shall be constructed and completed in accordance with the approved project plans and documents (SMC 23.40.060F2).

<b>B. Living Building Challenge Petal Selection</b>	
<b>LBC Categories (7)</b>	<b>LBC Subcategories (20) &amp; Seattle Pilot Requirements</b>
<b>Petals</b>	<b>Imperatives</b>
Water (required if energy or materials not chosen)	Net Positive Water or Seattle Pilot Requirements (required)
Energy (required if water or materials not chosen)	Net Positive Energy or Seattle Pilot Requirements (required)
Materials (required if water or energy not chosen)	Red List
	Embodied Carbon Footprint
	Responsible Industry
	Living Economy Sourcing
	Net Positive Waste
Place	Limits to Growth (required)
	Urban Agriculture
	Habitat Exchange
	Human Powered Living
Health & Happiness	Civilized Environment
	Healthy Interior Environment
	Biophilic Environment
Equity	Human Scale + Humane Places
	Universal Access to Nature & Place
	Equitable Investment
	Just Organizations
Beauty	Beauty + Spirit
	Inspiration Education (required)

## C. Living Building Pilot checklist

Each item must be noted on the applicable plan for permit record type as noted below—Early Design Guidance=EG, Master Use Permit=LU, Construction=CN or PH. Some items will not apply depending upon your project or type of permit. Concept level information is typically required during schematic and design development (EG, LU records) and must evolve to add more specific information during design development and construction documents (CN, PH records). The Full Design Review Board presentation packages are not expected to be embedded on the plans although some graphics and information from the packets should be included on the plan sets.

- EDG Design Review presentation package with pilot strategies
- Established contact at International Living Future Institute (ILFI) (EG)
- ILFI feasibility report, optional (EG, LU, CN, PH)
- ILFI registration. Provide name or title the project is registered under (LU)
- Living Building Challenge petal selection (LU, CN, PH)
- Target Performance Path, C401 energy model (LU, CN, PH)
- Water narrative (LU, CN, PH)
- Annual water balance diagram (LU, CN, PH)
- Concept approval from Seattle King County Health for non-potable water system (LU)
- Design Review Recommendation presentation package with pilot strategies described and integrated with design (LU)
- Energy narrative (LU)
- Preliminary contract for power purchase agreement, optional, only required if using LBC off-site exception (CN, PH)
- Water system plans included in permit plan set (CN, PH)
- Issued plumbing permit (CN, PH)
- Issued plumbing water re-use permit for non-potable water system (CN, PH)
- Code and Target Energy Use Intensities embedded on permit plan set (CN, PH)
- Plan callouts with sheet reference numbers for Petal related design features such as but not limited to; *Human Powered Living Imperative, bike parking shown on sheet A201, level P1* (LU, CN, PH).
  - Urban agriculture (Place)
  - Bike parking (Human Powered Living)
  - Shower and locker room facilities (Human Powered Living)
  - Solar array location with fire access (Energy)
  - Equipment rooms (Energy and Water)
  - Resilient energy room (Energy)
  - Biophilic design features (Health and Happiness)
  - Inspiration and Education (Beauty)