

Green Building Standard (SMC 23.58D)

This document provides information on how a project triggers the Green Building Standard described in [SMC 23.58D](#) and [Director's Rule 4-2021](#). This information does not supersede or replace the Land Use Code.

All new buildings using the Green Building Standard must:

- 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.
- Obtain a green building certification through an approved green building rating organization
- Meet site development requirements to mitigate exposure to lead dust during demolition

Zone	Code Citation	Green Building Standard Must be Met When:
Single Family 5000, 7200, 9600	23.44.041A.1.a.2	Developing a 2nd accessory dwelling unit unless the ADU is proposed in the existing structure or is a rental unit affordable to and reserved solely for "income-eligible household" per SMC 23.58A.004.
Single Family 5000, 7200, 9600, Residential Small Lot (RSL)	23.44.041 table A line k footnote	The code allows 2 feet additional height for DADUs with green roof or other green related features complying with the Green Building Standard in 23.58D.
Lowrise (LR)	23.45.530	Exceeding the following floor area ratio: LR1 1.1 LR2 1.2 LR3 outside urban centers & villages 1.6 LR3 inside urban centers & villages 1.8
Midrise (MR), Highrise (HR)	23.45.530	Exceeding the following floor area ratio: MR 3.45 HR 7.0
Seattle Mixed (SM) zones using incentive zoning are subject to 23.48.021D		
SM-SLU (South Lake Union Urban Center)	23.48.221.C	Gaining extra floor area
SM-SLU 175/85-280 (South Lake Union Urban Center)	23.48.230.D	Gaining additional height for structures designed for re- search and development laboratories subject to meeting certain criteria
SM-D (Dravus)	23.48.345	Exceeding height of 55 feet excluding permitted rooftop features
SM-NR (North Rainier)	23.48.445	Exceeding the following floor area: SM-NR 75 3.5 SM-NR 95 4.5 SM-NR 145 5
SM-U (University)	23.48.622.B	Gaining extra floor area
SM-UP 160	23.48.722.B	Gaining extra floor area
IDM, DMR, DMC zones in South Downtown area per Map1A	23.49.011.A.2.m.1	Gaining extra floor area
DMC, DMR, IDM, and PSM zones in South Downtown are per Map 1A	23.49.023.F	Gaining extra floor area
PSM 85-120	23.49.180.H	Gaining additional height
PSM	23.66.140.C.4.i	Developing enclosed rooftop recreational spaces for new structures
IC85-175	23.50.033.B	Gaining extra floor area