

# Buildings BMPs: Incentives

Low-Impact Development Code Update

Thurston County  
Community Stakeholder Group

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# Background

- The Thurston County Building Code references the International Building Code, Residential Code, Mechanical Code, and Plumbing Code
- LID BMPs are allowed under these codes, but not often proposed in new developments
- County offers up to a 25% credit on stormwater fees for non-residential developments that implements BMPs

# Green Roofs



- Reduce stormwater runoff; reduce temperatures
- Can be an amenity; LEED certification
- Challenge for long-term maintenance



# Minimal Excavation Foundations



- Minimizes impact to soils
- Reduces the amount of clearing and grading
- Depending on design, can model a portion of the roof runoff area as pasture

# Rainwater Harvesting



- Minimizes stormwater runoff, and reuses for landscaping or plumbing
- Drought conditions driving interest
- County currently offers a 10% credit to stormwater fees (commercial only)



# Incentives

- Have you ever encountered or considered using one of these BMPs in a development? What was the outcome?
- How could the county increase knowledge of or interest in these practices?
- What incentives or outreach material would encourage the use of them in new projects or redevelopment?
  - Expedited permit review
  - Tax or fee credits
  - Flexibility in site design; bulk and dimensional standards
  - Technical assistance (model designs, dedicated permit review team)
  - Showcasing successful projects