

# Building Performance Standard Laws

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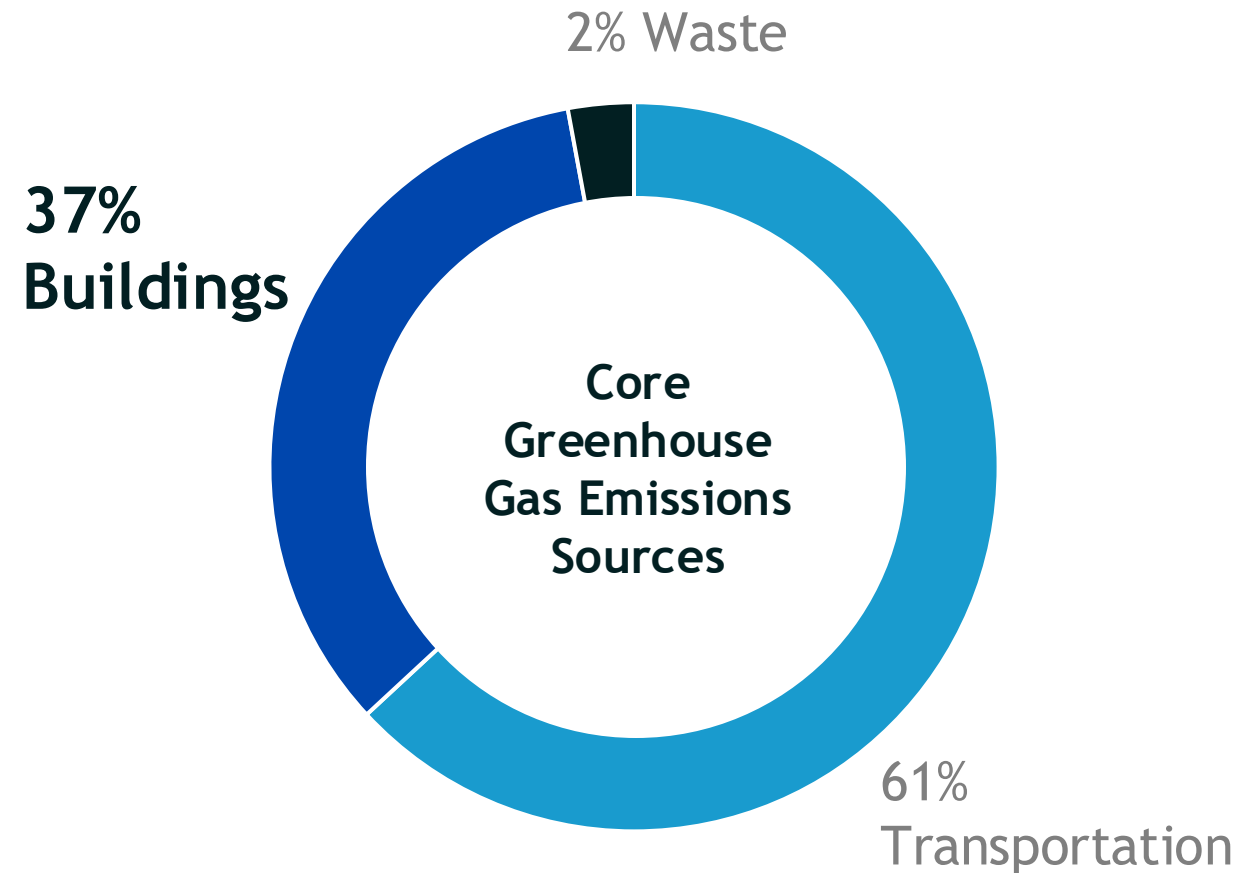


**Seattle**  
Office of Sustainability  
& Environment

# Agenda

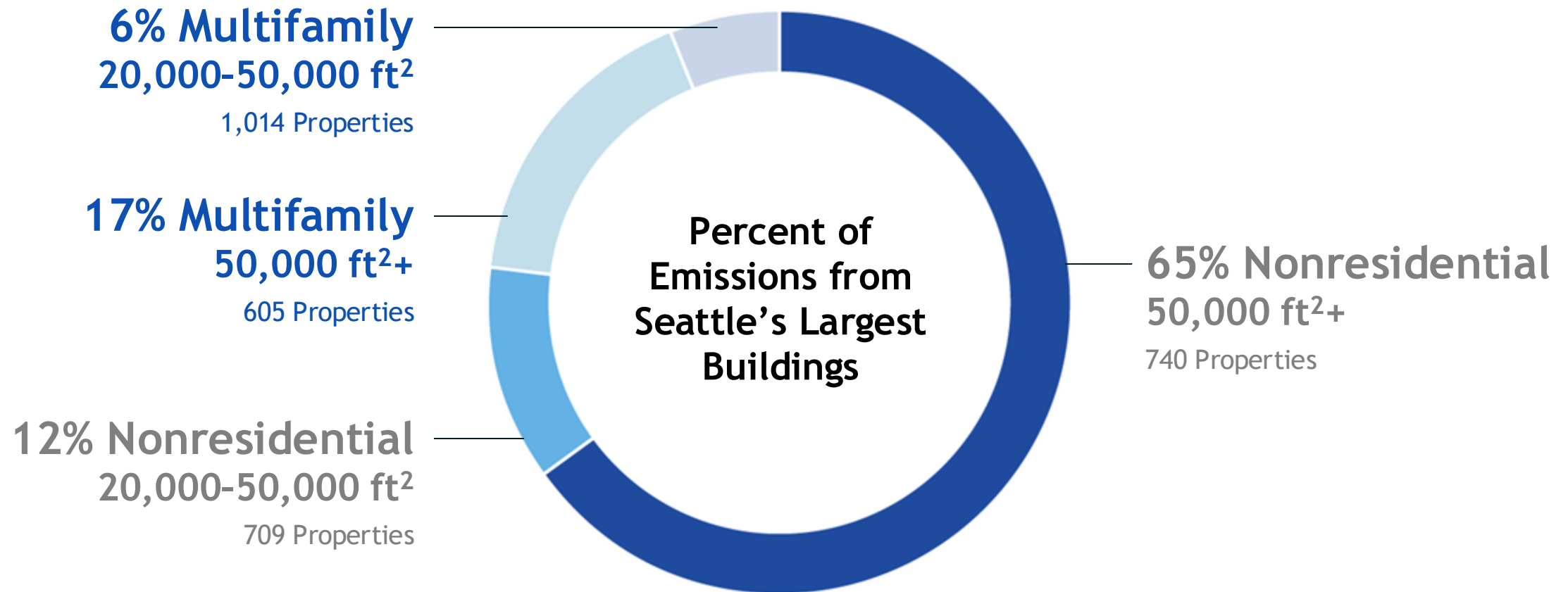
- WA Clean Buildings Performance Standard (CBPS)
- Seattle Building Emissions Performance Standard (BEPS)
- Seattle Clean Buildings Accelerator Program
- Future Seattle grant program for building decarbonization to support Frontline communities

**Buildings are one  
of the largest  
sources of  
Seattle's climate  
pollution**

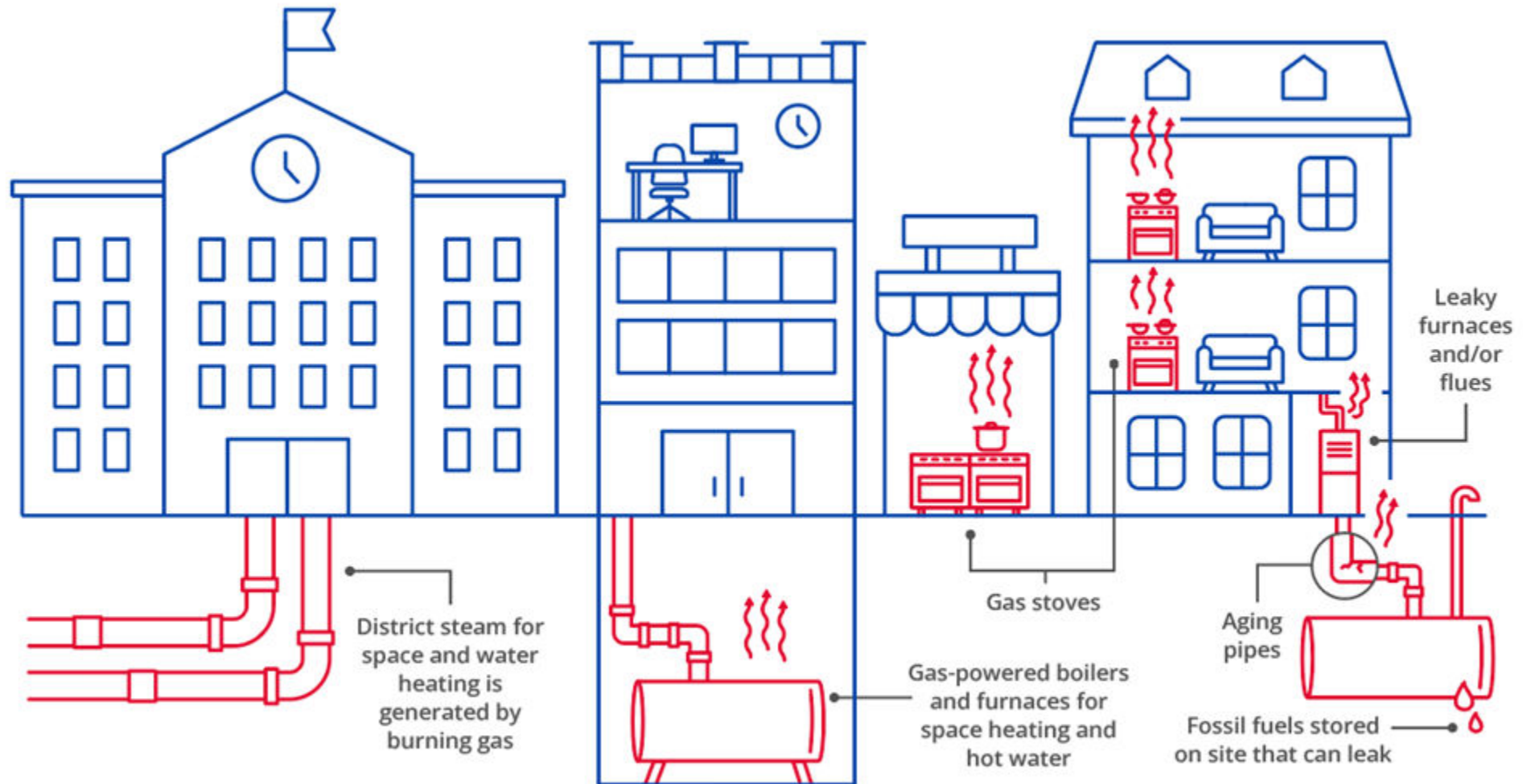


Source: 2020 Seattle Greenhouse Gas Emissions Inventory

# Emissions from nonresidential and multifamily buildings >20,000 ft<sup>2</sup> in Seattle, by size and type



# Nearly all building-related emissions in Seattle come from burning fossil fuels, like gas and oil



# WA Clean Buildings Performance Standard (CBPS)

<https://www.commerce.wa.gov/cbps/portal/>

# Snapshot: WA Clean Buildings Performance Standard

## What is it?

- **Goal:** Reduce energy consumption and emissions; buildings must meet **energy** targets
- **Plan:** Energy management plan and operations & maintenance program
- **Building Performance:** Use ENERGY STAR Portfolio Manager

## What/Who does it affect?

- **Buildings:**
  - **Tier 1:** Commercial 50,000 ft<sup>2</sup>+
  - **Tier 2:** Commercial & Multifamily 20,000-50,000 ft<sup>2</sup>+
- **Owners:** State-supplied list
- **Utilities:** Assistance & Savings

# Snapshot: WA Clean Buildings Standard

## Deadlines

- Documents and benchmarking **in place one year prior** to the deadline



Tier 1 - Buildings more than 220,000 gross sq. ft: June 1, 2026



Tier 2 - Buildings more than 20,000 – less than 50,000 gross sq. ft: June 1, 2027

(Plus multifamily  
>20K ft<sup>2</sup>)








Tier 1 - Buildings more than 90,000 – less than 220,001 gross sq. ft: June 1, 2027



Tier 1 - Buildings more than 50,000 – less than 90,001 gross sq. ft: June 1, 2028



# Tier 1 Early Adopter Incentive (EAI)

- |                     |   |  |
|---------------------|---|--|
| <b>What is it?</b>  |    | <ul style="list-style-type: none"><li>• Incentivizes Tier 1 buildings far from energy performance requirements to meet Clean Buildings requirements</li></ul>  |
| <b>Funding</b>      |    | <ul style="list-style-type: none"><li>• \$75M total available</li><li>• Incentive of \$0.85/Sq Ft</li></ul>  |
| <b>Eligibility</b>  |    | <ul style="list-style-type: none"><li>• Tier 1 building or multifamily residential building &gt;50k Sq Ft</li><li>• Energy Use Intensity (EUI) is &gt;15 points above target</li></ul>   |
| <b>Requirements</b> |   | <ul style="list-style-type: none"><li>• Complete an approved energy audit</li><li>• Comply early with Clean Buildings Performance Standard</li></ul>   |
| <b>Timing</b>       |  | <ul style="list-style-type: none"><li>• Submit Early Adopter Incentive application</li><li>• Within 18 months after application approval, implement all Energy Efficient Measures</li><li>• Within 18 months after measures implemented, verify EUI meets target and that all Clean Buildings requirements are met</li></ul> |

[More Early Adopter Info](#)

# Tier 2 Early Adopter Incentive Program

- Tier 2 will cover buildings 20,000 – 50,000 ft<sup>2</sup>, including multifamily buildings >20,000 ft<sup>2</sup>
- Starts July 1, 2025
- \$150M is earmarked for incentives
- Will offer incentive of \$0.30/ft<sup>2</sup> to owners who
  - benchmark their buildings' energy
  - develop an energy management plan
  - create an operations and maintenance program
- An "Enhanced Incentive" is being developed
- [More early adopter information](#)



# Seattle Building Emissions Performance Standard (BEPS)

[seattle.gov/building-performance-standards](https://seattle.gov/building-performance-standards)

# Snapshot: Seattle BEPS

## What is it?

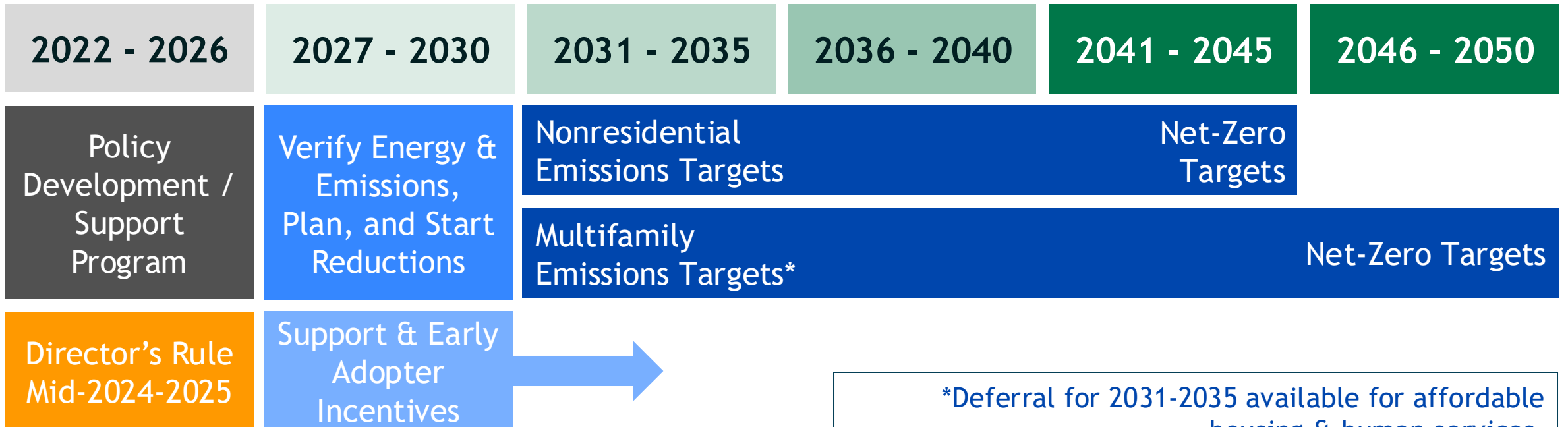
- **Goal:** Reduce emissions; buildings must meet emissions targets
- **Verify, Report, & Plan:** Benchmarking, document equipment & performance, and achieve targets
- **Building Performance:** Use ENERGY STAR Portfolio Manager and future City BEPS reporting tool

## What is covered?

- **Commercial** (Nonresidential) buildings greater than 20,000 ft<sup>2</sup>
- **Multifamily** buildings greater than 20,000 ft<sup>2</sup>
- These have been benchmarking energy use and emissions in Seattle for years

# Snapshot: Seattle BEPS

## Seattle Building Emissions Performance Standard (BEPS)



## State of WA Clean Buildings Performance Standard

2026 - 1 <sup>st</sup> Energy Targets Commercial >50K	2031 >> Future Energy Targets - To be Determined by Rule Commercial & Multifamily >20K
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# What Does Seattle BEPS Require of Building Owners?

## Every 5 years:



**Energy Benchmarking Verification:** Verify previous year's building energy use and emissions. *Starts 2027–2030*



**GHG Report:** Document current GHGI/GHGIT and equipment, and plan actions to achieve targets. *Starts 2027–2030*



**Meet Greenhouse Gas Intensity Targets (GHGIT).** *By 2031–2035*



**Achieve** net-zero emissions with narrow exceptions. *By 2041–2050 (depending on building type and size)*

**NOTE: Building Tune-Ups** will sunset after its 2023-2026 compliance cycle is done.

# Benefits of emissions-based building performance standards and energy efficiency



Greater efficiency can mean cost savings for owners and tenants



Improved comfort



New well-paying jobs in clean energy and energy efficiency



Safer communities — reduced risk of gas leakage, accidents, and contamination

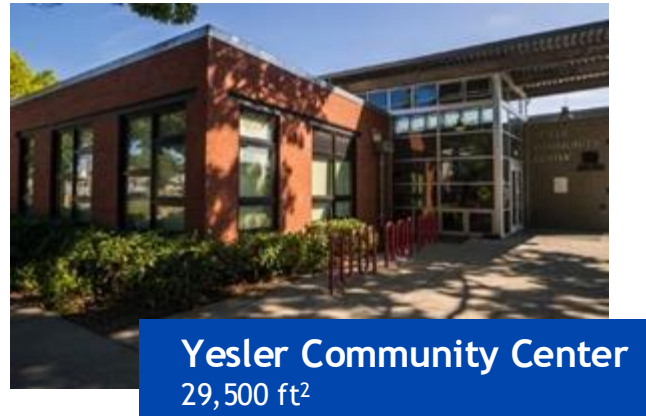
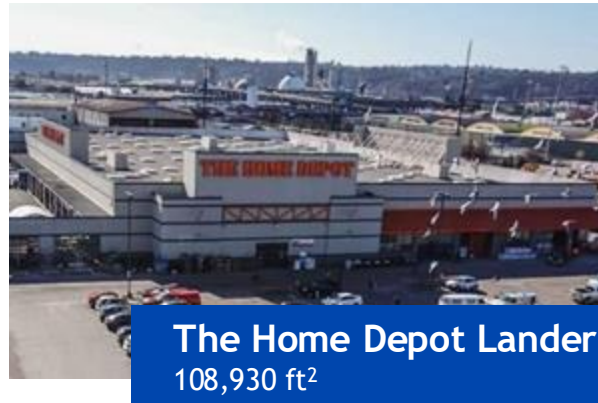


Cleaner air indoors and outdoors



Lower carbon emissions

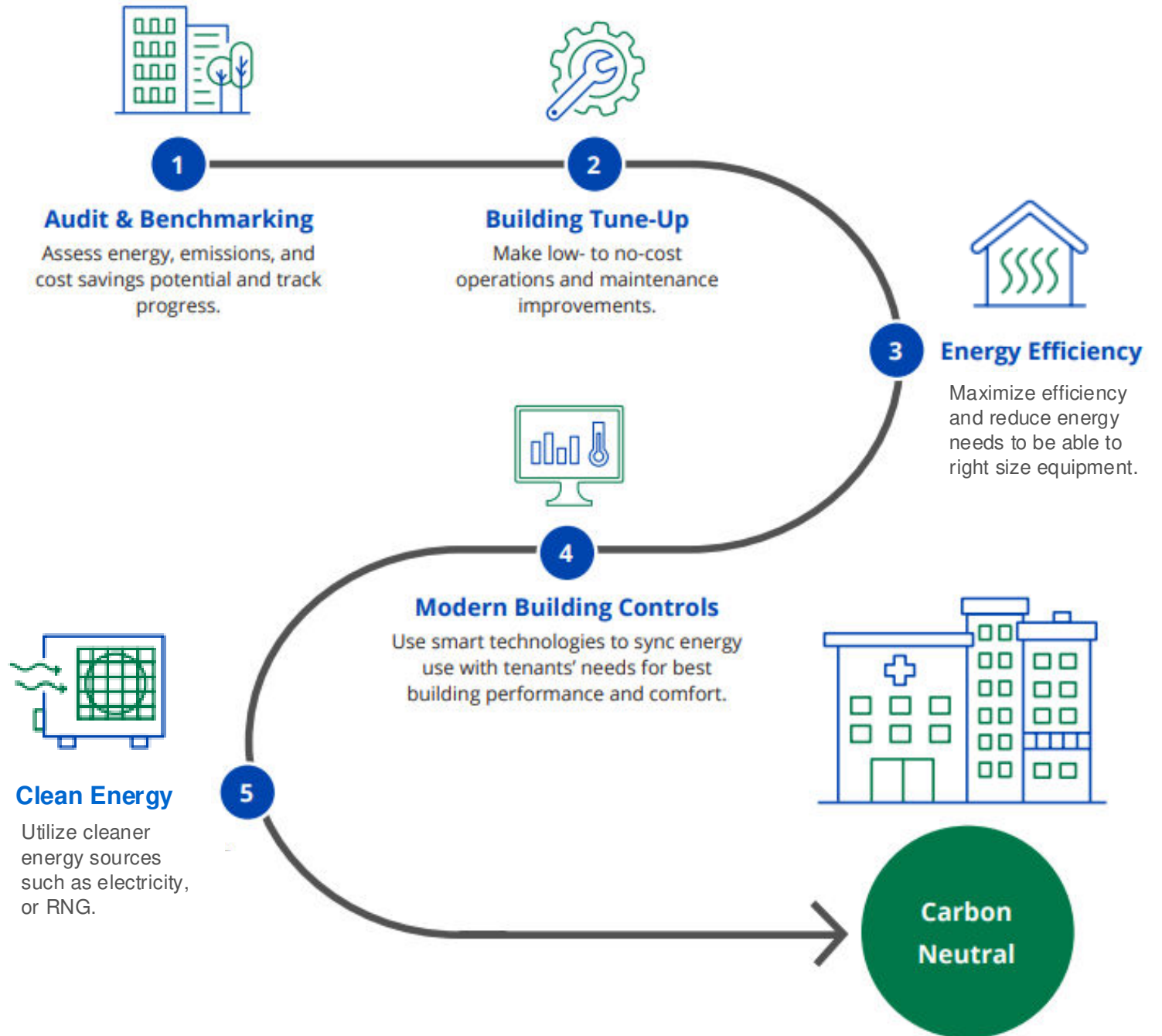
# Covers About 4,100 Nonresidential & Multifamily Existing Buildings >20,000 Square Feet



*(Buildings not included: new construction (covered by Energy Code), industrial/manufacturing, small commercial and multifamily, single-family)*



# Getting buildings to net-zero emissions



# Seattle Clean Buildings Accelerator

<https://www.seattlebuildingsaccelerator.com/>

# Accelerator Overview



**Program is free to participants**



**Help determine energy use and emissions impacts**



**Drive energy savings from operations and maintenance and reduce emissions**



**Receive direct access to expert advice**

# Pick a Path for Compliance Support

## OBJECTIVES

## Two Paths

### EDUCATION

Self-led

### LIGHT COACHING

Tailored support



Understand the Law and Code

- Pre-recorded webinars

- Live virtual workshops
- One-on-one coaching



Identify Energy and Emissions Reduction Opportunities

- Common energy and emissions opportunities

- Site-specific virtual energy walk-through
- List of specific projects



Develop Documentation

- Checklists
- Templates and examples

- Expert review of documents



Meet Performance Targets

- How to identify targets
- Energy efficiency and emissions reduction resources

- Prioritize projects
- Deeper engagement for select projects

# ENERGY STAR Portfolio Manager for BEPS and CBPS

The Accelerator will help you:

- Understand the data and reporting requirements of WA Clean Buildings and Seattle BEPS in ENERGY STAR Portfolio Manager
- Quality check your building data in ENERGY STAR Portfolio Manager

**Multifamily-specific** Accelerator coaching cohorts are coming in 2025. Sign up at <https://www.seattlebuildingsaccelerator.com/events> to learn when.

# Seattle Clean Building Accelerator Participants

- To date, 40 organizations in light coaching
- More than half representing Frontline communities, nonprofits, class B/C buildings



Email [cleanbuildings@seattle.gov](mailto:cleanbuildings@seattle.gov) to get on the list for program updates.

# **Seattle Buildings Decarbonization Grants Program**

# New Seattle Grant Program for Certain BEPS-Covered Buildings Coming in 2025

- Proposed 2025-26 budget includes \$4.5M/year in funding
- Purpose is to help buildings owned by or serving frontline communities (like community centers, low-income housing facilities, and non-profits) move toward compliance with BEPS by
  - Engaging engineering design support to plan needed retrofits
  - Implementing capital projects to reduce energy and emissions



# New Seattle Grant Program for Certain BEPS-Covered Buildings Coming in 2025

- 2025-2026 funding follows \$4.5M budgeted in 2024 that was used to develop the grant program and fund early pilot projects, including
  - \$2.9M to low-income housing (including an HDC DAHN project)
  - Another \$250K to senior housing
- Competitive announcement likely by early Q1 2025
- Email [cleanbuildings@seattle.gov](mailto:cleanbuildings@seattle.gov) to join our mailing list to receive announcement when grant applications open

# Coming in later 2025 - 2033: Enhanced Support via Award from U.S. DOE

- **“Inflation Reduction Act of 2022 (IRA) - Assistance for the Adoption of the Latest and Zero Building Energy Codes”**
- **About \$17 Million to Seattle** – For enhanced outreach and support; not capital funds to buildings
  - Hands-on free support for benchmarking verification and GHG report
  - Workforce liaison
  - Support to access funding and financing

# Thank you!

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Office of Sustainability  
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