

Clean Buildings Performance Standard

Presenters

EMILY SALZBERG

1/14/2025



Washington State
Department of
Commerce

We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES AND FACILITIES



CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

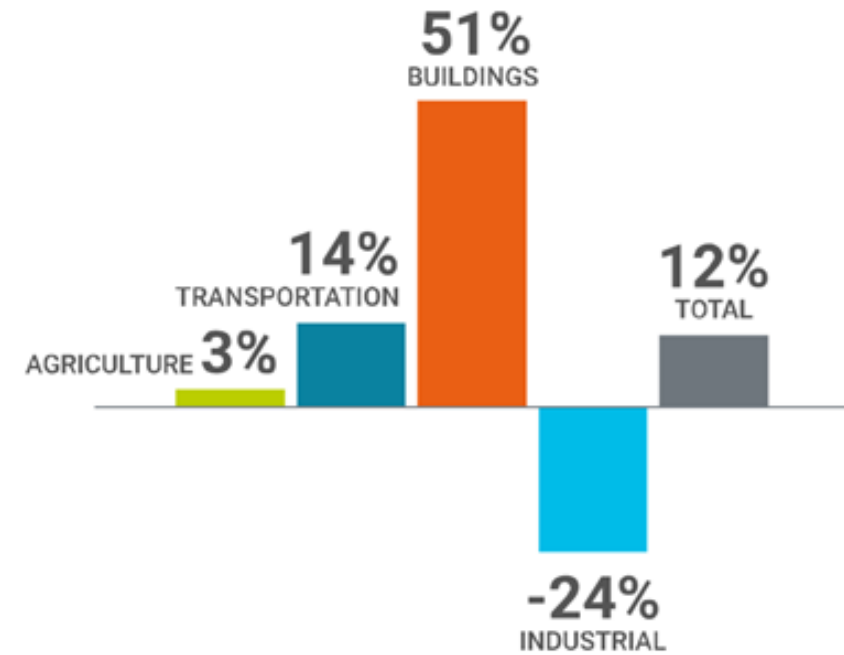
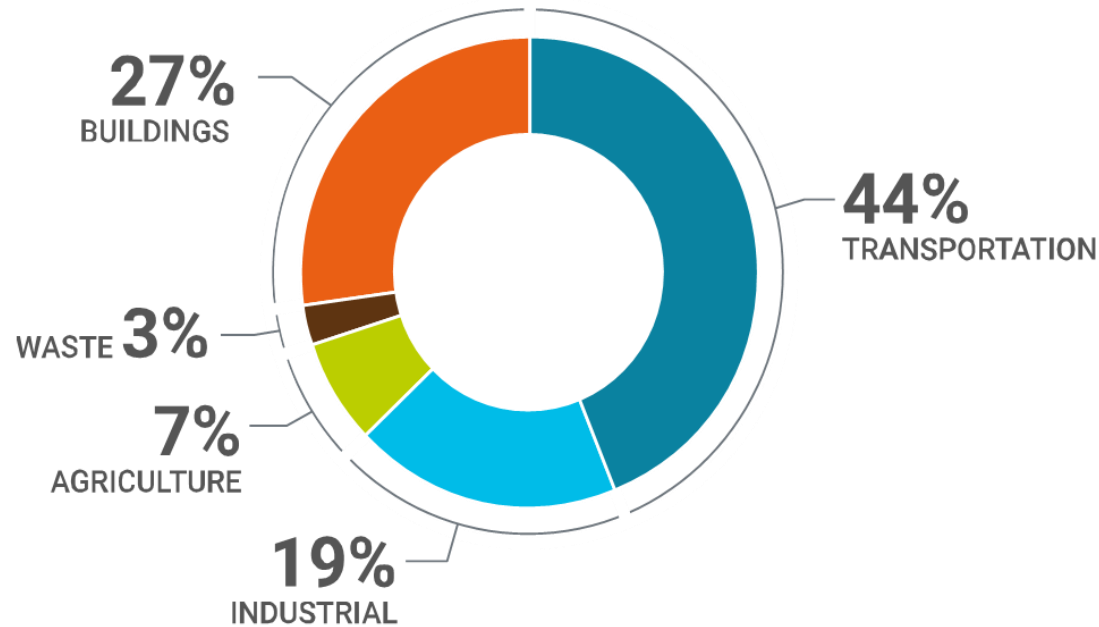
Agenda

- Problem statement and background
- Recent accomplishments:
 - Incentives
 - Workgroup
 - Early compliance and exemptions
 - District energy systems decarbonization plans
 - BEACONS project
- Looking forward, agency request legislation
- Questions



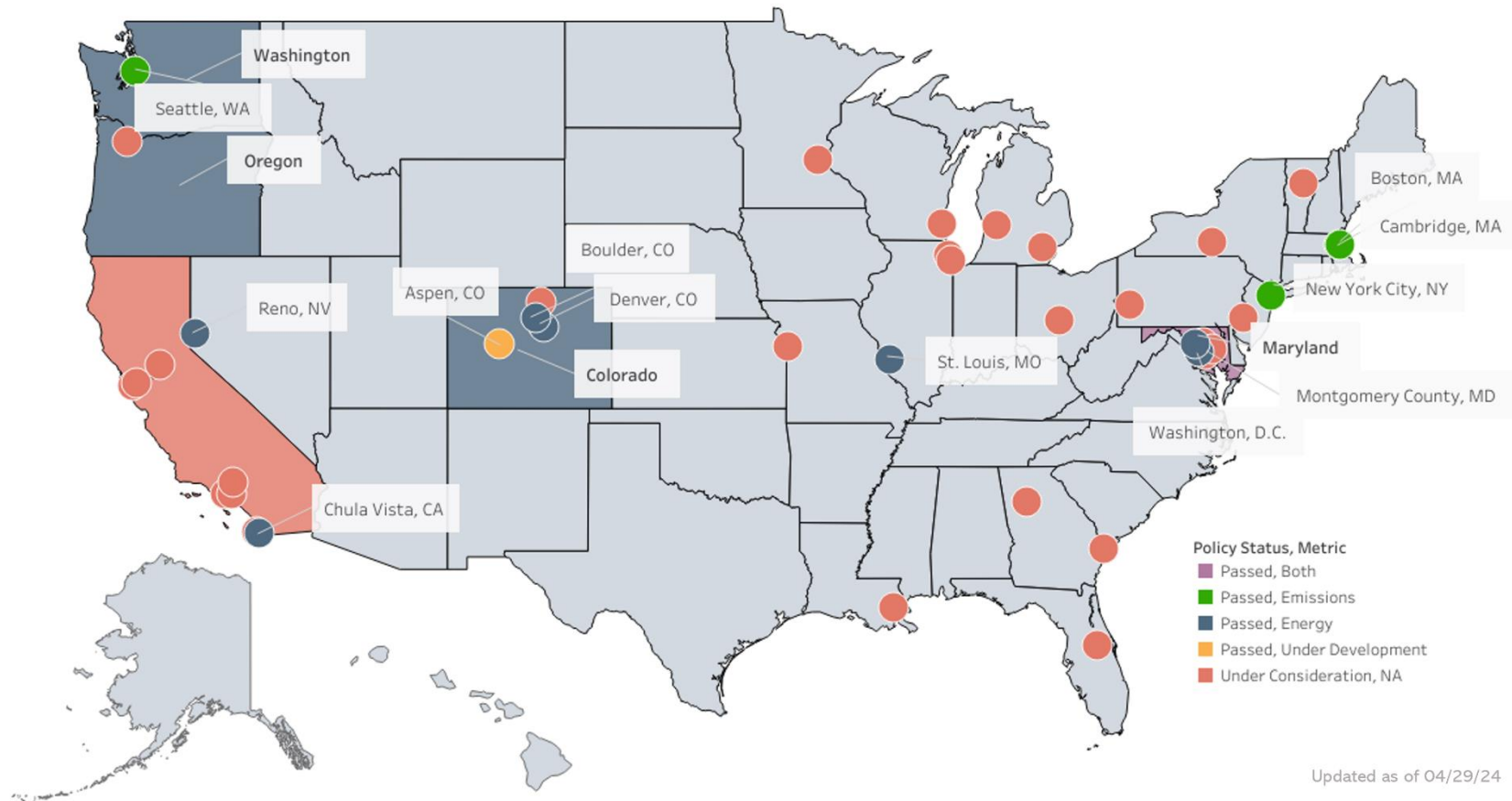
Reducing emissions from existing buildings

As Washington's population has grown, greenhouse gas emissions from buildings jumped significantly from 1990-2015



National leadership, first in nation

State and Local Building Performance Standards



2024 Accomplishments

- Clean Buildings Workgroup convening and report
- Early compliance and exemption applications opened
- Energy Audits for Publicly Owned Buildings incentive program launched, \$12 million obligated
- Clean Buildings Performance Grant Program request for proposals posted
- Enhanced incentives for early adopters launched (HB 1976, 2023)



2024 Accomplishments

- District Energy System Decarbonization Planning (HB 1390, 2024)
- Published free, updated version of ASHRAE Standard 100
- BEACONS Project funded by DOE
- Continued national leadership on building performance standards



Background



Clean Buildings Performance Standard

- Site based Energy Use Intensity (EUI)
- Based on ASHRAE Standard 100-2018
- WAC 194-50 – Rules for compliance and administrative requirements.
 - Amendment to Standard 100
- Tier 1 Buildings (HB 1257, 2019)
 - Buildings over 50k sq ft excluding parking
- Tier 2 Buildings (SB 5722, 2022)
 - Buildings between 20 and 50,000 square feet
 - Multifamily over 20,000 square feet

Commerce charged with:

- Rulemaking
- Notifying building owners
- Administering incentives
- Supporting mandatory compliance

Basic Requirements



Benchmarking

Operations & Maintenance Program

Energy Management Plan

Tier 1 ONLY - Compliance with an energy performance metric

- Meeting the EUI **OR**
- Investment Criteria

Compliance and Reporting Schedule

A building owners of a covered building must meet the following reporting schedule for complying with the standard and every five years thereafter:



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



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



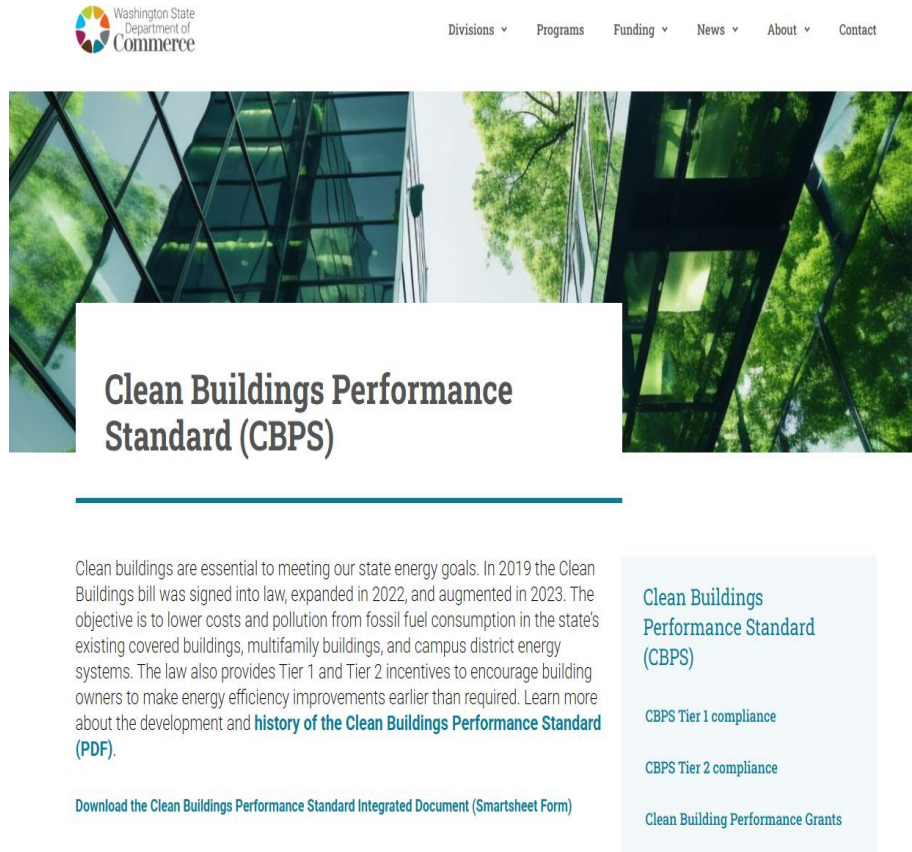
Tier 1 - Buildings more than 50,000 – less than 90,001 gross sq. ft, June 1, 2028

No-Cost Support

- ✓ Responded to 1,639 customer support inquiries, double that of 2023
- ✓ Partnered with utility providers
 - Accelerator Programs
- ✓ Smart Building Center
 - Help Desk
- ✓ Energy Star Portfolio Manager
 - Customer Support
 - Live and recorded training session



Clean Buildings Webpage



- How to Comply
- Frequently Asked Questions
- Guidance Document Library
- Customer Support and Resources
- Incentive Program & Grant
- Clean Buildings Portal
- Customer Support Form

Website: <https://www.commerce.wa.gov/buildings/>

Clean Buildings Portal

- View and verify parcel/building information
- Manage roles and authorized users to work on parcel/building profile
- Submit applications
- Submit compliance forms
- Track compliance requirements
- Check on the status of applications
- Make changes to account information

Key Accomplishments



CBPS Incentive Programs



Tier 1 Early Adopter Incentive Program- \$75 million

- 7 applications approved
- \$5 million dollars reserved



Tier 2 Incentive Program- \$150 million

- July 2025 launch
- Guidelines developed



Energy Audits for Public Buildings \$15 million

- 78 applications approved
- \$11.6 million dollars obligated



Clean Buildings Performance Grant \$45 million

- RFA released, closes at end of Jan

Early Compliance and Exemption Applications

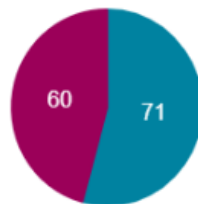
Total Applications

Submitted Compliance & Exemption Applications

131

Compliance & Exemption Applications by Type

- Early Compliance
- Exemption

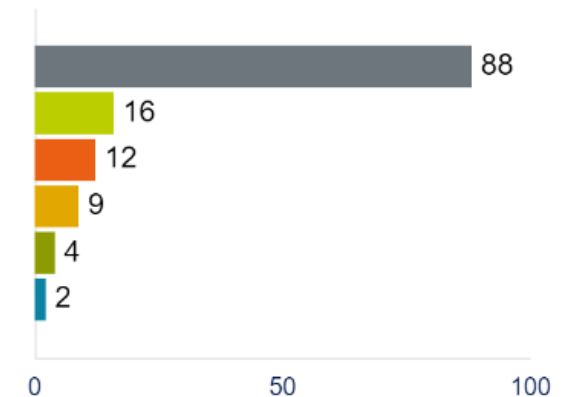


Status Breakdown



Applications by Industry Type

- Commercial
- K-12 Schools
- Public Ports
- Higher Education
- Agricultural
- Government



[Compliance App Dashboard](#)

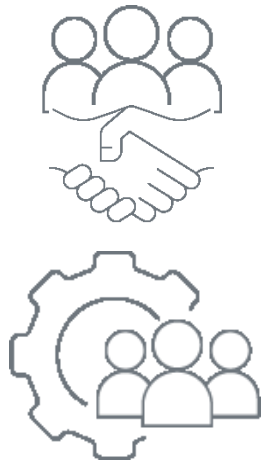
District Energy Systems, Decarb Plans

- Introduced in HB1390 2023
- Adds a section to the Clean Buildings Performance Standard
 - Based on ASHRAE Standard 100-2018
 - WAC 194-50 – Rules for compliance and administrative requirements.
- **Mandatory**
 - State Campus District Energy Systems
- **Optional**
 - Campus District Energy Systems
- **15+ year timeline**



BEACON Project

Building Efficiency and Clean Operations Network (BEACON) **\$7.78 million from US Depart of Energy**



Building Owner Support and Workforce Development

- Fund 60 fellows to provide energy services to owners/operators of large commercial and multifamily buildings
- Train and match technical experts with building owners who need support to meet the state's performance standard
- Prioritize capacity to buildings in areas identified as underserved and overburdened

Clean Buildings Workgroup

Funded in 23-25 Capital budget, Commerce charged with forming a Clean Buildings workgroup to analyze the costs of Tier 1 compliance and produce a report to the legislature on recommendations

Two Deliverables:

- [Dec 2023 preliminary analysis of financial investments](#)
- [2024 Clean Buildings Workgroup Report](#)

Preliminary financial analysis highlights:

- A majority of buildings already meet the target
- Lifetime benefits exceed costs
- Benefits were found across size cohorts
- Public buildings had higher first costs than private buildings and lower benefit-cost ratios



Agency Request Legislation - 2025

- Reflects recommendations from the [2024 Clean Buildings Workgroup Report](#)
- Three key components of the bill:
 - authority to create and adopt **alternate compliance pathways** with the CBPS
 - ability to grant **timeline extensions** to building owners working toward compliance
 - introduce additional **exemption categories** to the standard





Washington State
Department of
Commerce

www.commerce.wa.gov



Thank You!

www.commerce.wa.gov/cbps

buildings@commerce.wa.gov

360-725-3105