

Clean Buildings Performance Standard

Overview

Luke Howard
Technical Lead- Clean Buildings

Jeff Rasmussen
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6/20/2024



Washington State
Department of
Commerce

v1.5

1

We strengthen communities



WASHINGTON STATE DEPARTMENT OF COMMERCE

2

2

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Meet the Building Performance Staff

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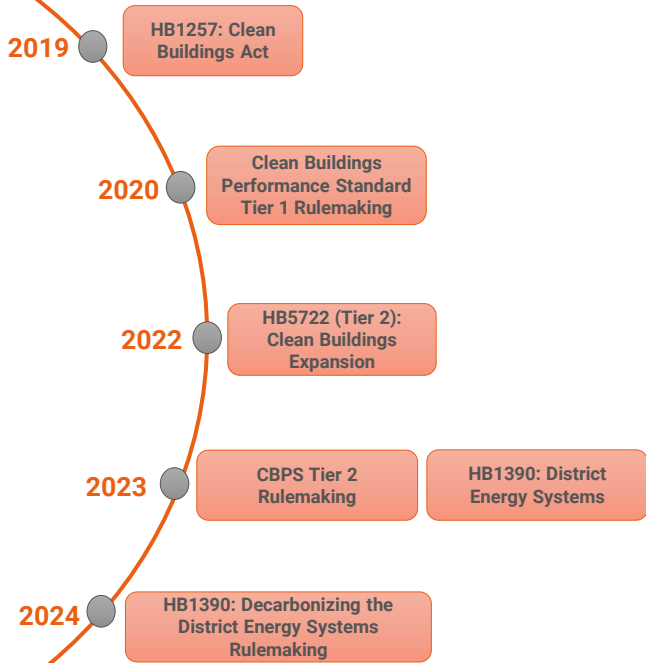
Clean Buildings Performance Standard

- *Based on ASHRAE Standard 100-2018*
- *WAC 194-50 – Rules for compliance and administrative requirements.*
 - *Amendment to Standard 100*
- *Tier 1 Buildings*
 - *Buildings over 50k sq ft excluding parking*
- *Tier 2 Buildings*
 - *Buildings between 20k and 50k sq ft excluding parking*
 - *Multifamily over 20k sq ft excluding parking*

Commerce charged with:

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

Clean Buildings Rulemaking 2019-2024

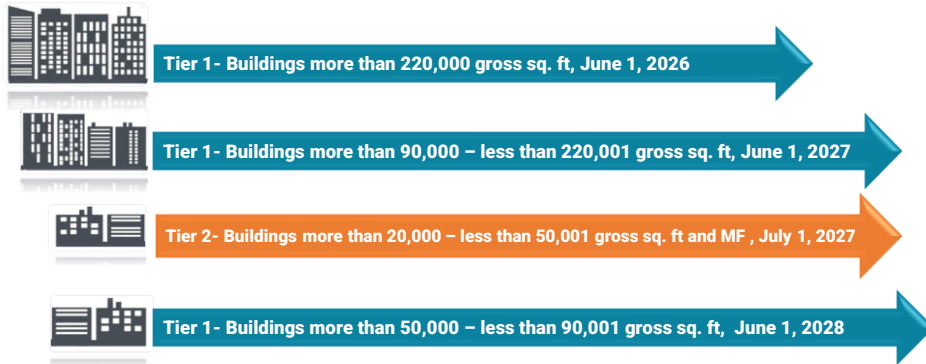


Tier 1 vs Tier 2

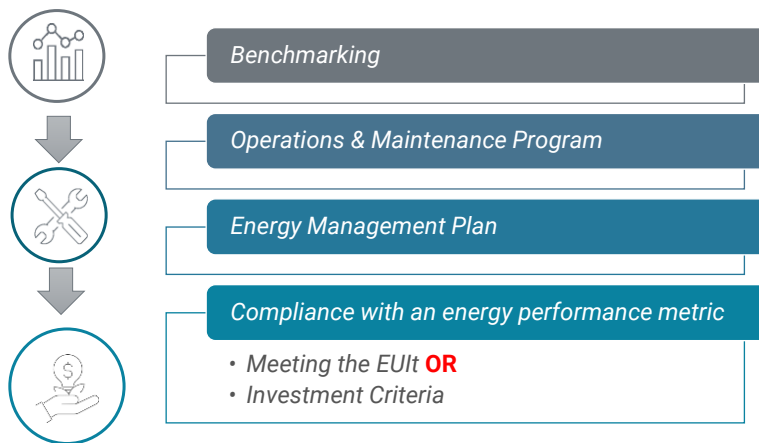
Tier 1	VS	Tier 2
<ul style="list-style-type: none"> Buildings greater than 50,000 square feet Does not include multifamily residential buildings Benchmarking, EMP and O&M, Energy Performance Metric Mandatory compliance begins in 2026 for buildings over 220,000 square feet 	<p>Size</p> <p>Multifamily</p> <p>Requirements</p> <p>Compliance Date</p>	<ul style="list-style-type: none"> Buildings 20,000 to 50,000 square feet Includes multifamily residential buildings greater than 20,000 square feet Benchmarking, EMP and O&M program Mandatory reporting July 1, 2027

Compliance Schedule

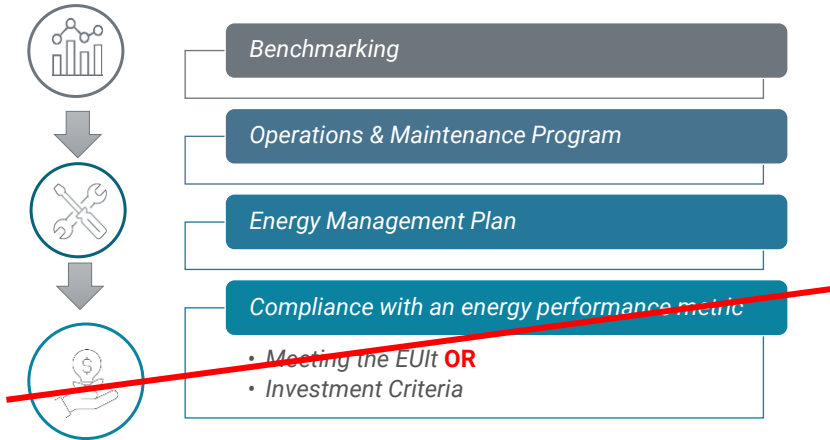
A building owner of a covered commercial building must meet the following reporting schedule for complying with the standard and every five years thereafter:



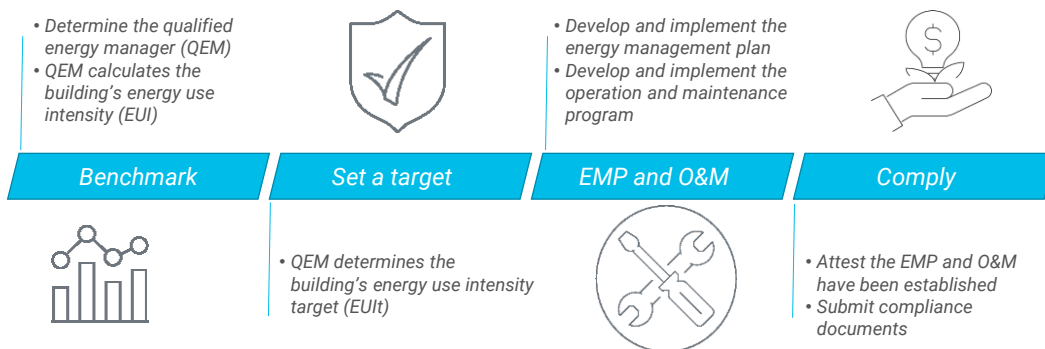
Tier 1 Basic Requirements



Tier 2 Basic Requirements



Tier 2 Getting Started





Criteria

- *No Certificate of Occupancy*
- *Less than 50% occupancy*
- *At least 50% of the conditioned floor area is unoccupied*
- *More than 50,000(Tier 1)/20,000(Tier 2) sq ft of floor area unconditioned/semi conditioned*
- *More than 50% of floor area designated as Factory Group F or High Hazard Group H*
- *Agricultural structures*
- *Building is pending demolition*
- *Financial hardship*

• Exemption Application Timeframe.

- **Tier 1 applications-** *no sooner than 3 years prior to the compliance date and no later than 180 days prior to the compliance date.*
 - **Tier 2 applications-** *no sooner than 2 years prior to the compliance date and no later than 180 days prior to the compliance date.*
- **Exemption Certificate Validity.** *Exemptions certificates are only valid for the current compliance review cycle.*

Penalties

- **Tier 1**
 - *Up to \$1.50/SF + \$5,000*
- **Tier 2**
 - *Administrative penalty not to exceed \$0.30/SF*

CBPS Incentive Program

Tier 1

- *Program launches July 1, 2021*
- *Program application ends*
 - *June 1, 2025 for buildings >220k*
 - *June 1, 2026 for buildings >90k to 220k*
 - *June 1, 2027 for buildings >50k to 90k*
- *\$75 million available for incentives*
- *\$0.85 cents per gross square foot*

Tier 2

- *Program launches July 1, 2025 and ends June 1, 2030*
- *\$150 million available for incentives*
- *\$0.30 cents per gross square foot*

CBPS Incentive Program

Tier 1- Requirements

- *At least 50,000sf*
- *Building must be 15 EUI above target*
- *Building must be served by at least 1 participating utility company*
- *Building must be in full compliance with CBPS and meet it's EUI*

Tier 2- Requirements

- *At least 20,000sf*
- *Building meets O&M and EMP requirements of CBPS*
- *Program under development*

Energy Audit for Public Buildings

- *Exclusively for public buildings- city, county, state, etc...*
- *\$.50+/-/SF*
- *Can retroactively pay if an audit was after July 2023*



Building Owner Support

Current support and future funding opportunities

Current: Outreach, Education, and Support

Outreach

- *Building Owner Notifications*
- *CB Bulletins*
- *Presentations*
- *Conferences and events*
- *Workgroups and meetings*
- *Targeted outreach*
- *Partnerships with local government*

Education

- *Clean Buildings website*
- *Guidance Document Library*
- *Live Q&A sessions*
- *Targeted trainings and webinars*
- *Recorded video trainings*

Customer Support

- *CB Portal and Technical Assistance*
- *Customer management*
- *Meeting requests*
- *Support and resources webpage*
- *Industry partnerships for technical assistance*
- *Directory of qualified energy auditors and qualified persons*

Future: Outreach, Education, and Support

- *Future training program for qualified energy managers*
- *Clean Buildings Energy Fellow in Lewis County*
- *Webpage for decarb district energy systems*
- *Updating current guidance documents*
- *Adding new guidance documents for Tier 2*
- *Clean Buildings workgroup recommendations*



Building Notification



No-Cost Support

- [Clean Buildings Team](#)
- [Utility Accelerator Programs](#)
- [Smart Building Center/Building Potential](#)
 - Help Desk
- [Energy Star Portfolio Manager](#)
 - Customer Support and trainings

Contact

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 Buildings Unit Managing Director
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 Phone: 360-725-3105

- **Submit questions & request support**
[Clean Buildings Customer Support Form](#)
- **Download**
[Clean Buildings Performance Standard – Integrated Document](#)

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Submit

Supplemental capital budget

Clean Buildings Performance Grants (91002451)

The appropriation in this section is subject to the following conditions and limitations:

- \$25,000,000 of the appropriation in this section is provided solely for clean building performance grants for tier 1 covered buildings as defined in RCW 19.27A.200.
- \$15,427,000 of the appropriation in this section is provided solely for clean building performance grants for public buildings.
- \$3,050,000 of the appropriation in this section is provided solely for the Spokane public facilities district.
- \$773,000 of the appropriation in this section is provided solely for Spokane county energy efficiency upgrades.
- \$750,000 of the appropriation in this section is provided solely for Tacoma fleet maintenance building decarbonization.

This section takes effect January 1, 2025. If the climate commitment account is repealed as of December 30, 2024, then this section is null and void on December 31, 2024.

[5949-S.SL.pdf \(wa.gov\)](#)

Upcoming Training Opportunities

Training Series- Tier 1 and Tier 2 Compliance Requirements

- **Investment Criteria:** [Thursday, Jun 20 – 11 am-12 pm](#)
- **Life Cycle Cost Analysis:** [Thursday, Jul 11 – 11 am-12 pm](#)

Training Series- Decarbonization of District Energy Systems

- **Part 1:** [Thursday, July 24 – 11 am-12 pm](#)
- **Part 2:** [Thursday, Aug 01 – 11 am-12 pm](#)

Future Tier 2 Workshops

Funding Distribution:

- August 15, 2024, 11 a.m. to 12 p.m. [Register](#)

Building Owner Focus:

- October 10, 2024, 11 a.m. to 12:30 p.m. [Register](#)

Utility Provider Focus:

- November 14, 2024, 11 a.m. to 12 p.m. [Register](#)

Finalizing the Program:

- December 12, 2024, 11 a.m. to 12 p.m. [Register](#)

Questions & Answers

buildings@commerce.wa.gov

Thank you!

Clean Buildings Team
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