

Clean Buildings Performance Standard

Overview

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Technical Lead- Clean Buildings

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Washington State
Department of
Commerce

We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES



CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

Meet the Building Performance Staff

Emily Salzberg

Clean Buildings Managing Director

**Incentive
Program**

Data

**Technical
Assistance**

Program

**Josette
Gates**

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Lee**

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**Annalyn
Bergin**

Derek
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Wagner

Vacant

Michael
Stoneway

Judy
Darst

Donny
Westfall

James
Witherington

Dillon
Ackerman

Jeff
Rasmussen

Vacant

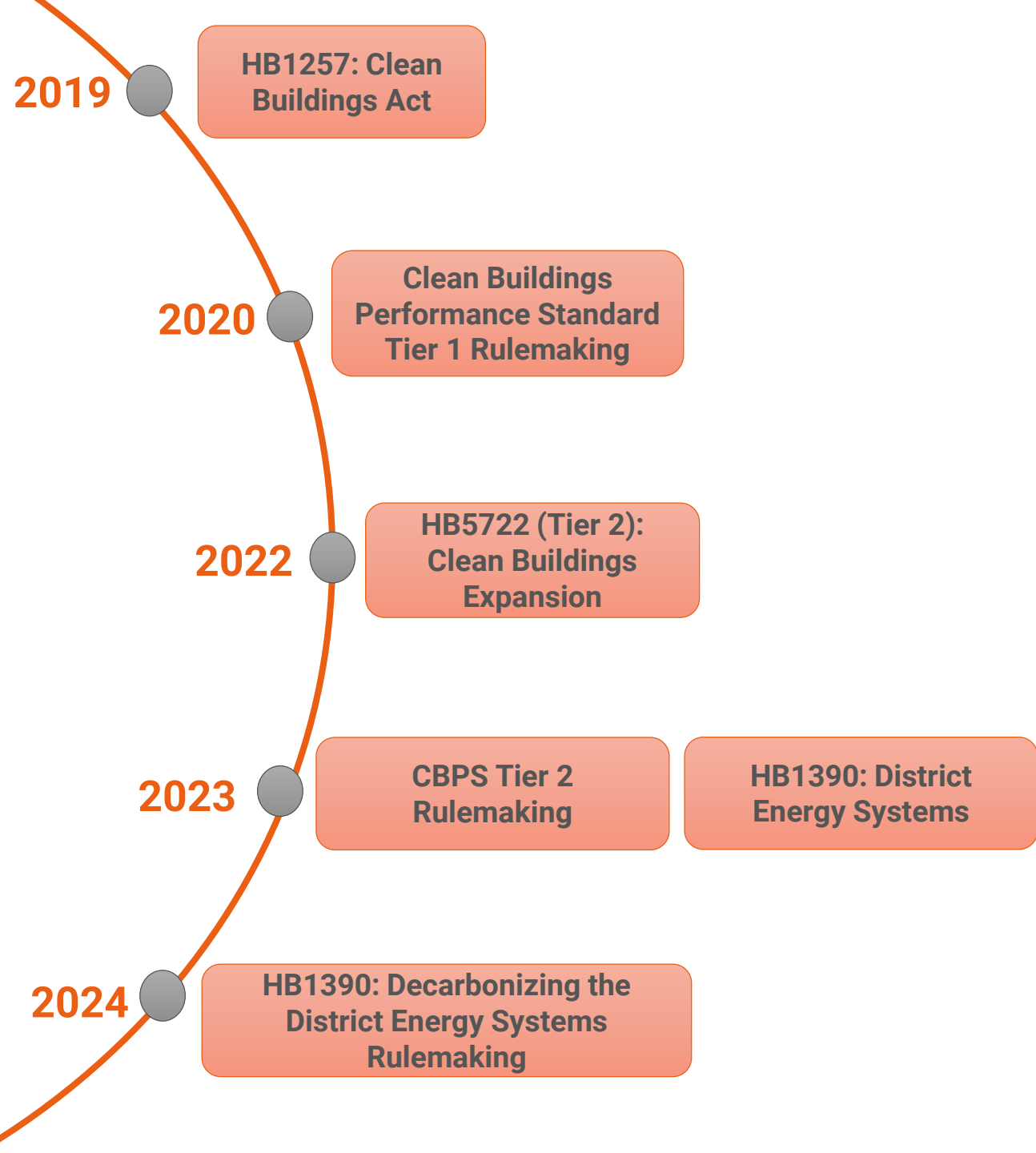
Clean Buildings Performance Standard

- 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

- 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

VS

Tier 2

Size

- Buildings 20,000 to 50,000 square feet

Multifamily

- Includes multifamily residential buildings greater than 20,000 square feet

Requirements

- Benchmarking, EMP and O&M program

Compliance Date

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



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



Tier 2 - Buildings more than 20,000 – less than 50,001 gross sq. ft and MF , July 1, 2027



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

Tier 1 Basic Requirements



Benchmarking

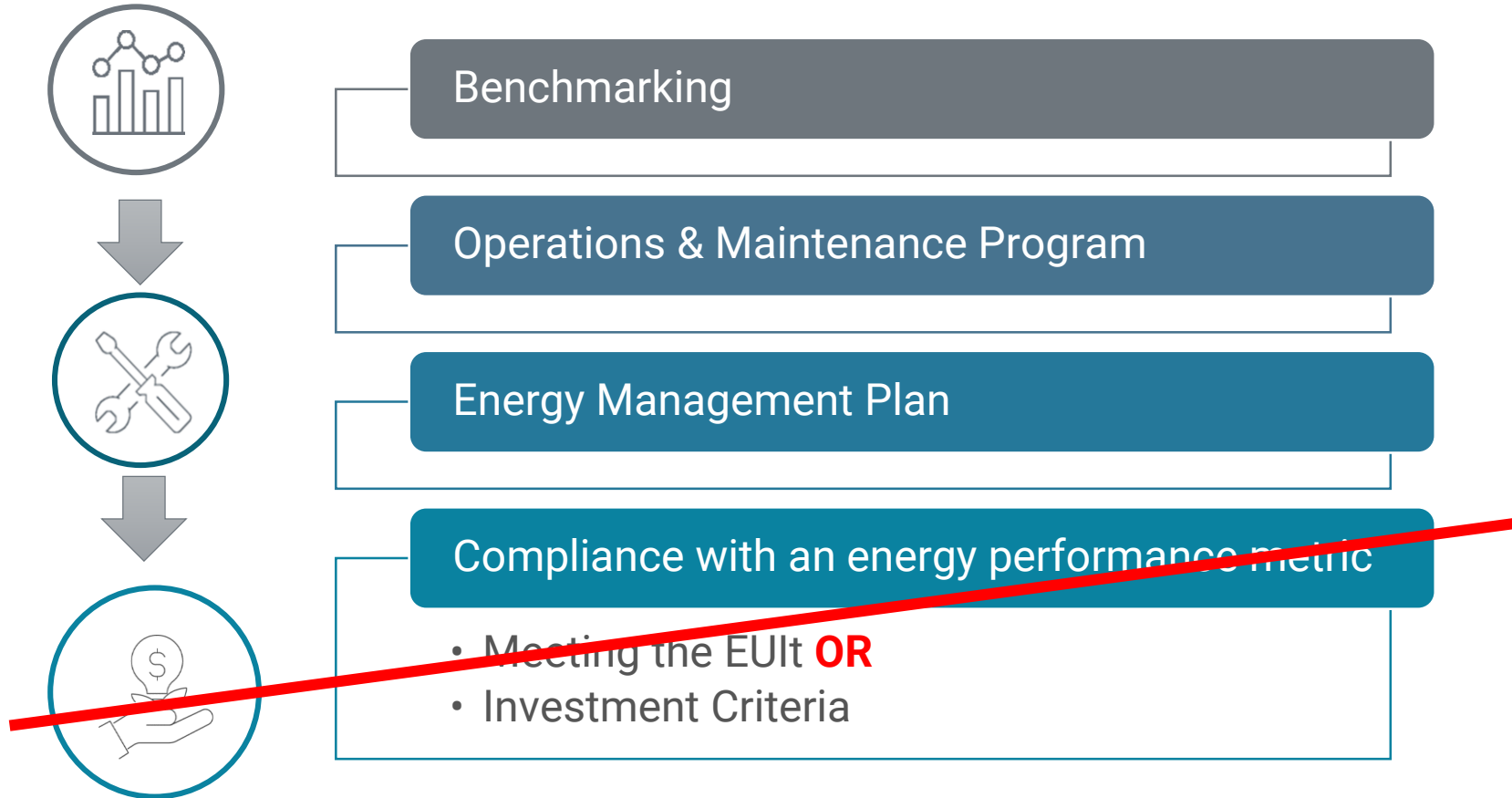
Operations & Maintenance Program

Energy Management Plan

Compliance with an energy performance metric

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

Tier 2 Basic Requirements



Tier 2 Getting Started

- Determine the qualified energy manager (QEM)
- QEM calculates the building's energy use intensity (EUI)



- Develop and implement the energy management plan
- Develop and implement the operation and maintenance program



Benchmark

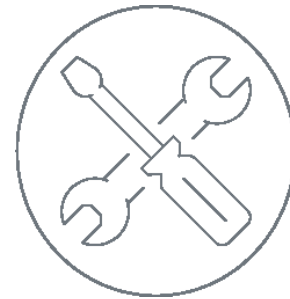
Set a target

EMP and O&M

Comply



- QEM determines the building's energy use intensity target (EUI_t)



- Attest the EMP and O&M have been established
- Submit compliance documents



CBPS Exemptions

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~~—\$2/gross square foot + \$0.05 per kBTU saved beyond the 15 EUI

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
- Requires an energy audit

Tier 2- Requirements

- At least 20,000sf
- Building meets O&M and EMP requirements of CBPS
- Program under development
- No energy audit requirement

Energy Audit for Public Buildings

- \$20 Million Allocated
- Incentive: \$0.50/SF
- Exclusively for public buildings- city, county, state, etc...
- Must be Tier 1 Building or Multifamily building over 50,000sq ft
- Must provide an ASHRAE Level 2 energy audit when compliance is through the investment criteria of the standard
- Can retroactively pay if an audit was after July 2023
- Applications due by April 30, 2025



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



Building Notification



No-Cost Support

[Clean Buildings Team](#)

Monthly CBPS Office Hours

Utility Accelerator Programs

[Smart Building Center/Building Potential](#)

- Help Desk

[Energy Star Portfolio Manager](#)

- Customer Support and trainings

Contact

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

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Questions & Answers

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Thank you!

Clean Buildings Team
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