

Clean Buildings Performance Standard

General Overview

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WASHINGTON STATE DEPARTMENT OF COMMERCE

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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

Agenda

- Clean Building Performance Standard Overview
- Compliance and Historic Buildings
- Incentive Program
- Support and Resources
- Questions



Clean Buildings Performance Standard

Covered Buildings, Definitions, Compliance Pathways



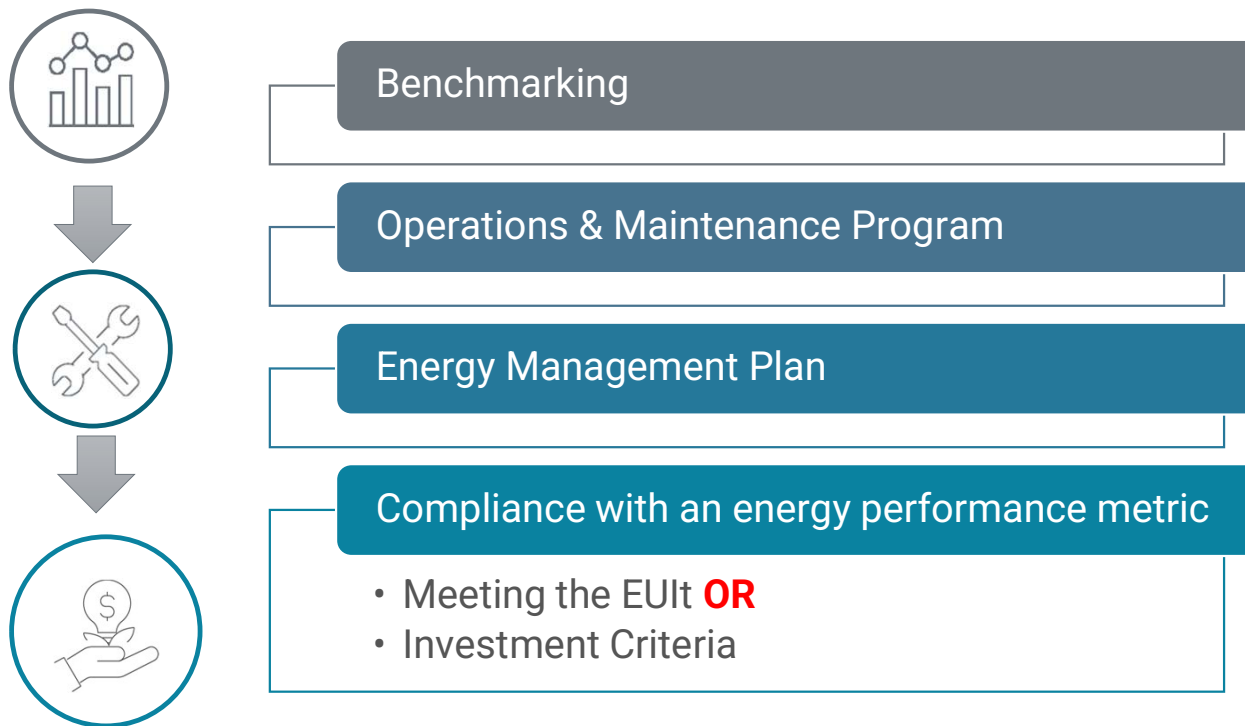
Clean Buildings Performance Standard

- Based on ASHRAE Standard 100-2018
- WAC 194-50 – Rules for compliance and administrative requirements.
 - Amendments to Standard 100
- Tier 1 Buildings
 - Buildings over 50,000 square feet excluding parking
- Tier 2 Buildings
 - Buildings between 20,000 and 50,000 square feet
 - Multifamily over 20,000 square feet

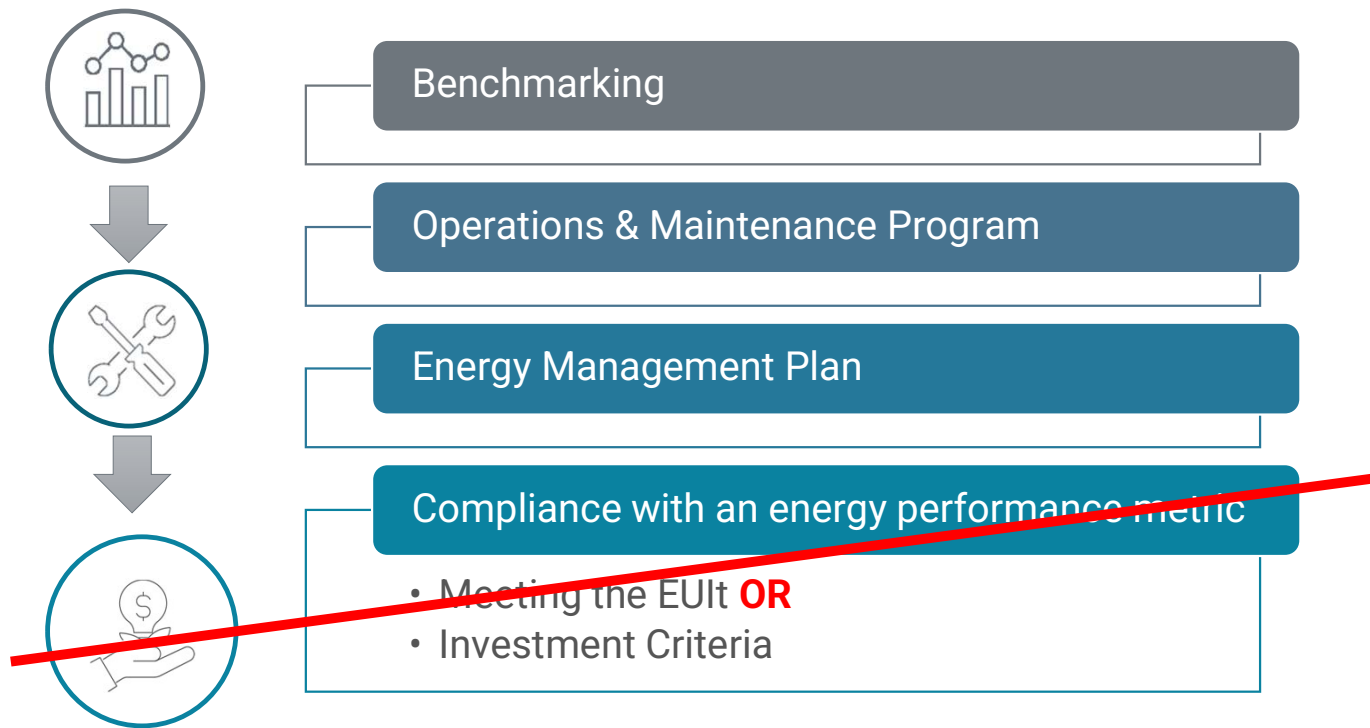
Commerce charged with:

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

Tier 1 Basic Requirements



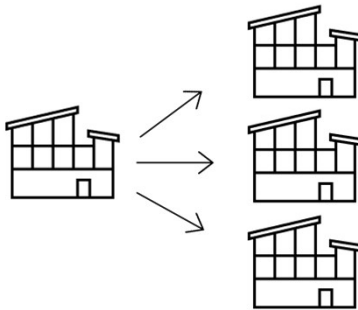
Tier 2 Basic Requirements



What is Benchmarking and why do it?

Benchmarking: the practice of comparing the measured performance of a device, process, facility or organization to itself, its peers or established norms, with the goal of informing and motivating performance improvement.

When applied to building energy use, benchmarking serves as a mechanism to measure energy performance over time, relative to other similar buildings.



Why do it?



CBPS compliance and other reporting requirements (City, County or other)



Understand your building's energy performance over time, compared to national and regional averages



Identify opportunities for improvement & reduce operating costs



Improve performance management



Reduce emissions and meet sustainability goals

Benchmarking

Your buildings energy performance = Energy Use Intensity

Form C - ESPM

ESPM Property ID	28748783
Benchmarking Start Month	3
Benchmarking Start Year	2024
Energy Use Intensity (EUI)	59,5
Weather Normalized Energy Use Intensity (WNEUI)	59,3
National Median Site EUI	
ESPM Gross Floor Area	82366
ESPM Occupancy Percentage	100

Derived in Energy Star Portfolio Manager

Energy Use Intensity Target (EUI_t)

Form B

Address	City	
TH AVE SE	KENT	
2015 WSEC Factor	Climate Zone EUI	Space EUI
	69	21.446
	67	26.844
	67	26.507
		74.8

Derived in Clean Buildings Portal

Energy Management Plan

A living document that describes a building's energy performance. It typically consists of the following:

- Building energy metering and reporting
- Energy-Use Intensity (EUI) reporting
- Energy Efficiency Measure (EEM) Implementation
- Operations and maintenance considerations for energy managers
- Communication responsibilities

Operations and Maintenance Program

A living document used to ensure energy-efficient operation and minimize failure of building systems and components throughout their service lives.

- Documented in Section 6 and Normative Annex L of the CBPS.
- Is a component of the Energy Management Plan.
- Lists inspection and maintenance requirements for specific systems and equipment.
- Establishes responsibilities for individuals operating and maintaining the equipment, components and its systems.

Compliance Pathways

- Meet the energy use intensity target (EUI_t)
- Investment criteria
 - Install all cost-effective energy efficiency measures (EEMs)
- Minimum Energy Use Reduction ($\geq 15\%$) (HB1543 proposal)
- Space Heating Electrification (HB1543 proposal)
- Exemption

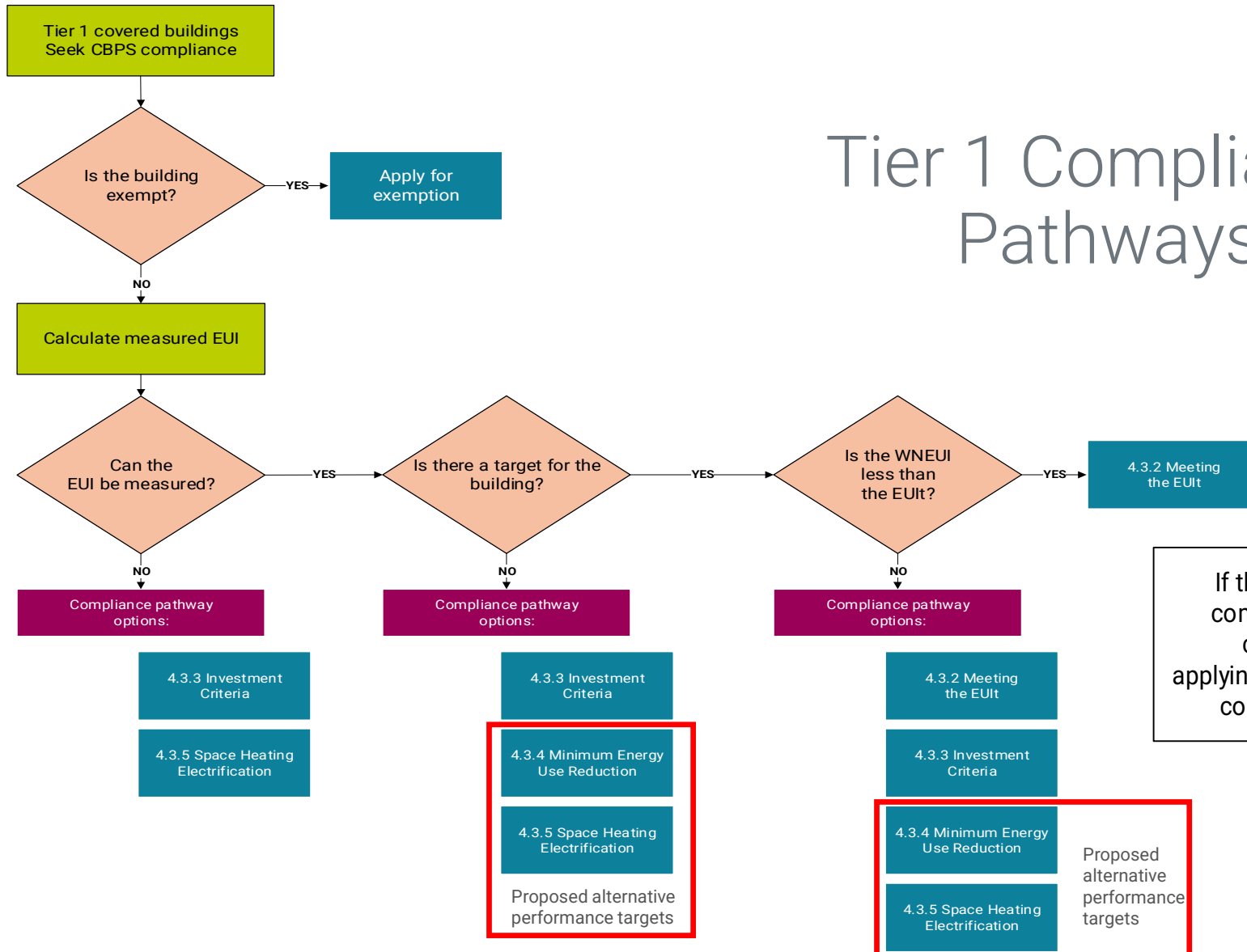


CBPS Exemptions

Criteria

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

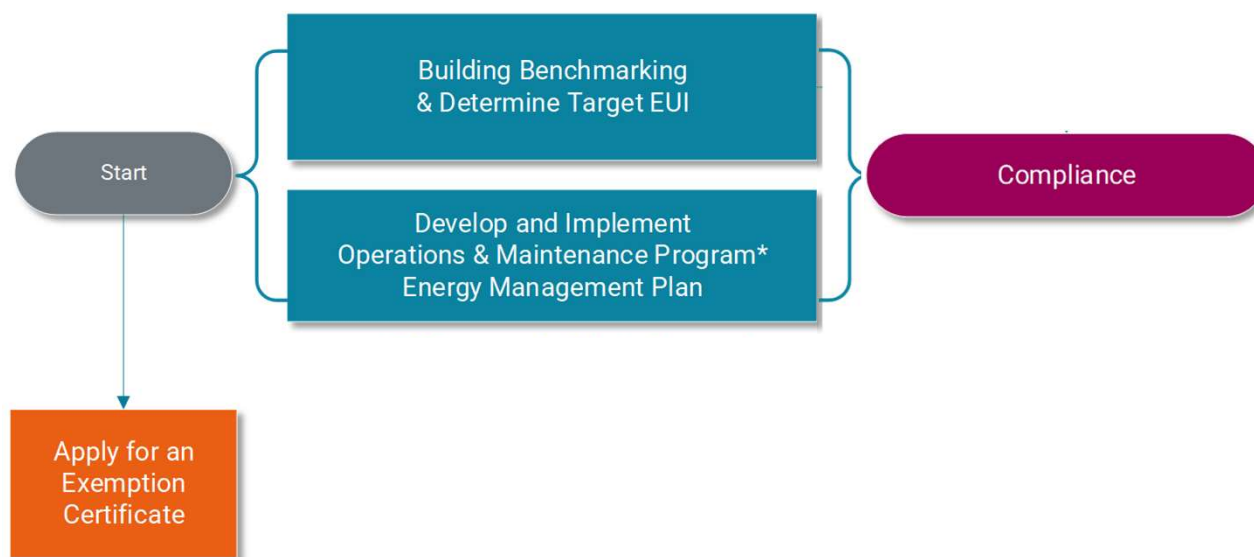
Tier 1 Compliance Pathways



If the building is unable to meet compliance requirements by the compliance date, consider applying for an extension or conditional compliance to avoid penalties.

Proposed
alternative
performance
targets

Tier 2 compliance pathways



Compliance Schedule

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



Clean Buildings Performance Standard:

Tier 1 & Tier 2 Compliance Application Dashboard



100% ▾

Totals

1530
Applications to-date

Cumulative Applications

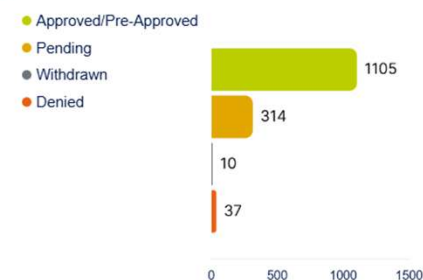


Gross Floor Area

248,805,280
Total Application GFA (sq. ft.)
198,509,340
Approved GFA (sq. ft.)

Overview by Status

Compliance & Exemption Applications



Tier 1

680
Approved/Pre-Approved
189
Pending
10
Withdrawn
18
Denied

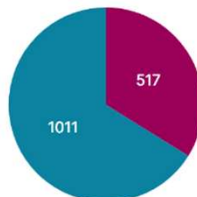
Tier 2

424
Approved
182
Pending
0
Withdrawn
19
Denied

Overview by Application Type

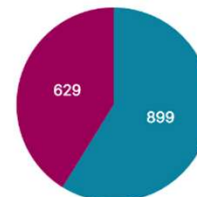
Application Type

Exemption
Compliance



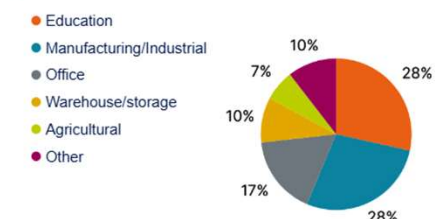
Building Tier

Tier 1
Tier 2

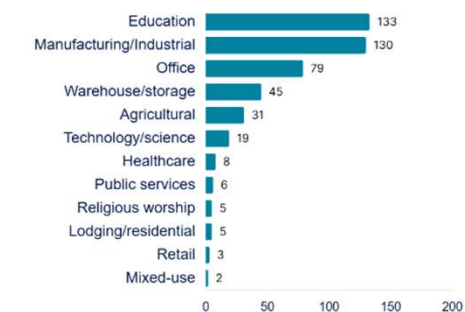


Overview by Building Activity Type

Portion of Applications



Activity Type



Historic Building Protection

- There is no blanket exemption for historic buildings however there are provisions in the standard to protect a buildings historic integrity

Historical Buildings. No individual requirement need be met that would compromise the historical integrity of a *building* or part of a *building* designated by a government body for long-term preservation in its existing state, such as historical monuments. *EEMs* that can be implemented without modifying historical parts of the *building* shall be implemented as required by this standard. Documentation of historic significance must be provided to the *AHJ* by submitting Form G in accordance with Normative Annex Z.

Historic Building Documentation

Z6.6 Documentation of a Building of Historic Significance (Form G)

Z6.6.1 Energy Efficiency Measure Exemptions for Historic Buildings. No individual *energy efficiency measure* identified by energy efficiency audits need to be implemented if it would compromise the historical integrity of a *building* or part of a *building*. *Building owners* seeking this exception shall provide the following documentation. Certified historic *buildings* are not exempt from the other requirements of this standard.

Z6.6.2 Plan for Compliance. The owner of a qualifying historic *building* shall have the plan for compliance evaluated by a qualified historic preservationist, as defined in 36 C.F.R., Part 61, identifying any energy efficiency requirement that may compromise the historic integrity of the *building* or part of the *building*. Any element of the plan identified to compromise the historic integrity of the *building* or part of the *building* shall be omitted from the compliance plan. Evidence of this evaluation must be submitted to the *AHJ* for approval.

Z6.6.3 Documentation of a Historic Building. *Building owners* must provide documentation to the *AHJ* that proves its historic identification or eligibility. Valid documentation from any existing programs listed below is acceptable:

Examples of existing programs that verify historic property include the following:

The National Register of Historic Places

The Washington heritage register

Properties that are identified by the department of archaeology and historic preservation (DAHP) to be eligible for listing in either one of these registers

Properties that are listed in a local register of historic places

Other documentation approved by the *AHJ*

Historic Building Allowances (HB1543 Proposal)

- **Compliance Light.** The following extenuating conditions will exempt *buildings* from complying with the *performance target*. *Buildings* with the following extenuating conditions require *benchmarking*, EMP, and O&M program. Where energy use is not monitored at the *covered building* level, *benchmarking* shall be performed at the *connected building* level.
 - **Historic Integrity.** *Buildings* for which meeting the standard would impair the historic integrity of the *building* including, but not limited to, properties listed in the national register of historic places, the Washington heritage register (DAHP), or local municipalities registers of historic places. Document each identified *EEM* and explain how, if implemented it would impair the historic integrity of the *building*.
 - **Significant Loss in Assessed Value.** *Buildings* that have had significant losses in assessed value since March 2020 which prevents *building owners* from securing capital in the form of loans against equity in the *covered building*.

Conditional Compliance

- Conditional Compliance
 - Allows for extended time to verify compliance
 - Requirements
 - Benchmarking
 - All EEMs shall be implemented
 - Does not require implementation of EEMs with remaining useful life
 - Energy and management plan and operations & maintenance program developed and implemented

Compliance Extensions (HB1543 proposal)

- Extensions (HB1543 proposal)
 - Allows for 2-year extension w/ potential to extend another 2 years
 - Must meet one of the following conditions:
 - *Building owner* experiences conditions beyond their control
 - Change of Ownership
 - Financial Restrictions
 - New Construction
 - Performance Target not yet met

Energy Efficiency in Historic Structures



Energy Efficiency in Historic Structures

- **Low-cost, high-yield opportunities include:**
 - HVAC scheduling and setpoint optimization
 - LED lighting retrofits
- **Cost effective energy efficient capital investments at time of replacement =**
 - Reduced energy costs
 - Reduced maintenance costs
 - Increased occupant comfort and tenant retention
- **Building-level energy efficiency will directly reduce the needed equipment size and power requirements of space conditioning systems**

Capitol Campus Decarbonization Plan

Develop an energy management plan to determine where investments are most effective

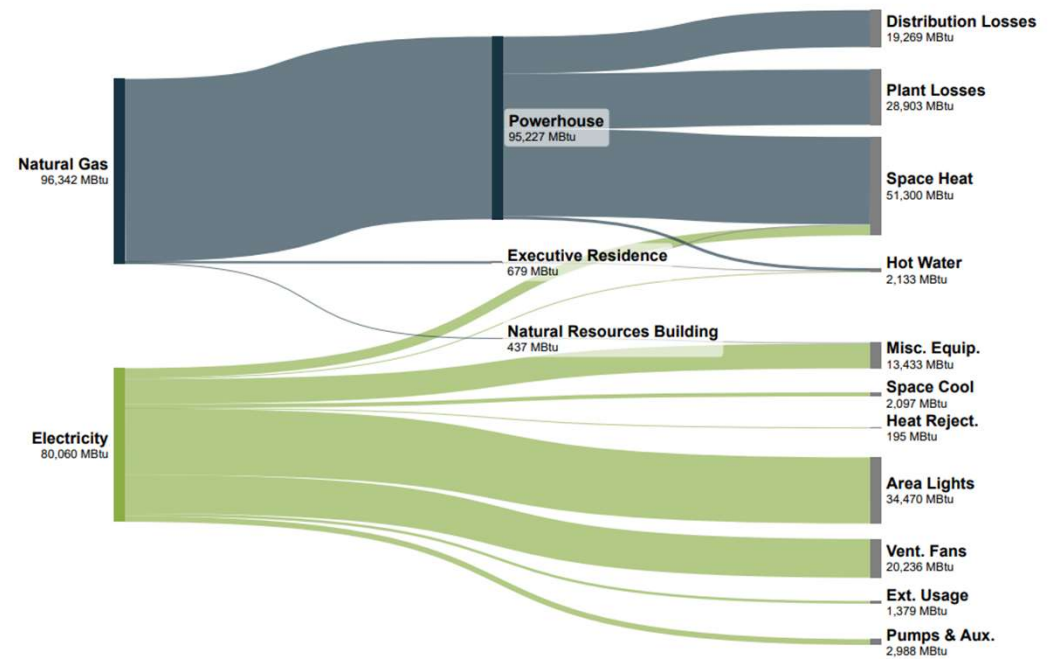
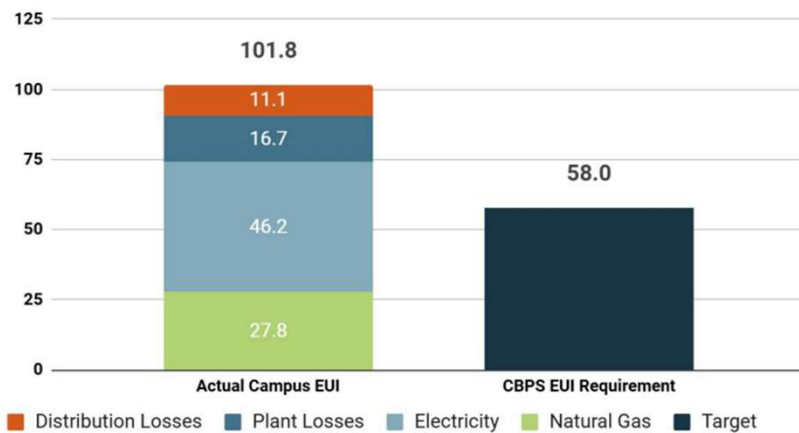


Chart 6.2: Energy end use breakdown of the electrical and natural gas energy use of buildings across the campus.

Penalties

- Tier 1
 - Up to \$1.50/SF + \$5,000
- Tier 2
 - Up to \$0.30/SF

Example: 75,000 sq. ft. building

$\$5,000 + (\$1.50 * 75,000)$
 $\$5,000 + \$112,500$
Maximum Penalty \$117,500





Clean Buildings Incentive Programs

Slide 26

DA1

Funding Summary Slide instead

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CBPS Incentive Programs



Tier 1 Early Adopter Incentive Program- \$75 million

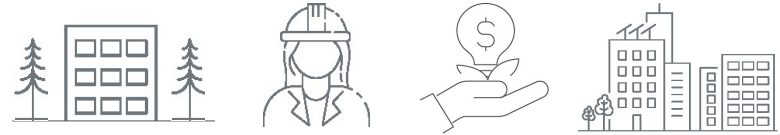
- \$2/gross square foot + \$0.05 per kBtu saved beyond the 15 EUI
- Program applications opened July 1, 2021 and ends:
 - June 1, 2025 for buildings >220k
 - June 1, 2026 for buildings >90k to 220k
 - June 1, 2027 for buildings >50k to 90k



Tier 2 Incentive Program- \$150 million

- July 2025 through June 1, 2030
- \$0.30/ gross square foot

CBPS Funding Support



Tier 1 Incentive Program- \$75 million

- 28 applications

OPEN

Clean Buildings Performance Grant- \$4.8 million

CLOSED

Tier 2 Incentive Program- \$150 million

- July 2025 launch

OPEN

State Project Improvement Grants \$4.8 million

CLOSED

Energy Audits for Public Buildings- \$12.2 million

CLOSED

Energy Efficiency Retrofits Grants \$10.6 million

CLOSED



Support, Resources, CBPS Website

Slide 29

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Funding Summary Slide instead

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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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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

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
- Future training program for qualified energy managers

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

Questions & Answers

buildings@commerce.wa.gov



Thank you!

Clean Buildings Team
BUILDINGS@COMMERCE.WA.GOV

www.commerce.wa.gov/cbps/



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