



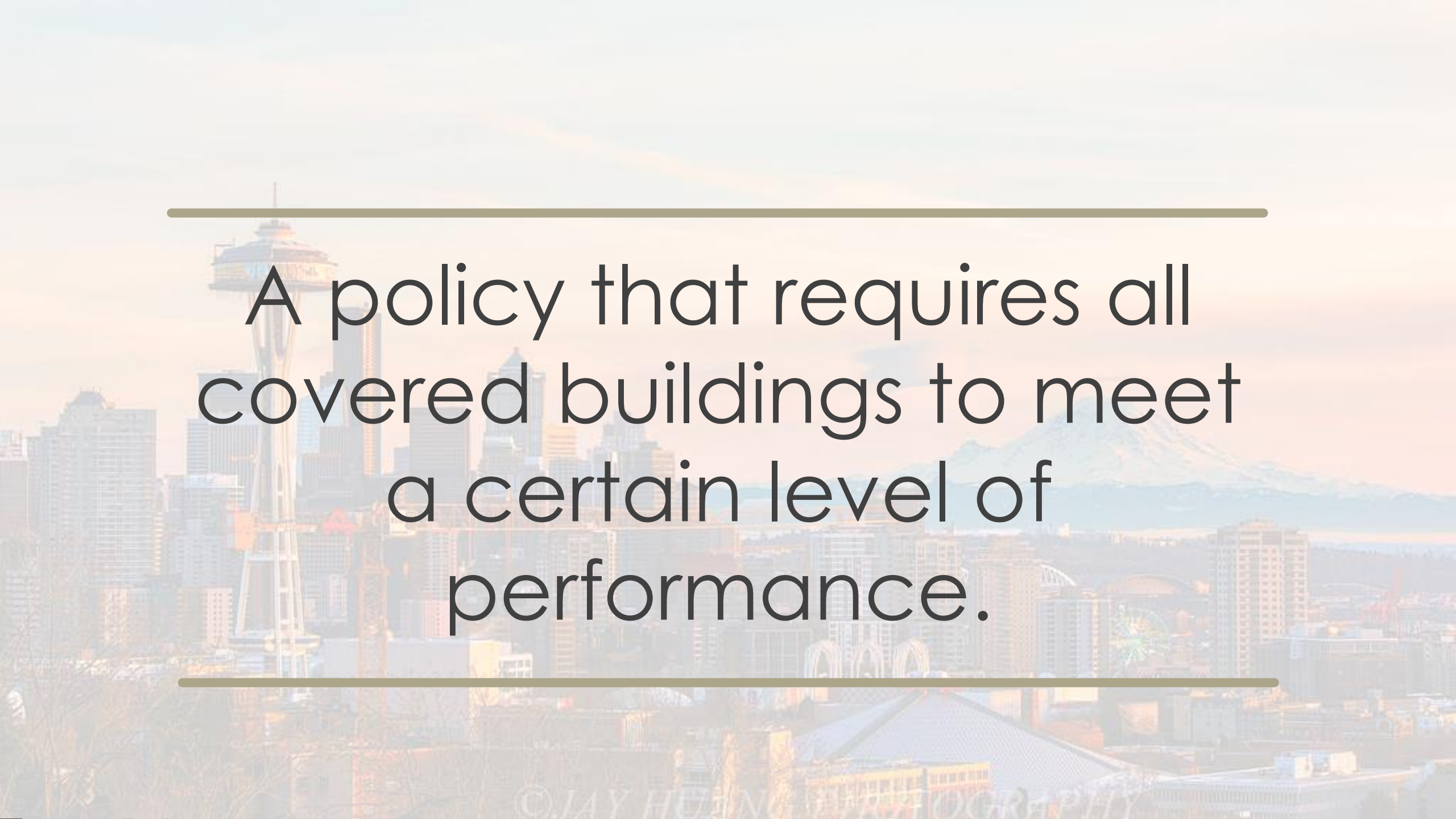
Building Performance Standards & Historic Preservation: **Fundamentals**

Sean Denniston
Heritage Green
Consulting



Fitch

James
Marston
Fitch
Charitable
Foundation

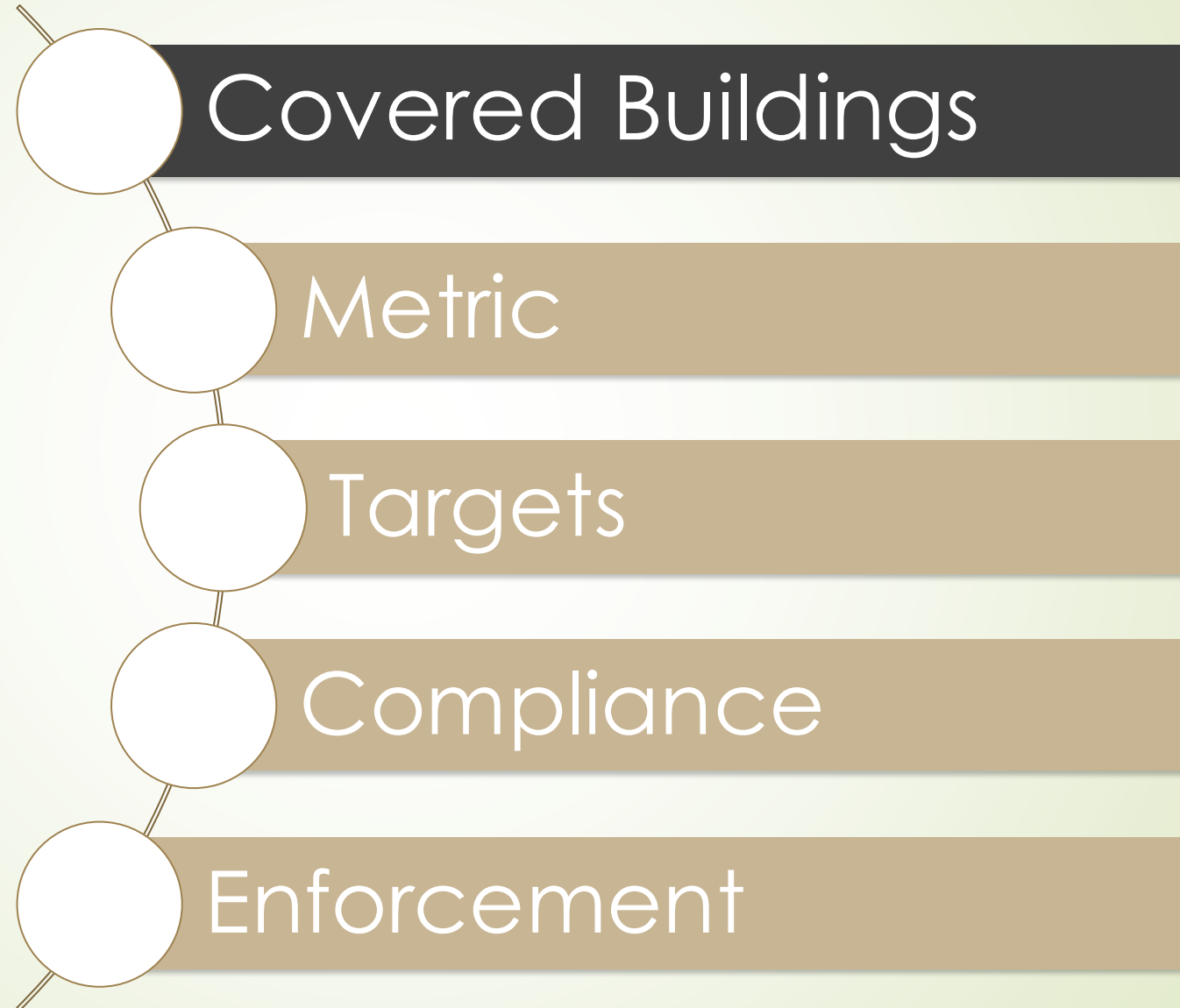


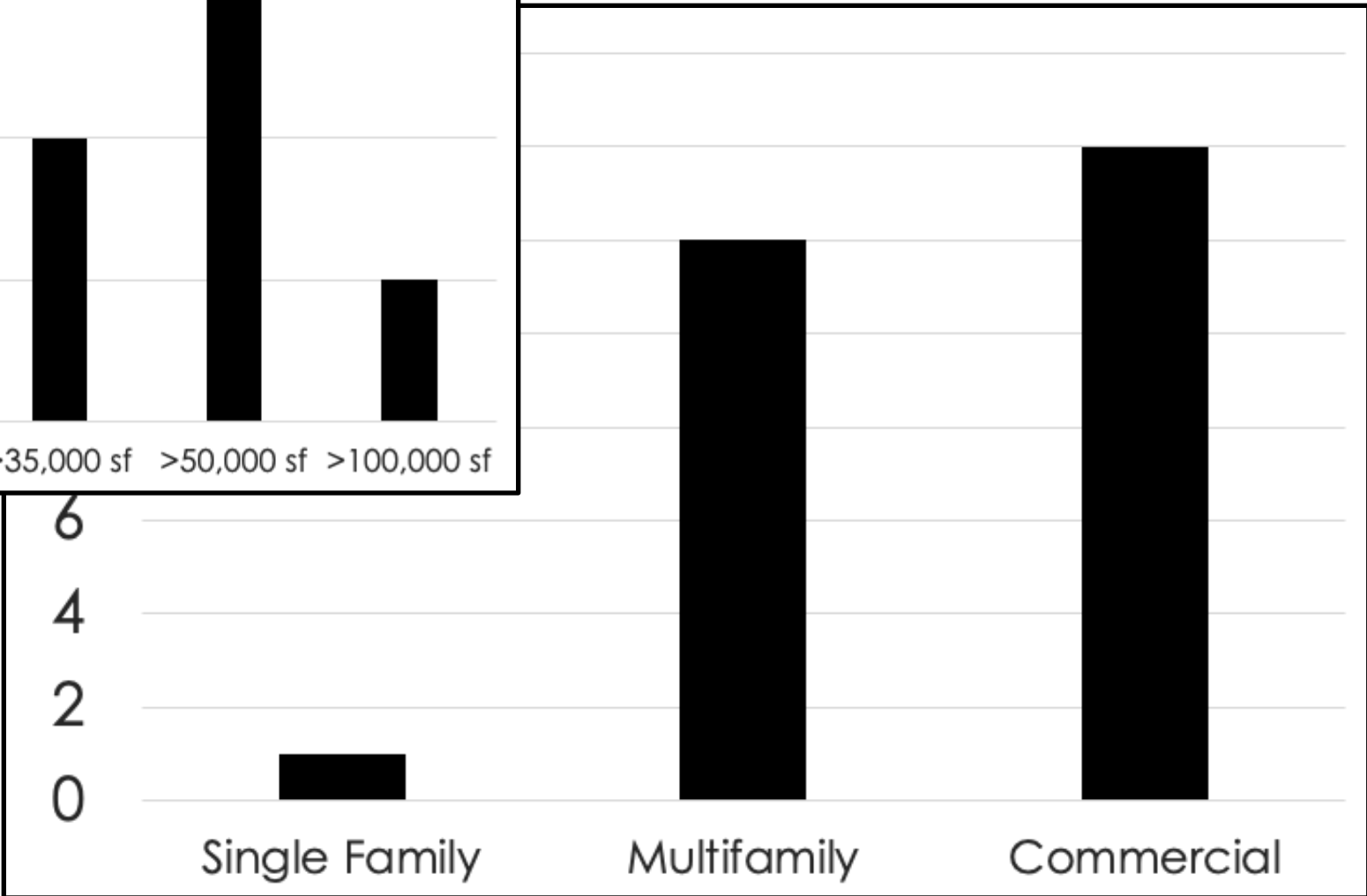
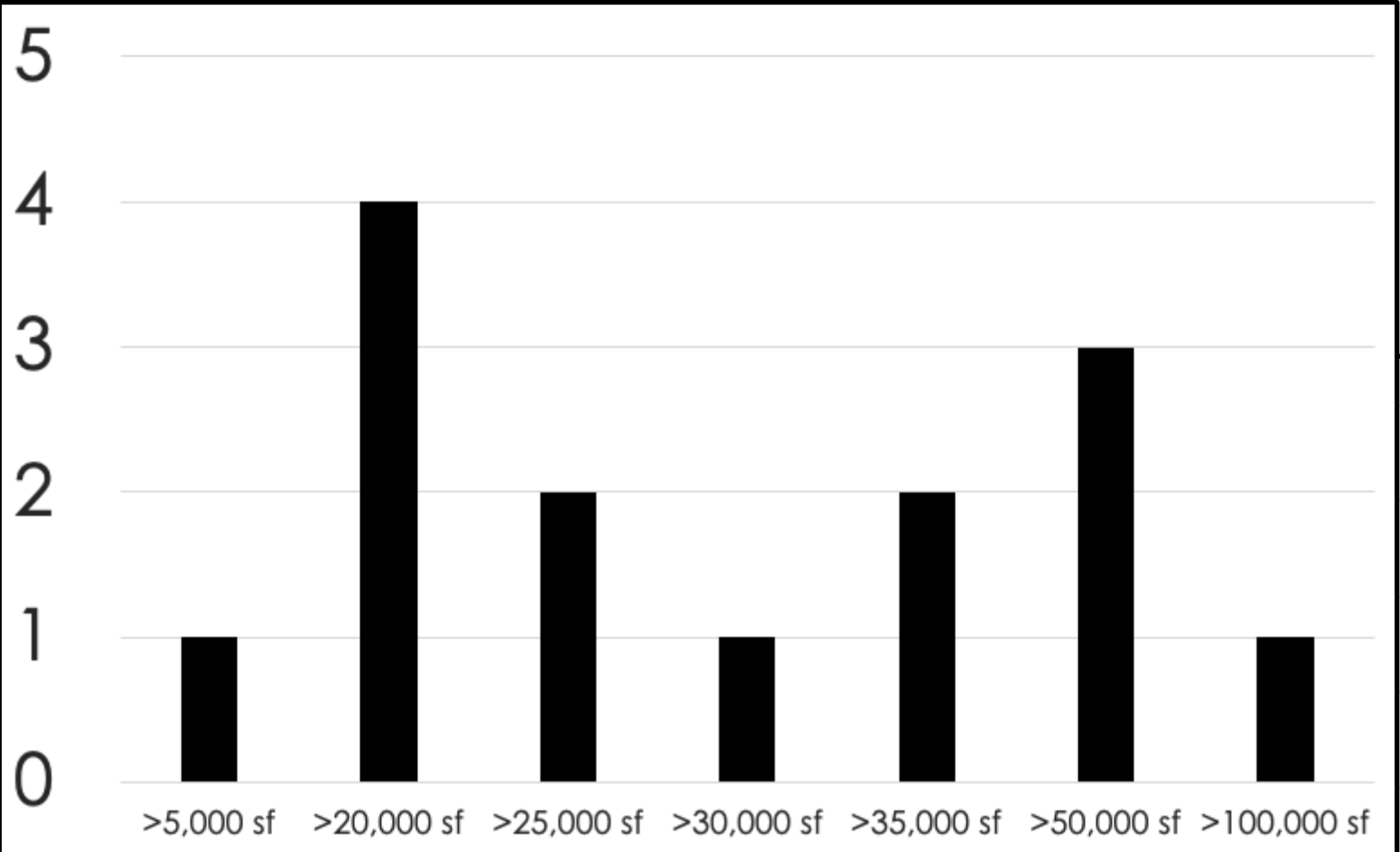
A policy that requires all
covered buildings to meet
a certain level of
performance.

Components of a BPS

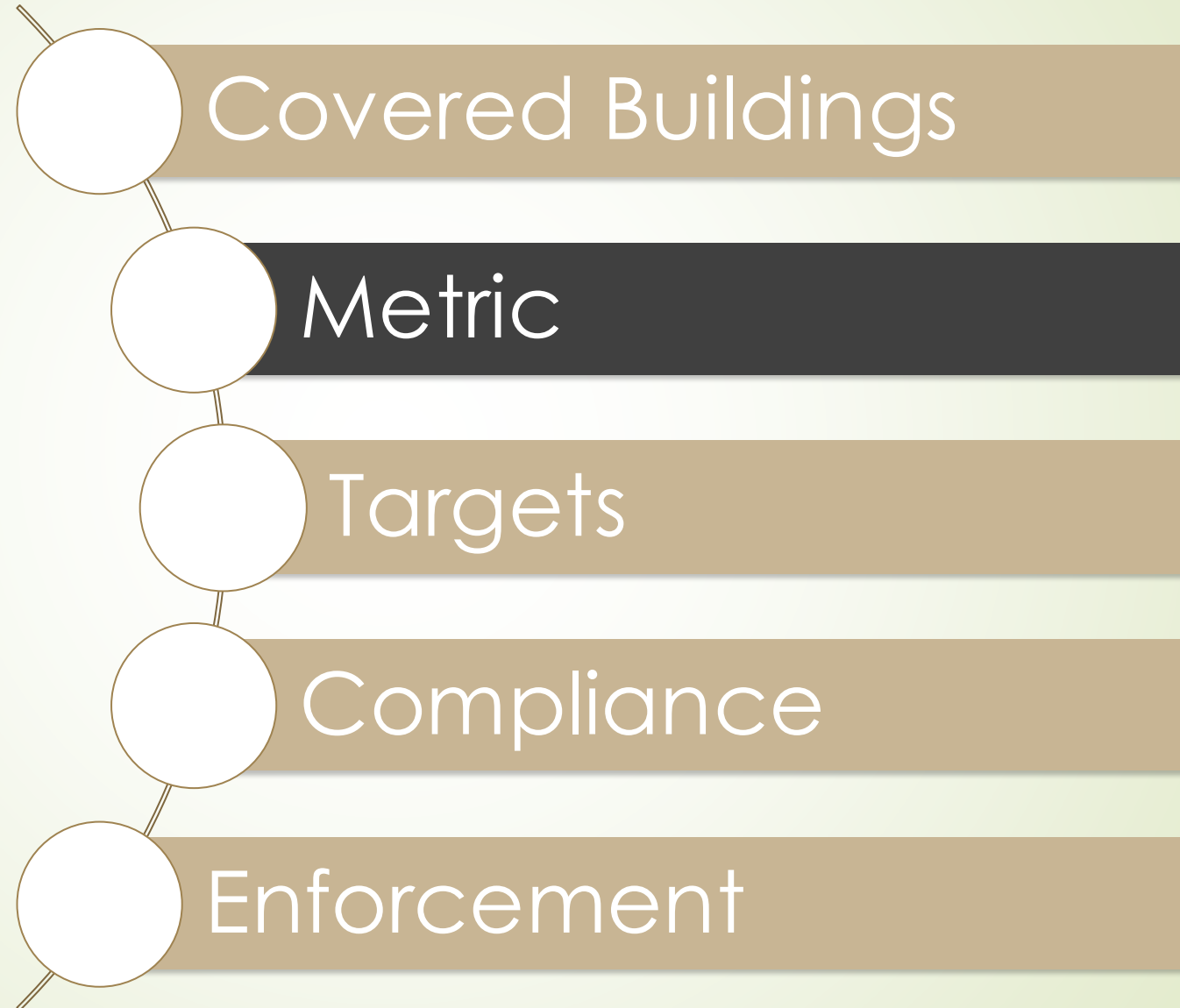


Components of a BPS





Components of a BPS



7
6
5
4
3
2
1
0



EUI

Energy Star / EUI

Carbon

Components of a BPS

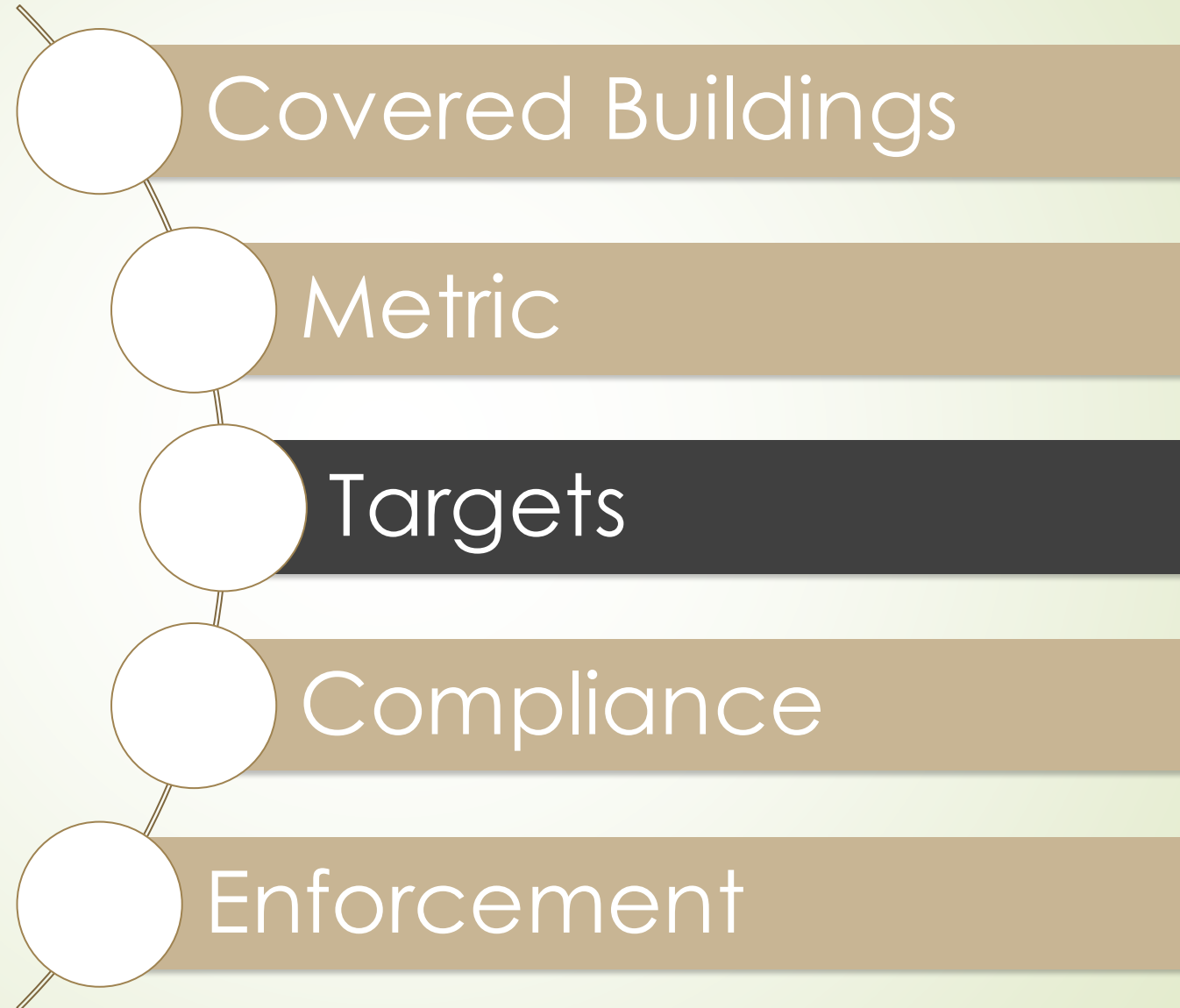


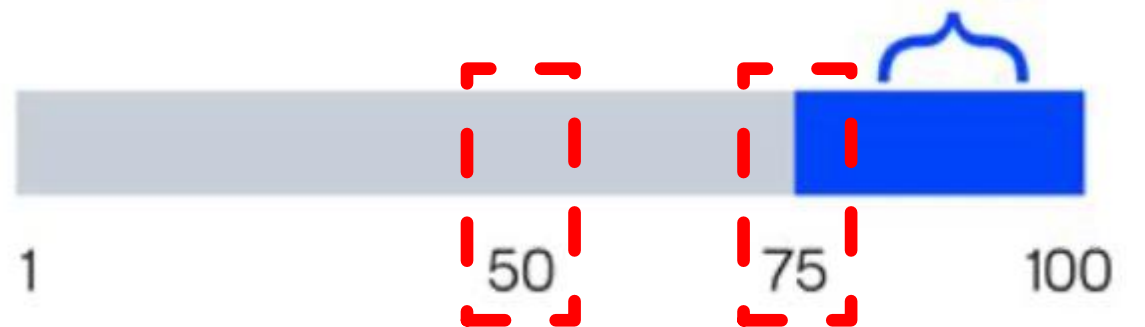
Table 7-2a Building Activity Site Energy Targets (EUI_{PI}) (I-P Units)

Building Activity Type ^{1,2}					Climate Zone 4C	Climate Zone 5B
No.	Portfolio Manager Types	Portfolio Manager Subtypes	Subtypes: Detailed	Notes	EUI _I	EUI _I
1	Banking/financial services	Bank branch			69	71
2	Banking/financial services	Financial office			69	71
3	Education	Adult education			49	51
4	Education	College/university		8, 9	102	102
5	Education	K-12 school	Elementary/middle school	9	49	50

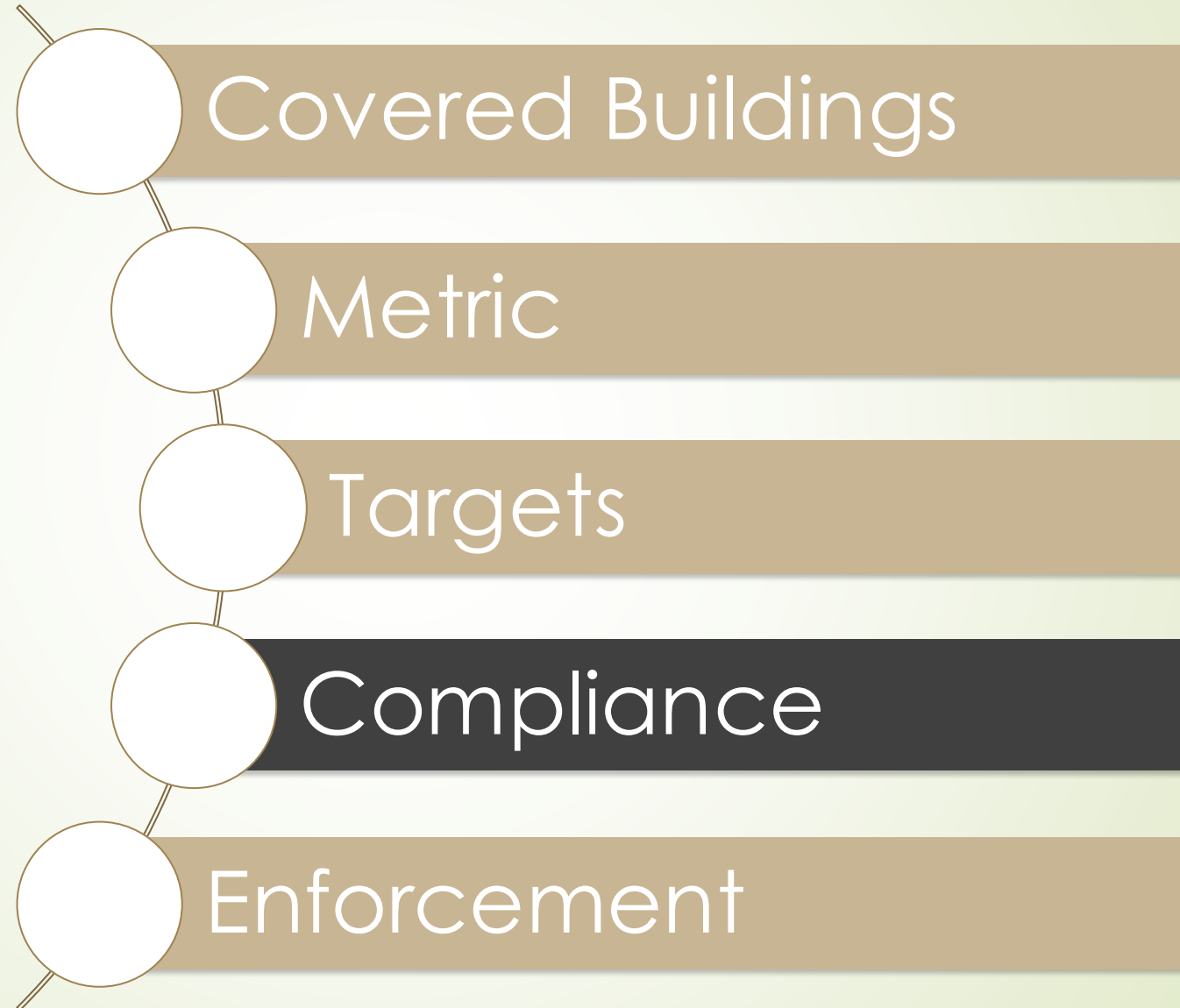


1 to 100 ENERGY STAR Scale

Top Performing Buildings



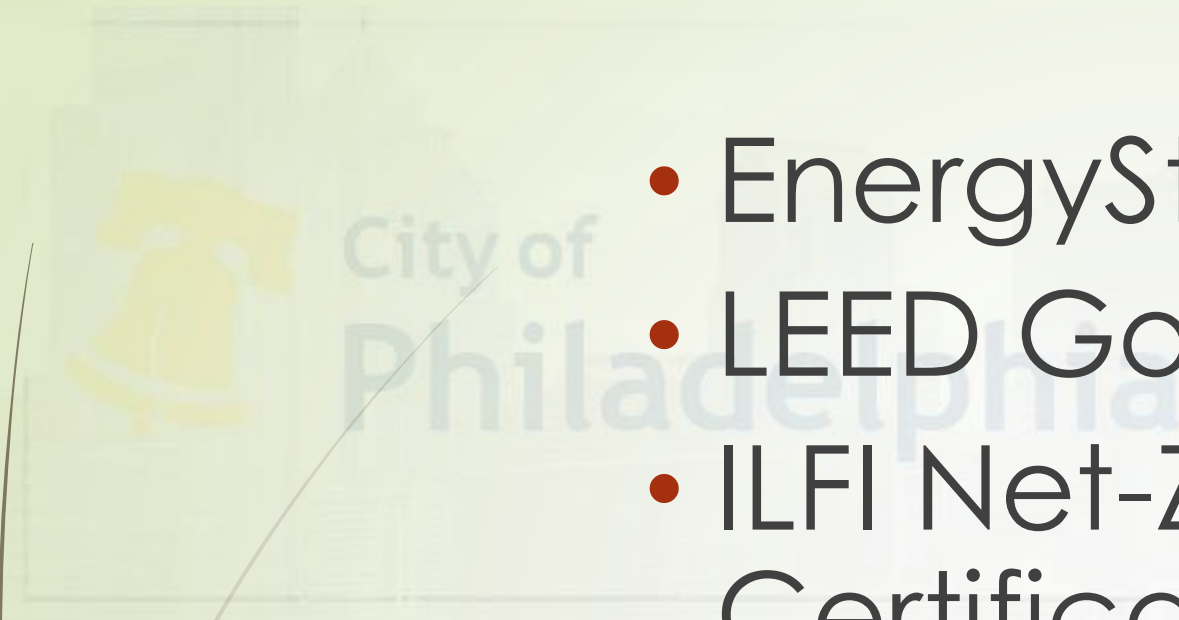
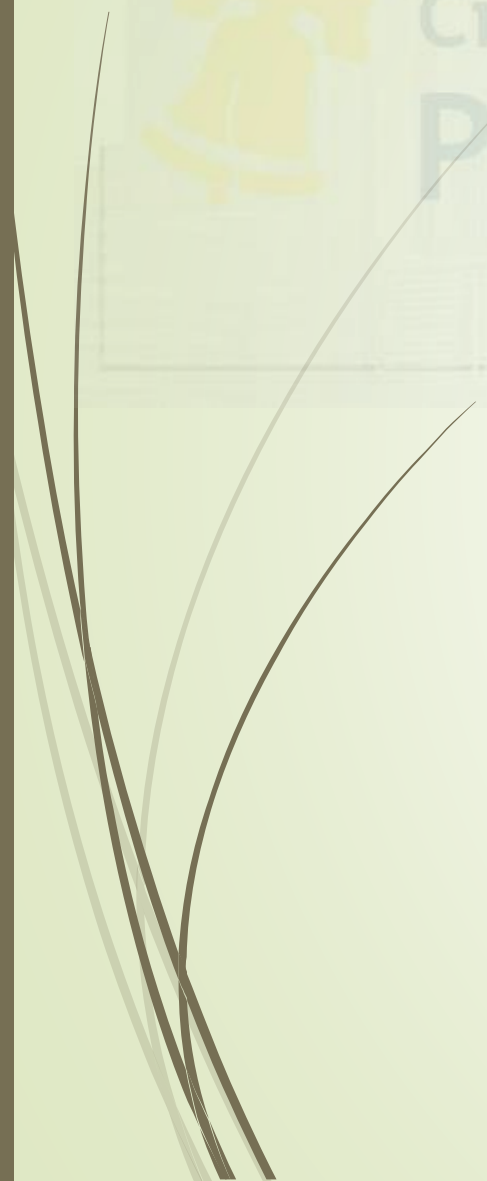
Components of a BPS



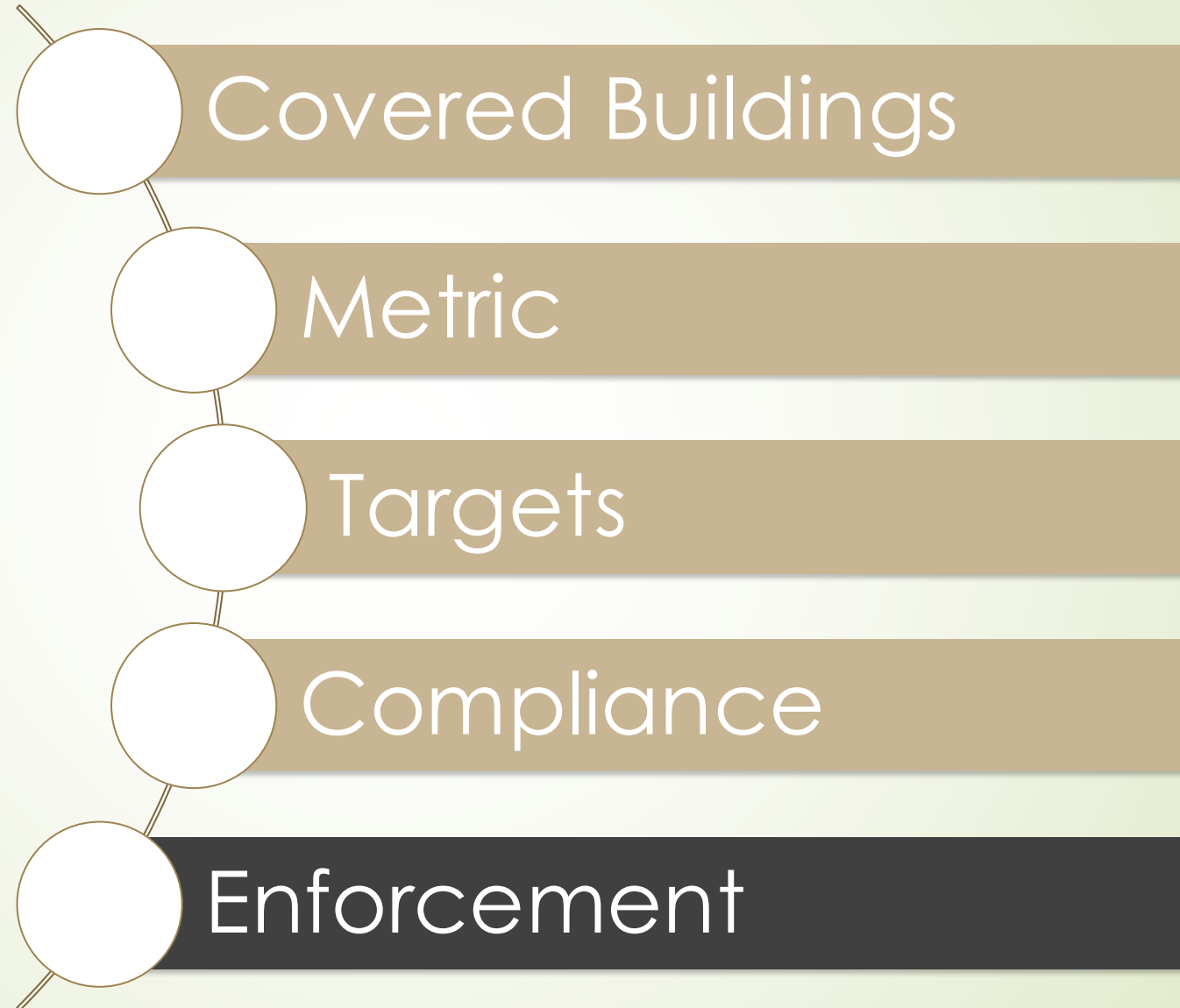


Wait, don't you comply
by meeting the target?



- 
- 
- EnergyStar Score of 75
 - LEED Gold EBOM
 - ILFI Net-Zero Energy Certification
 - Utility RCx program
 - 15% annual energy Savings
 - ASHRAE Level II Audit and all cost-effective EEMs

Components of a BPS



Enforcement Penalties



- Fines
- Code Violation
- Civil Penalties
- Remediation

Enforcement Penalties



- Fines/**Fees**
- Code Violation
- Civil Penalties
- Remediation

Implications for Historic Buildings



Photo Credit: Joe Mabel (Creative Commons)

What is a Historic Building?

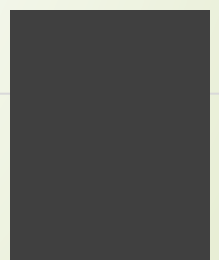
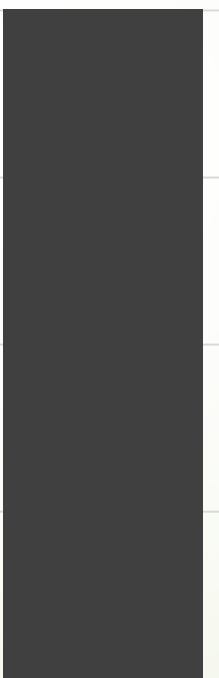
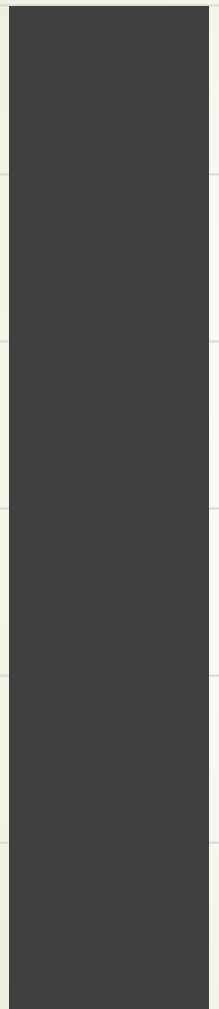


14
12
10
8
6
4
2
0

None

Informal

Formal



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.**

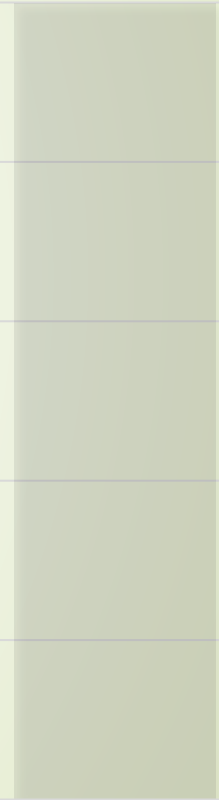
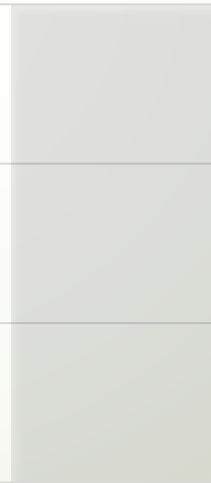
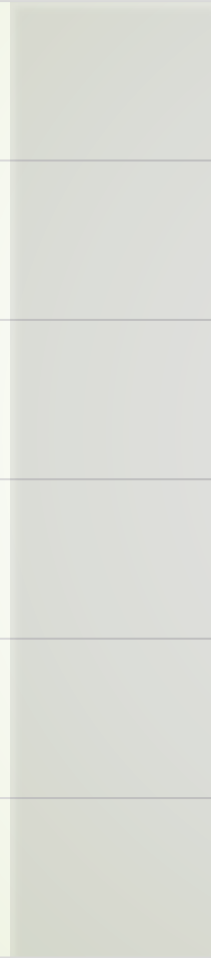
Metrics

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EUI

Energy Star / EUI

Carbon

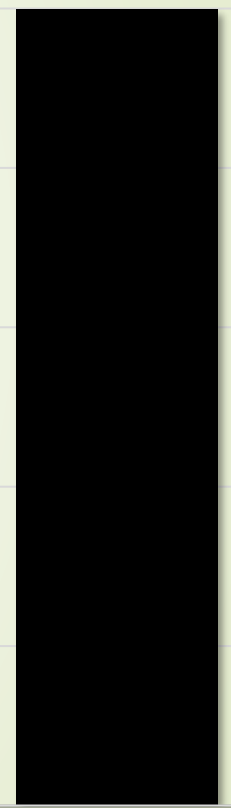
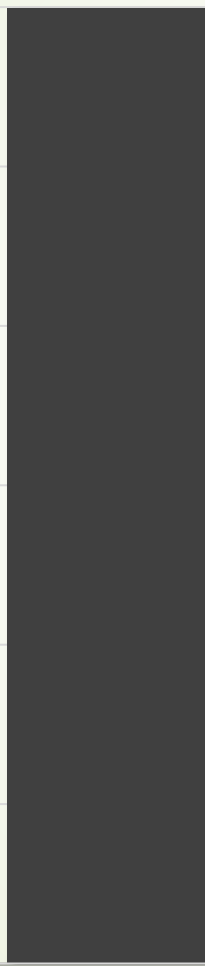


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EUI

Energy Star / EUI

Carbon



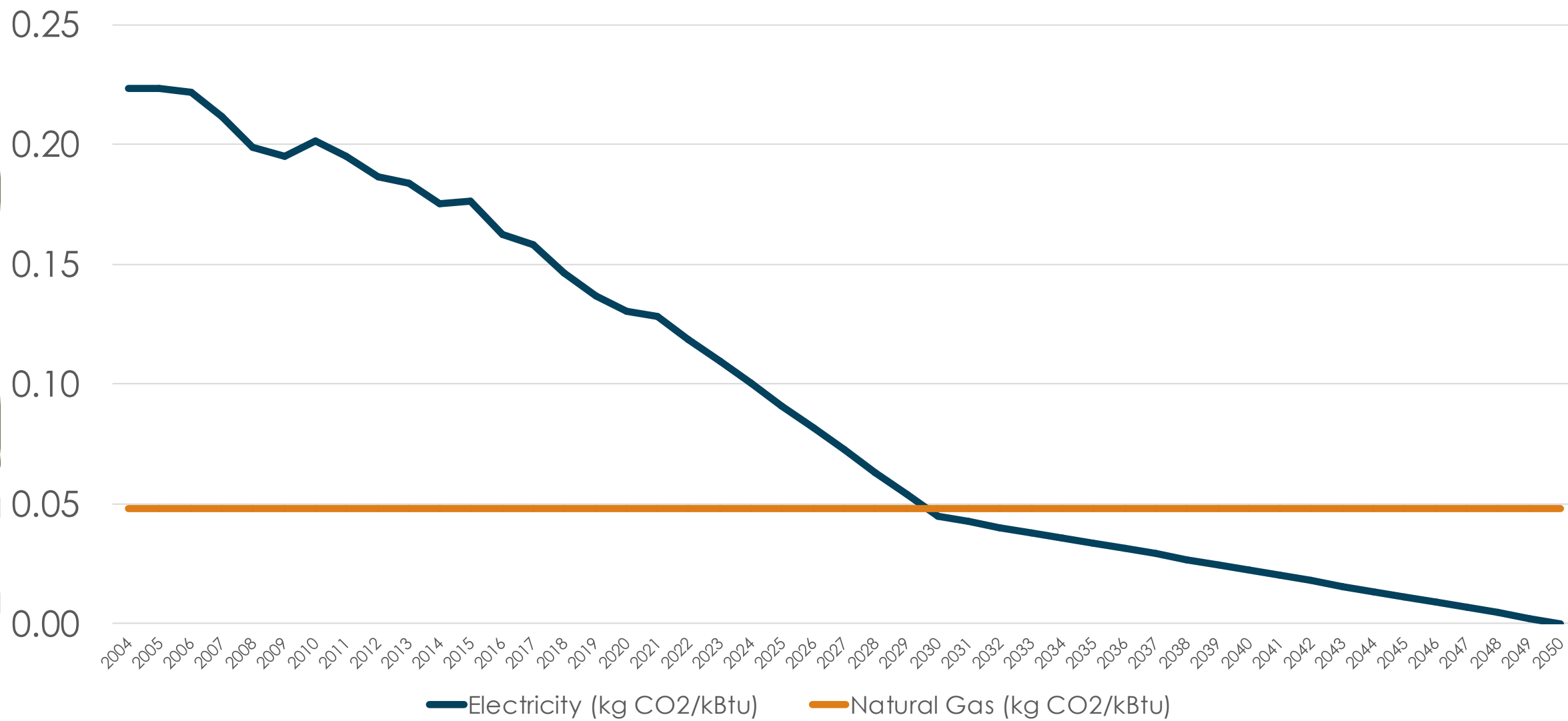










Photo Credit: The Victorian Emporium (CC)



Photo Credit: Evelyn Simak (CC)



Photo Credit: P199 (Public Domain)

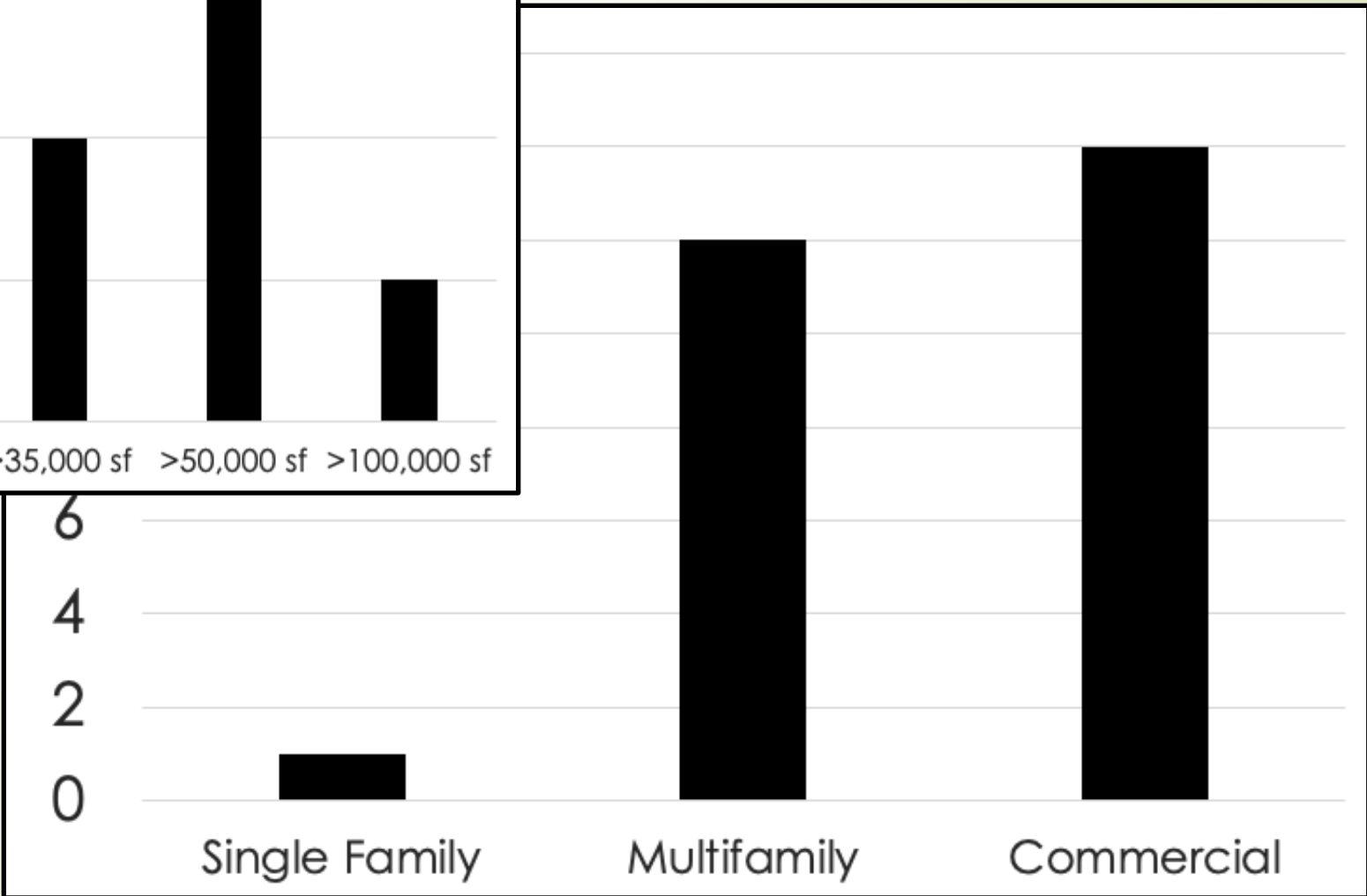
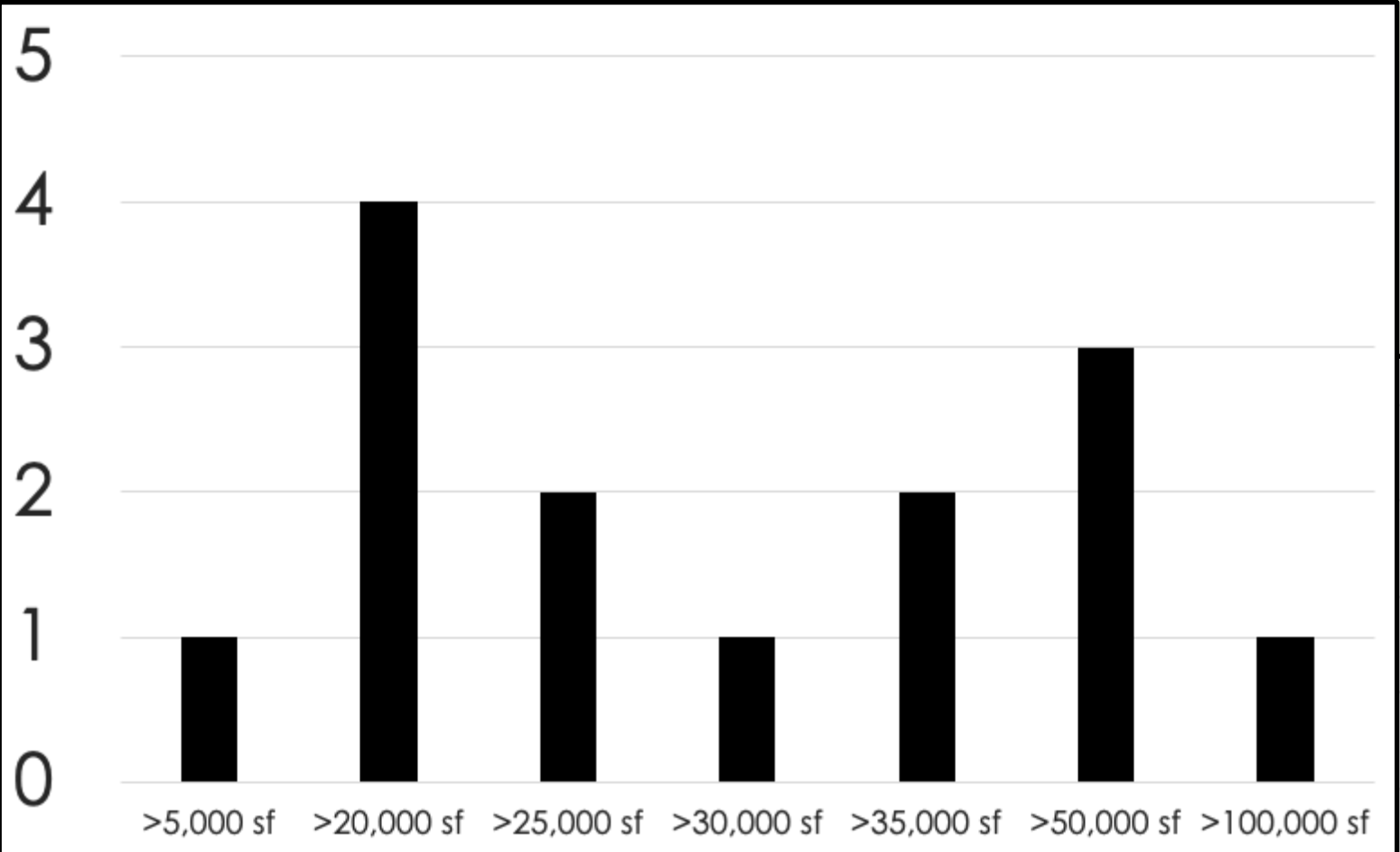


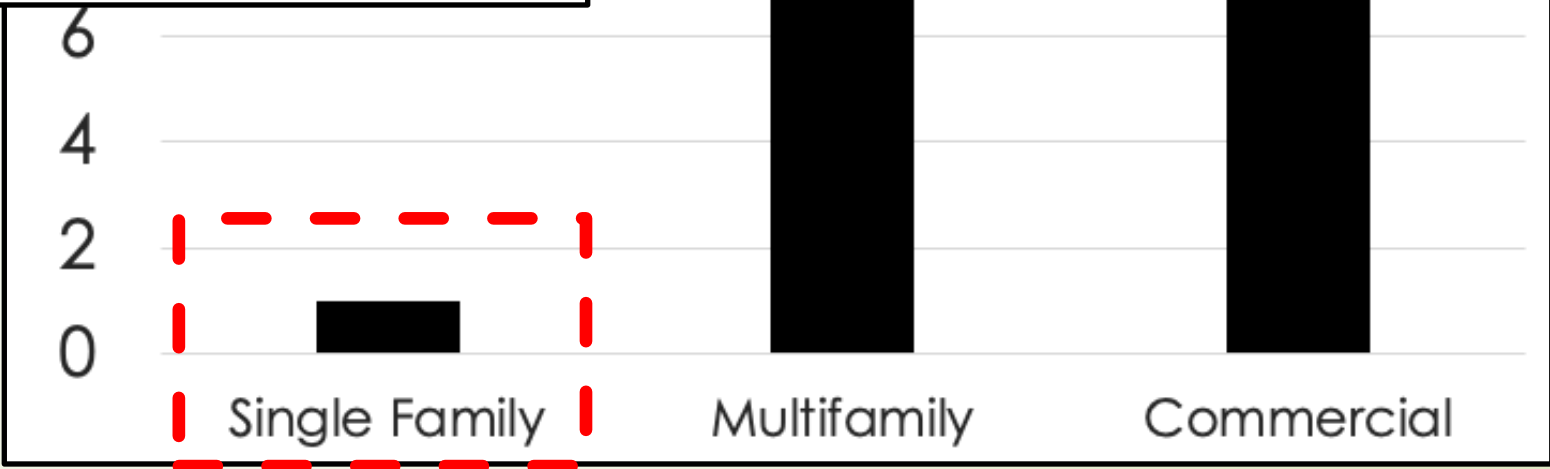
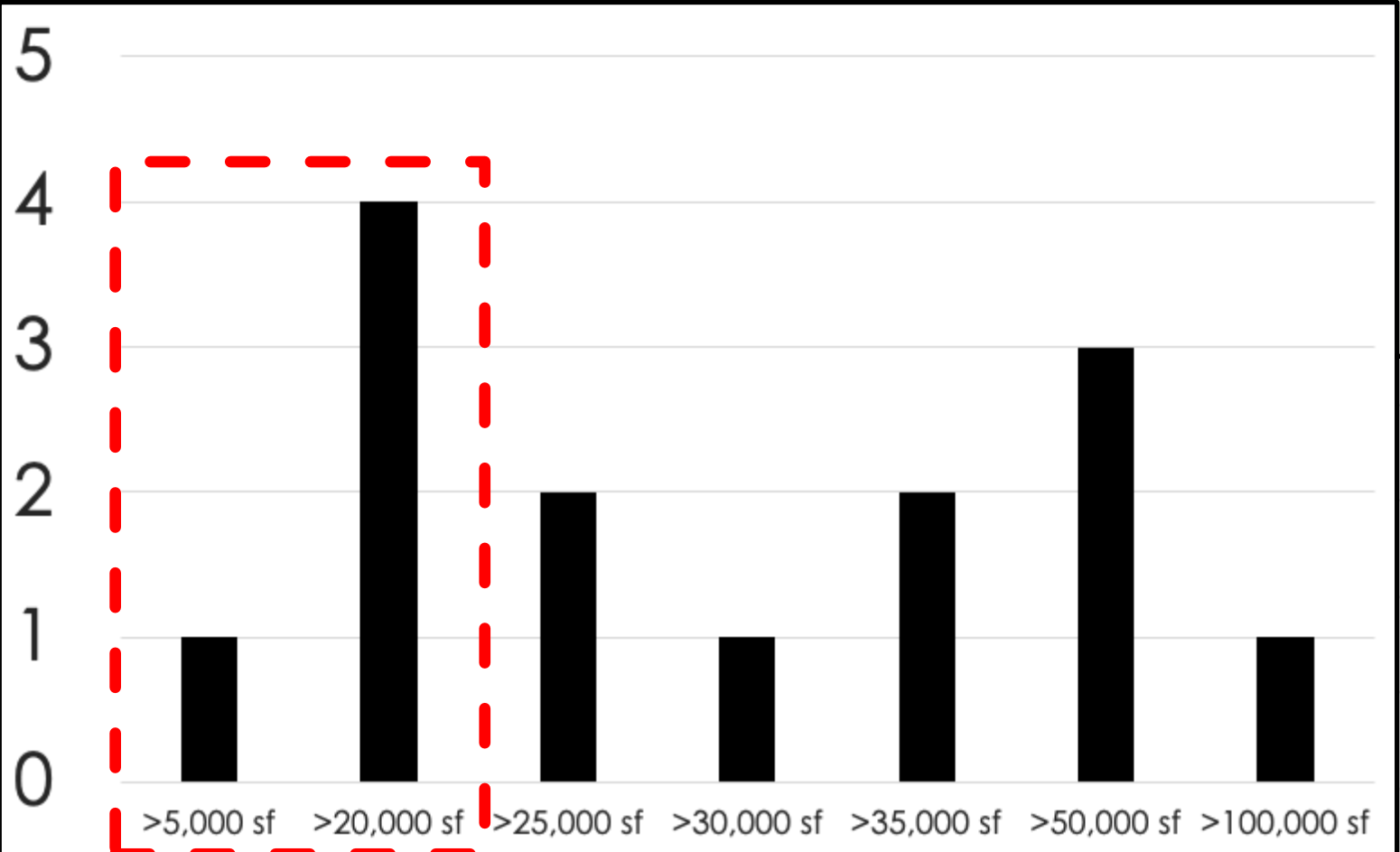
<https://www.wbdg.org/design-objectives/historic-preservation/update-building-systems-appropriately>
Photo Credit: Audrey Tepper

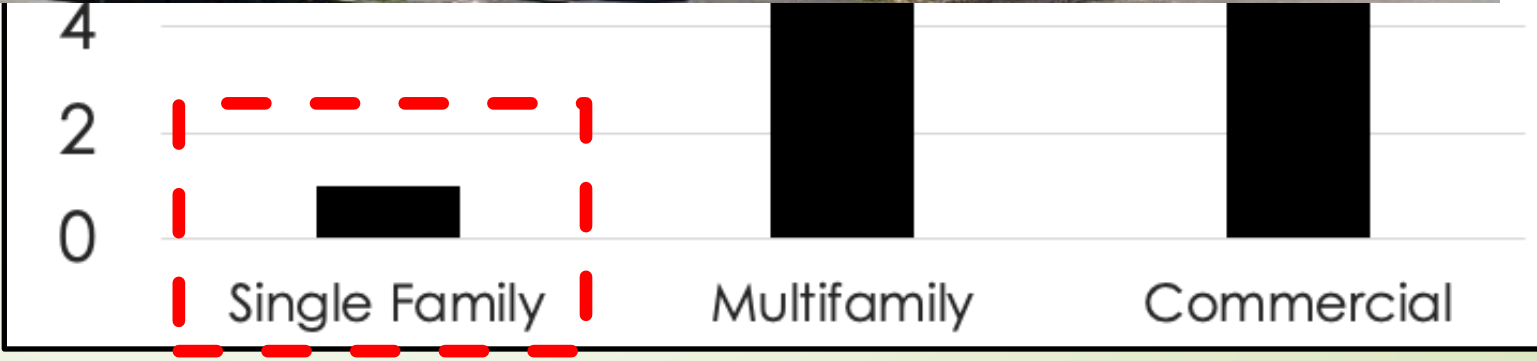
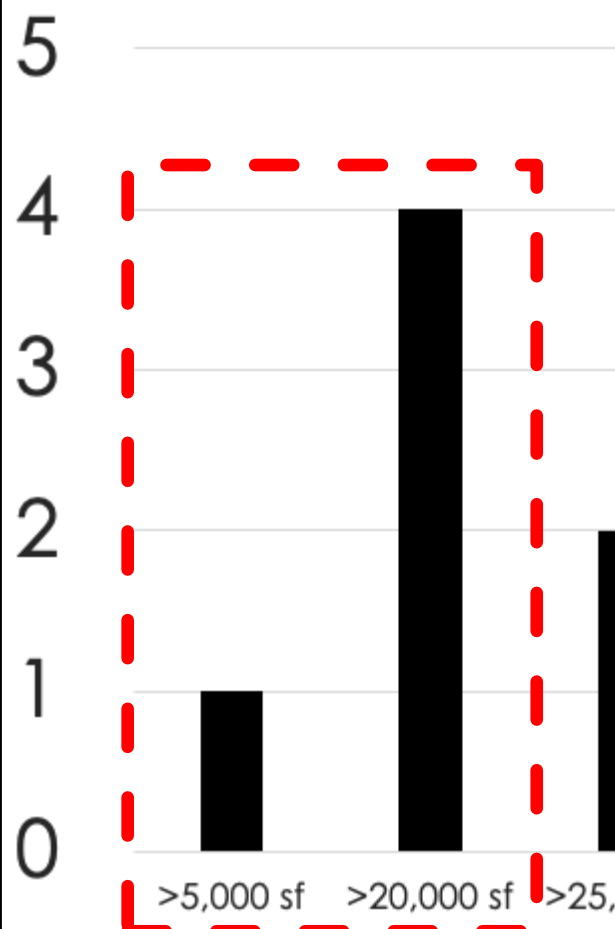


Covered Buildings











National Trust for
Historic Preservation®



Preserving the Future:

Strategies to Align Historic Preservation and
Sustainability Policies

April 25, 2026

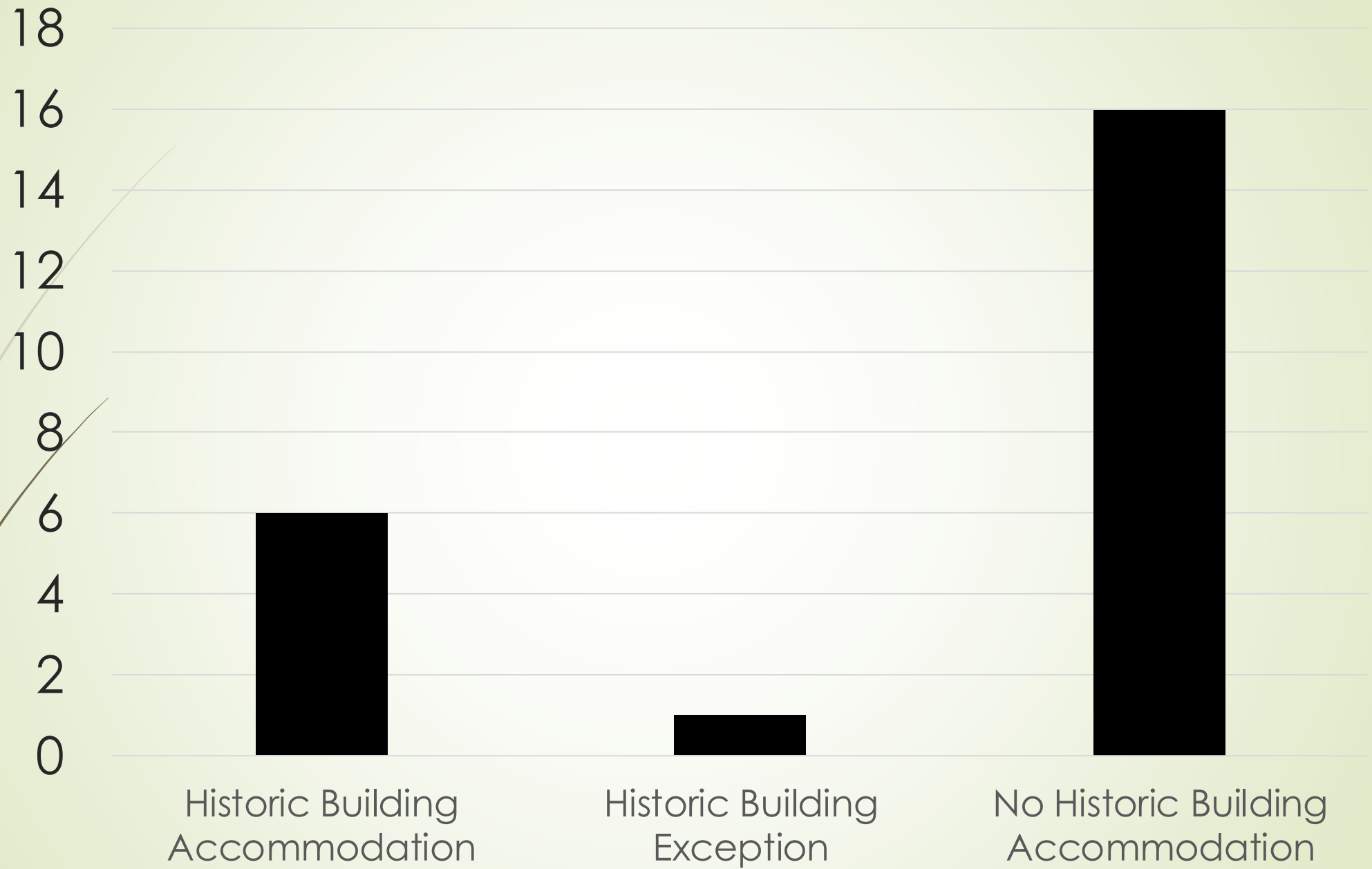
Prepared by: Sean Denniston, Heritage Green Consulting

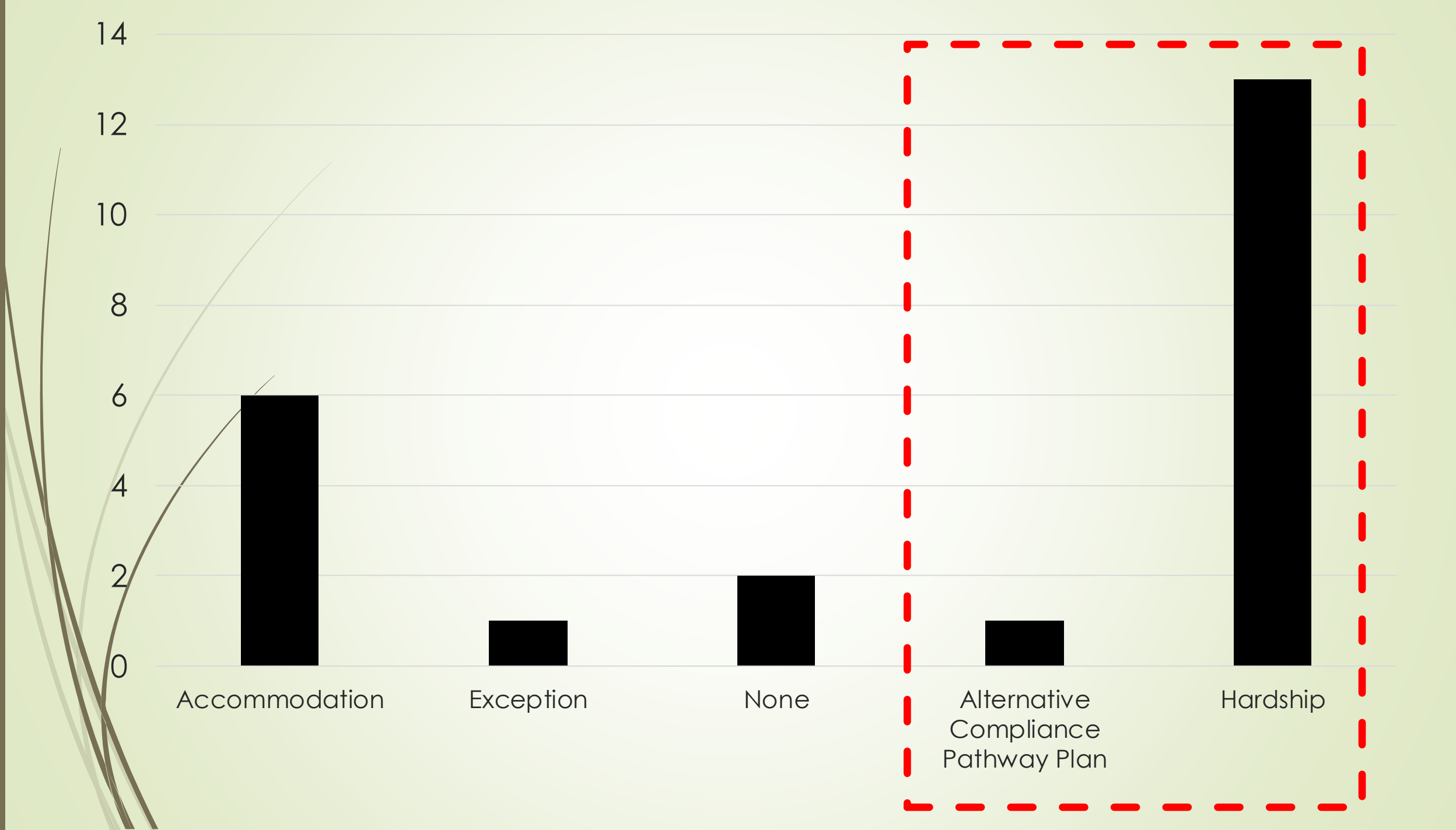
Analysis and recommendations for how to align historic preservation and sustainability policies to achieve shared goals including historic preservation, energy efficiency, and decarbonization.

~~Exemptions~~

Accommodations



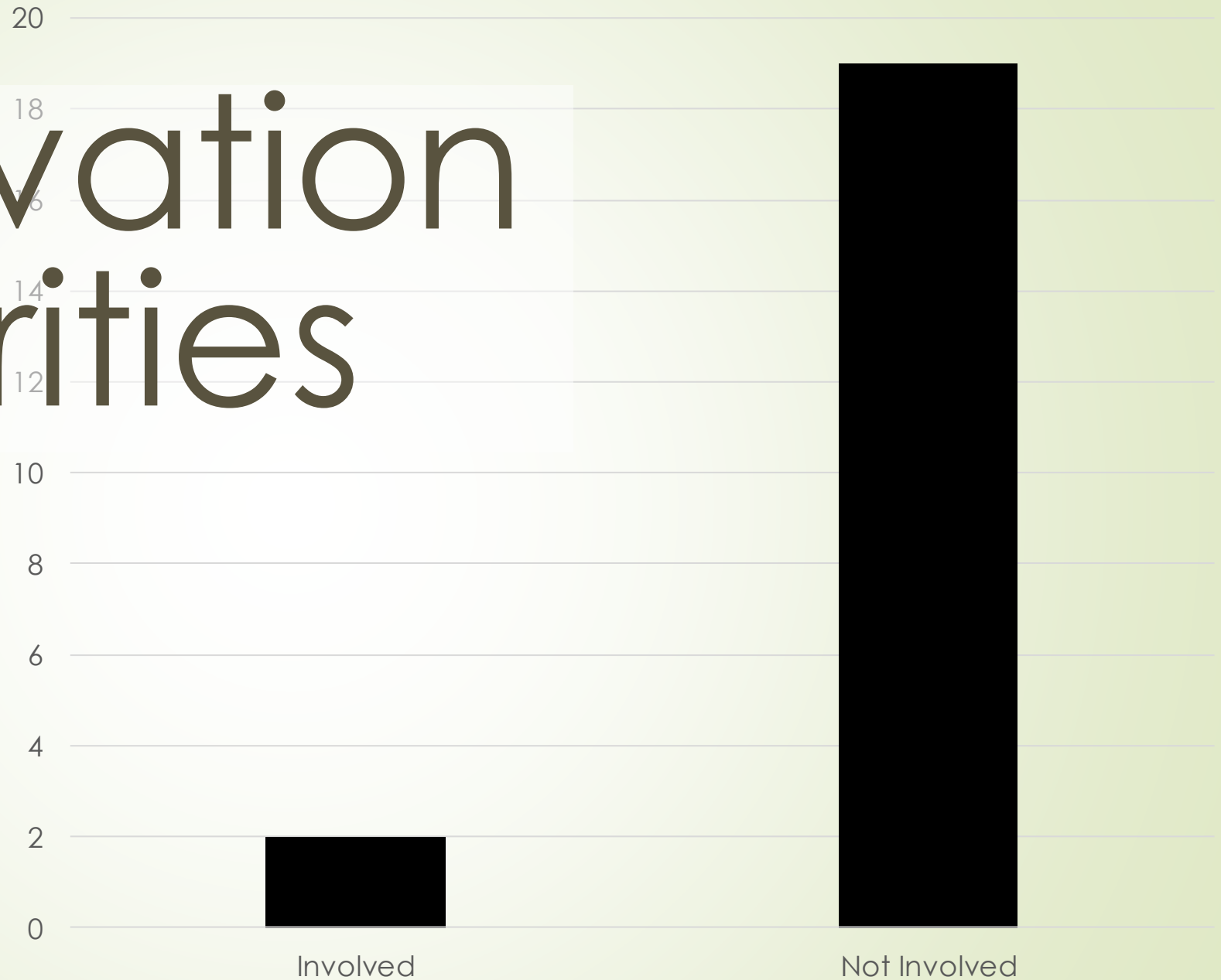


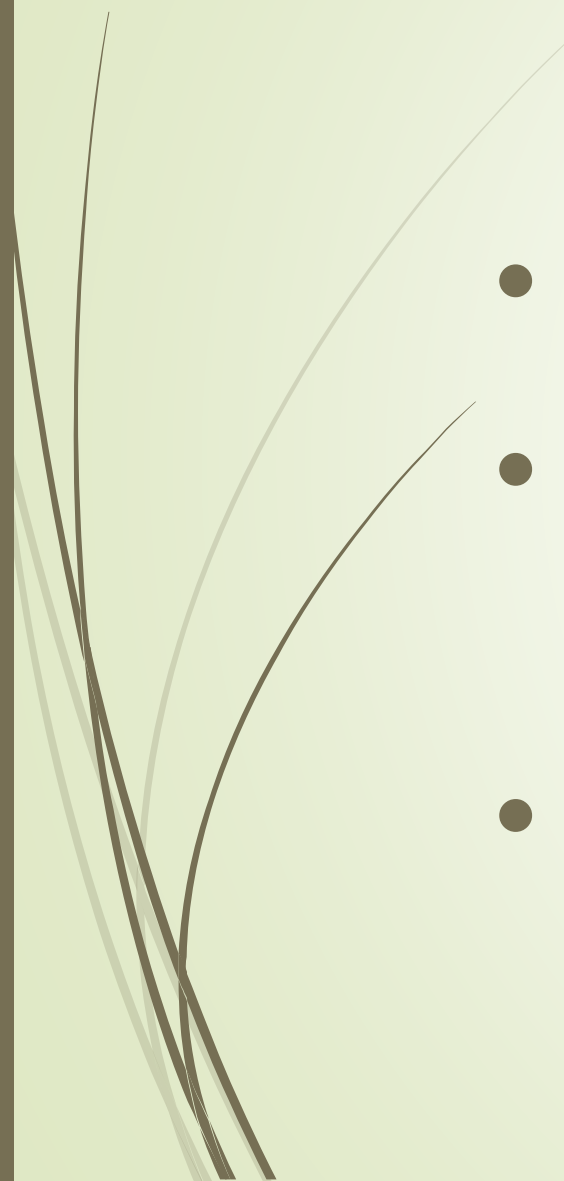


Who Decides?



Preservation Authorities



- 
- Consistent Definition of Historic Building
 - Built-in Flexibility
 - Historic Building Accommodations
 - Preservation Authority Involvement



Integrating Historic Buildings into Building Performance Standards

A POLICY TOOLKIT





Thank You!

Sean Denniston

sean@heritagegreenconsulting.com