

Clean Buildings Performance Standard

General Overview

JEFF RASMUSSEN, OUTREACH & EDUCATION PROGRAM MANAGER

4/2/2025



Washington State
Department of
Commerce

We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES



CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

Meet the Building Performance Staff

Emily Salzberg

Clean Buildings Managing Director

Program

Technical Assistance

Incentive Program

Data

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Luke Howard

Josette Gates

Kyoung-Jin Lee

Dillon Ackerman

Jeff Rasmussen

Robert Marino

Judy Darst

Donny Westfall

James Witherington

Derek Cockle

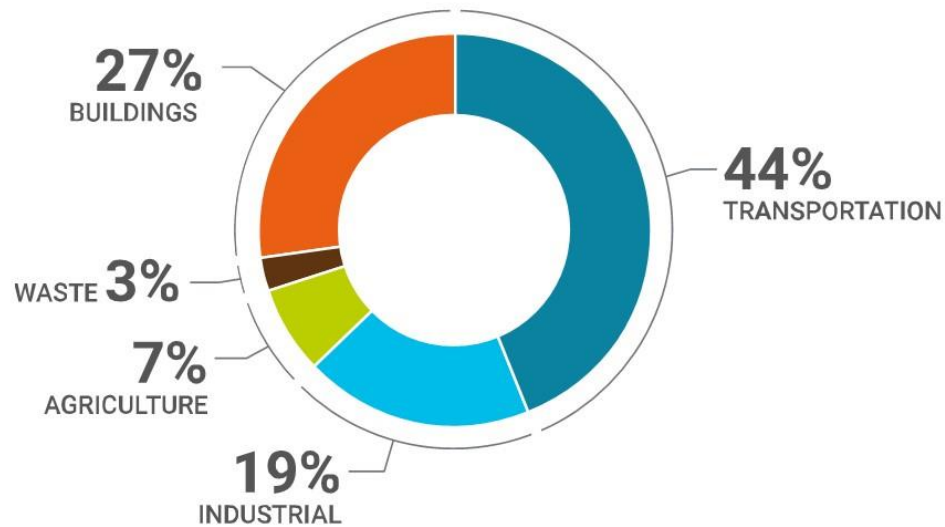
Brittany Wagner

Sam Pfeifer

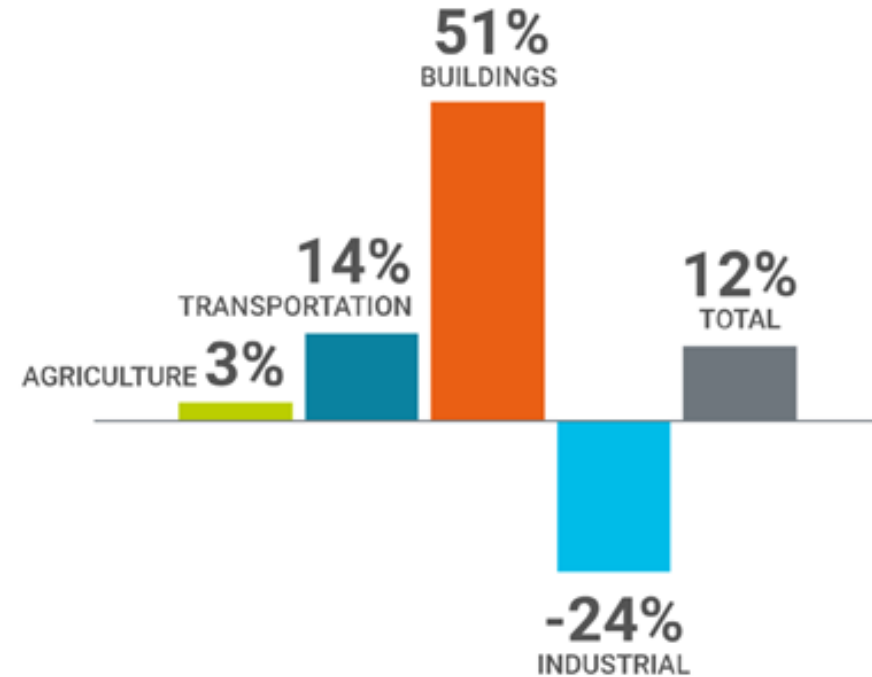
Michael Stoneway

Reducing emissions from existing buildings

Buildings are the second largest source of greenhouse gas emissions in Washington (2015)



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



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 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

Clean Buildings Rulemaking 2019-2024



2019

HB1257: Clean Buildings Act

2020

Clean Buildings Performance Standard Tier 1 Rulemaking

2022

HB5722: Clean Buildings Expansion

2023

CBPS Tier 2 Rulemaking

HB1390: District Energy Systems

2024

HB1390: Decarbonizing the District Energy Systems Rulemaking



Clean Buildings Performance Standard

Covered Buildings, Definitions, Compliance Pathways, Developing the EUI

What is a Tier 1 Building?

A ***tier 1 covered building*** is a building where the sum of nonresidential, hotel, motel, and dormitory floor areas exceeds fifty thousand gross square feet, excluding the parking garage area.

A building complex is defined within the CBPS as a group of buildings interconnected by conditioned spaces on contiguous property.



What is a Tier 2 building?

A building where the sum of multifamily residential, nonresidential, hotel, motel, and dormitory floor areas exceeds **20,000 gross square feet, but does not exceed 50,000 gross square feet**, excluding the parking garage area.

Tier 2 covered buildings also include **multifamily residential buildings** where floor areas are equal to or exceed 50,000 gross square feet, excluding the parking garage area.

Tier 1 Basic Requirements



Benchmarking

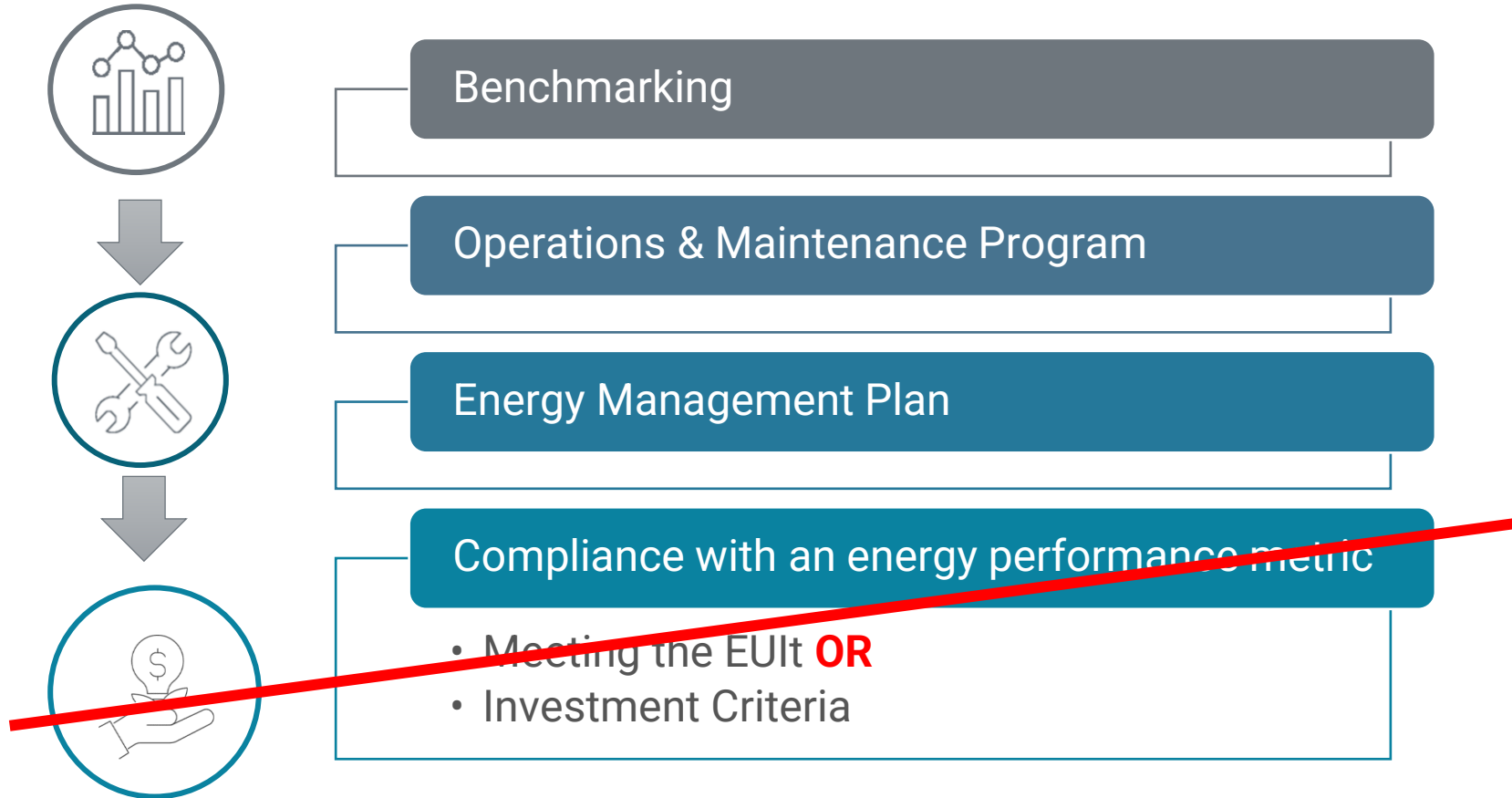
Operations & Maintenance Program

Energy Management Plan

Compliance with an energy performance metric

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

Tier 2 Basic Requirements



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:



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 vs Tier 2

Tier 1

- Buildings greater than 50,000 square feet
- Does not include multifamily residential buildings
- Benchmarking, EMP and O&M, 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

NO Performance Metric

Compliance Date

- Mandatory reporting July 1, 2027

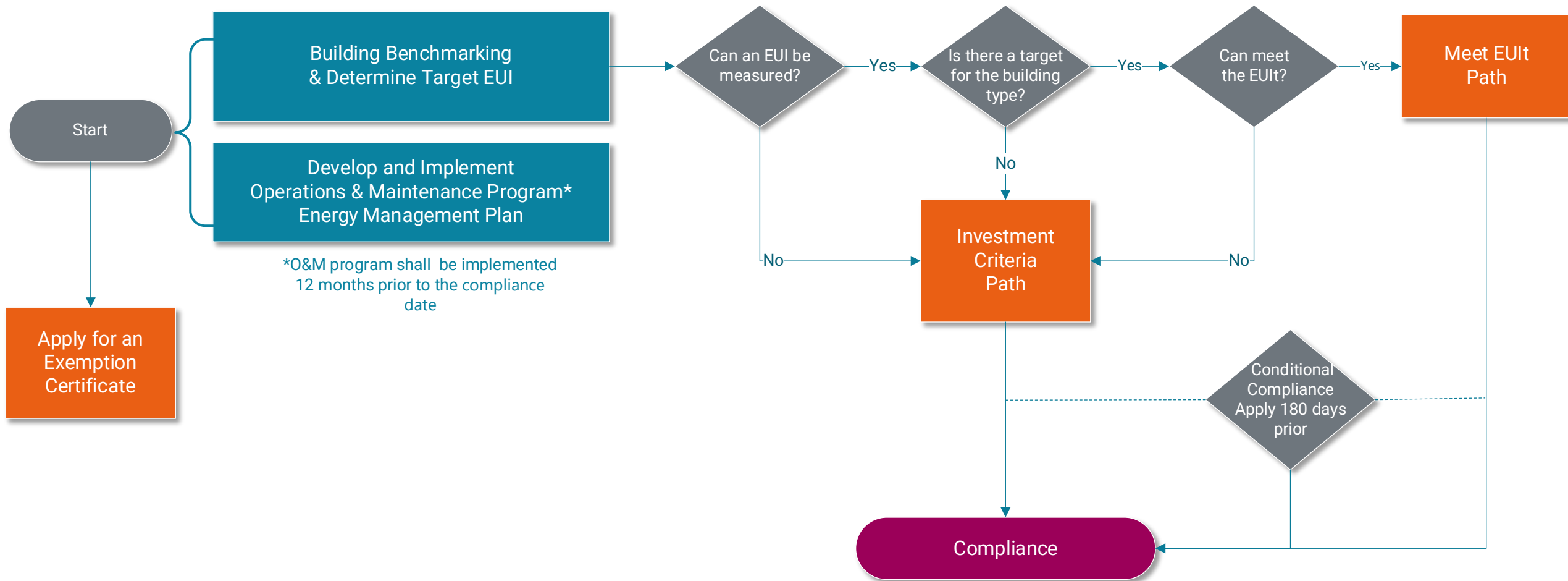


Compliance Pathways

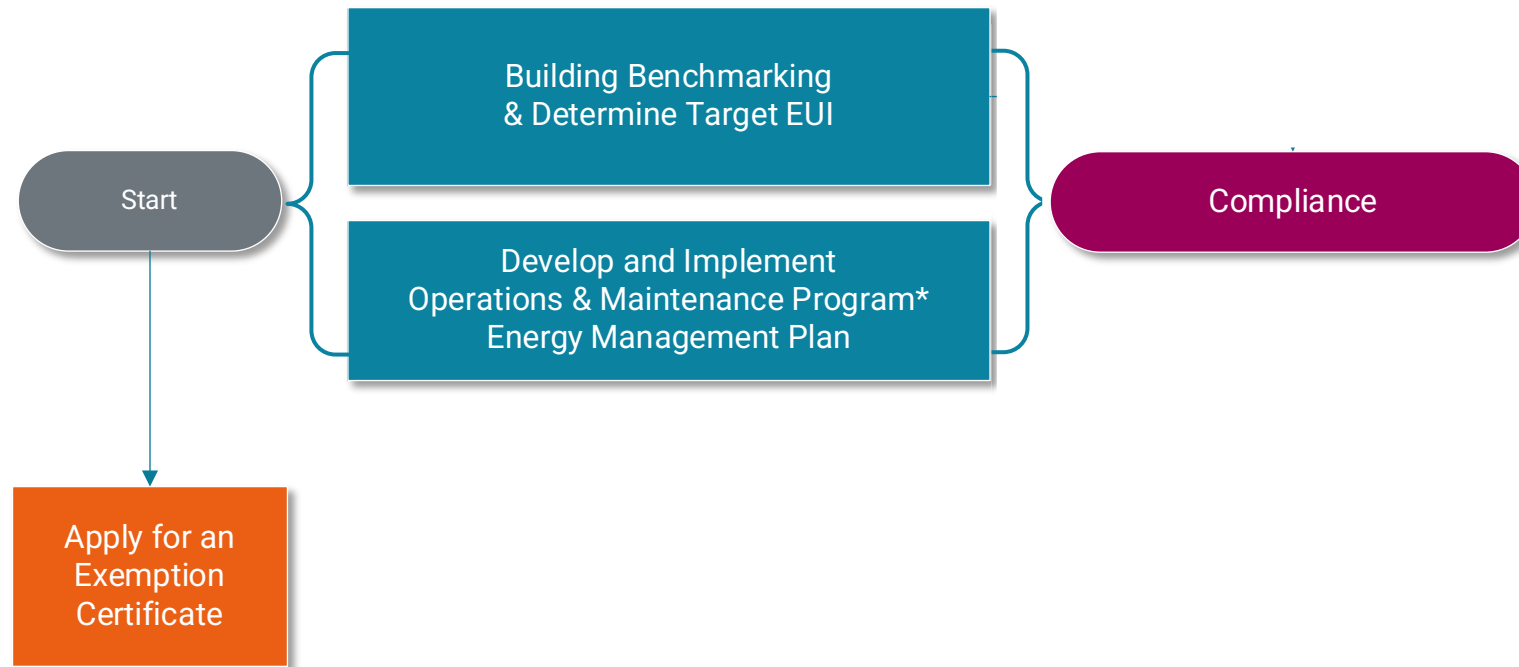
Tier 1 and Tier 2 Compliance



Tier 1 Compliance path

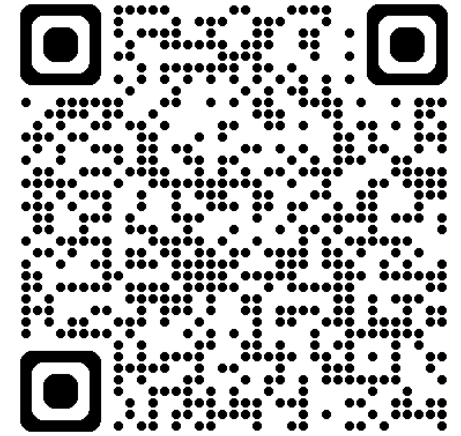


Tier 2 Compliance pathways



Getting Started

1. Read and learn about the CBPS
2. Determined if your building is exempt?
3. Determine the compliance path
4. Build your team
5. Access the CBPS Portal
6. Benchmark the building
7. Develop and implement the EMP and O&M
8. Submit compliance documentation



Download a copy of the
Clean Buildings Performance
Standard.

Exemptions





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

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

CBPS Incentive Programs



Tier 1 Early Adopter Incentive Program- \$75 million

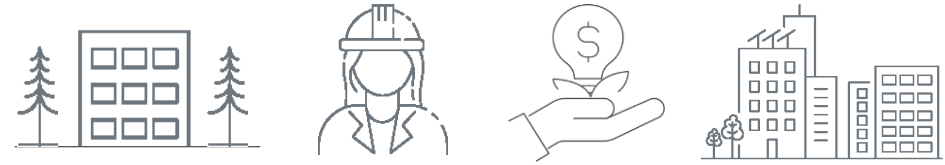
- \$2/gross square foot + \$0.05 per kBTU saved beyond the 15 EUI
- Program applications opened July 1, 2021 and ends:
 - June 1, 2025 for buildings >220k
 - June 1, 2026 for buildings >90k to 220k
 - June 1, 2027 for buildings >50k to 90k



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

- 7 applications approved
- \$5 million dollars reserved

OPEN

Tier 2 Incentive Program- \$150 million

- July 2025 launch
- Guidelines developed

COMING
SOON!

Energy Audits for Public Buildings- \$14.5 million

- 92 applications approved
- 313 buildings

CLOSED

Clean Buildings Performance Grant- \$45 million

- Over 275 applications received!

CLOSED

Energy Efficiency Conservation Block Grants Program (EECBG)

- \$2,046,501 awarded in 2024

CLOSED

Energy Efficiency Retrofits Grants

- \$14.3 million awarded in 2024

CLOSED

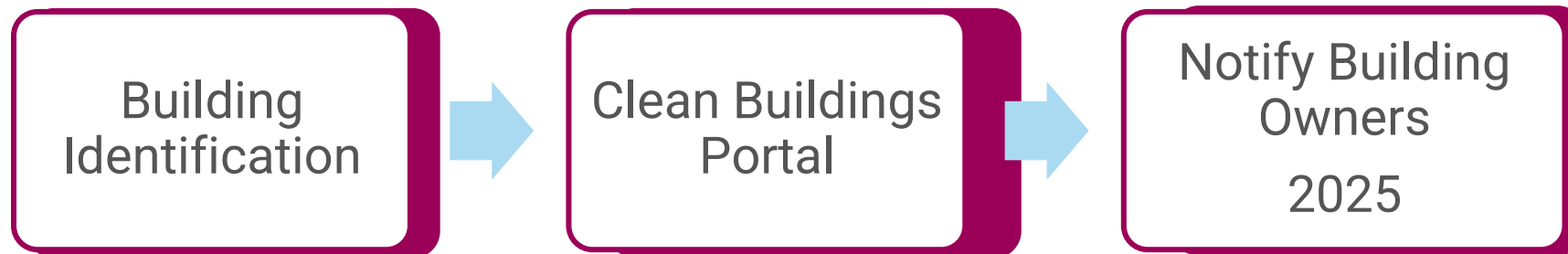


Support,
Resources,
CBPS Website





Tier 2 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

Emily Salzberg

Buildings Unit Managing Director

Email: Buildings@Commerce.wa.gov

Phone: 360-725-3105

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

Subscribe

To sign up for updates or access your subscriber preferences, please enter your contact information below.

***Email Address**

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

Training Series (past)

- **Exemptions- Jan. 23, 2025**
[slide deck](#) and [recording](#)
- **Clean Buildings 101- Feb. 12, 2025**
[slide deck](#), [recording](#), and [Q&A](#)
- **Compliance for connected and campus-level buildings – Feb. 20, 2025**
[slide deck](#) and [recording](#)
- **Clean Buildings Performance Standard for Utility Providers – March 12, 2025**
[slide deck](#), [recording](#) and [Q&A](#)
- **Developing the EUI for Tier 1 and Tier 2 buildings-March 20,2025**
[slide deck](#), [recording](#) and [Q&A](#)

Upcoming

- **Benchmarking for Multifamily Buildings**
April 10, 2025, 10am to 11am
[Register](#)
- **Tier 2 Compliance: Benchmarking on ESPM**
April 30, 2025, 11am to 12pm
[Register](#)
- **Clean Buildings 101**
May 8, 2025, 11am to 12pm
[Register](#)
- **Decarbonization of the District Energy System**
May 22, 2025, 11am to 12pm
[Register](#)

Questions & Answers

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Thank you!

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