



**IFMA**<sup>TM</sup> **Seattle**  
**Chapter**  
International Facility Management Association

# **Clean Buildings Act**

Taking Early Action to Minimize Capital Costs  
and Understand the New Law

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# Agenda

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1. What is the Clean Building Standard?
2. How will this affect my properties?
3. When should I start preparing?
4. What can I do today?

# What is the Clean Building Standard?

CBA, HB-1257, CBA, Department of Commerce

# Clean Buildings Standard



## Clean Buildings Act

- HB-1257
- Goal of energy reduction
- Big change!
- New requirements
- Building performance
- Maximum fine

# Clean Buildings Standard

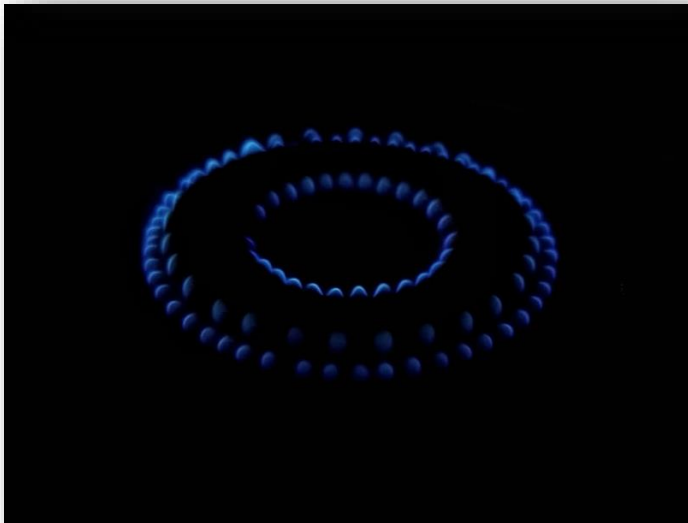
## Clean Buildings Standard (CBS)

- Specific rules
- Energy targets
- Operations requirements
- Fine structure
- Incentives



Washington State  
Department of  
**Commerce**

# Clean Buildings Standard

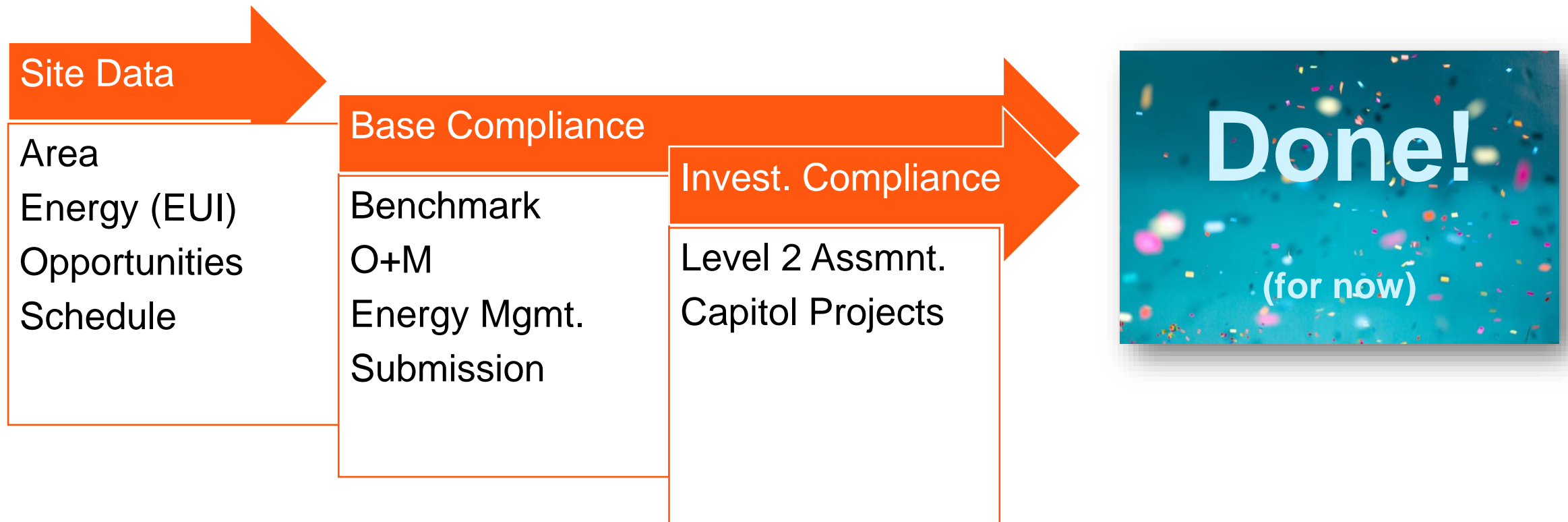


What is EUI?

- Energy Utilization Index
- All utilities, common units
  - Electric
  - Gas
  - Steam
  - Other...
- $EUI = (energy)/(ft^2)$
- Low is good!

# Clean Buildings Standard

## Clean Buildings Standard Process



# Quick Tips

- Building Area = Wall to wall!
  - NOT leasable space
  - Under 50,000 ft<sup>2</sup> exempt
- Space Type Exemption
  - Very specific
  - Requires occupancy type







# Question Break

# How will this affect my properties?

Benefits, Costs, Capital Projects

# CBS Benefits

- Operating cost reduction
- Sustainability
- Standard documentation
- Resolve building issues
- Project justification
- Incentives



# CBS Costs



- Benchmarking
- Operations documentation
- Operations improvements
- Submission
  
- Level 2 Assessment
- Capital Improvements

# CBS Capital Projects

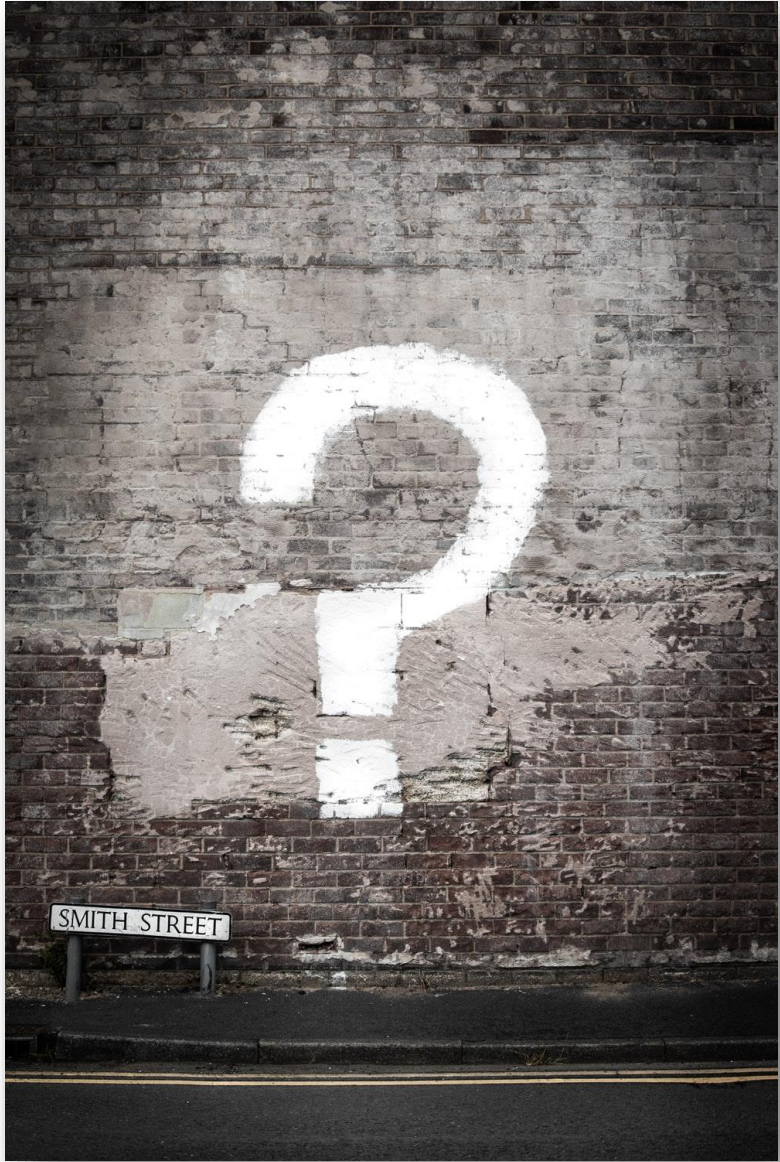
- Only for sites over EUI target
- Based on Level 2 Assessment
- Improve performance
- Meet cost/benefit criteria



# Quick Tips

- Capital Improvements
  - Based on Lifecycle Cost
  - Total Savings > Total Costs
- Tune-Ups
  - Level 2 Assessment is different
  - Still useful!





# Question Break

# **When should I start preparing?**

Deadlines, Early Adopters, Example Timeline



# Compliance Deadlines

Building Area

Compliance Deadline

Over  
220,000

June 2026

90,000 to  
220,000

June 2027

50,000 to  
90,000

June 2028

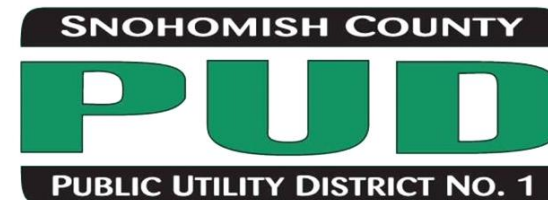
# Early Adopter Incentive



- Free Money Checklist
  - Benchmark
  - Building above EUI target
  - Review requirements (May 2021)
  - Apply (July 2021)
  - Complete compliance 1 year before schedule
    - Level 2 Assessment
    - Improvements
    - Submission

# Utility Incentives

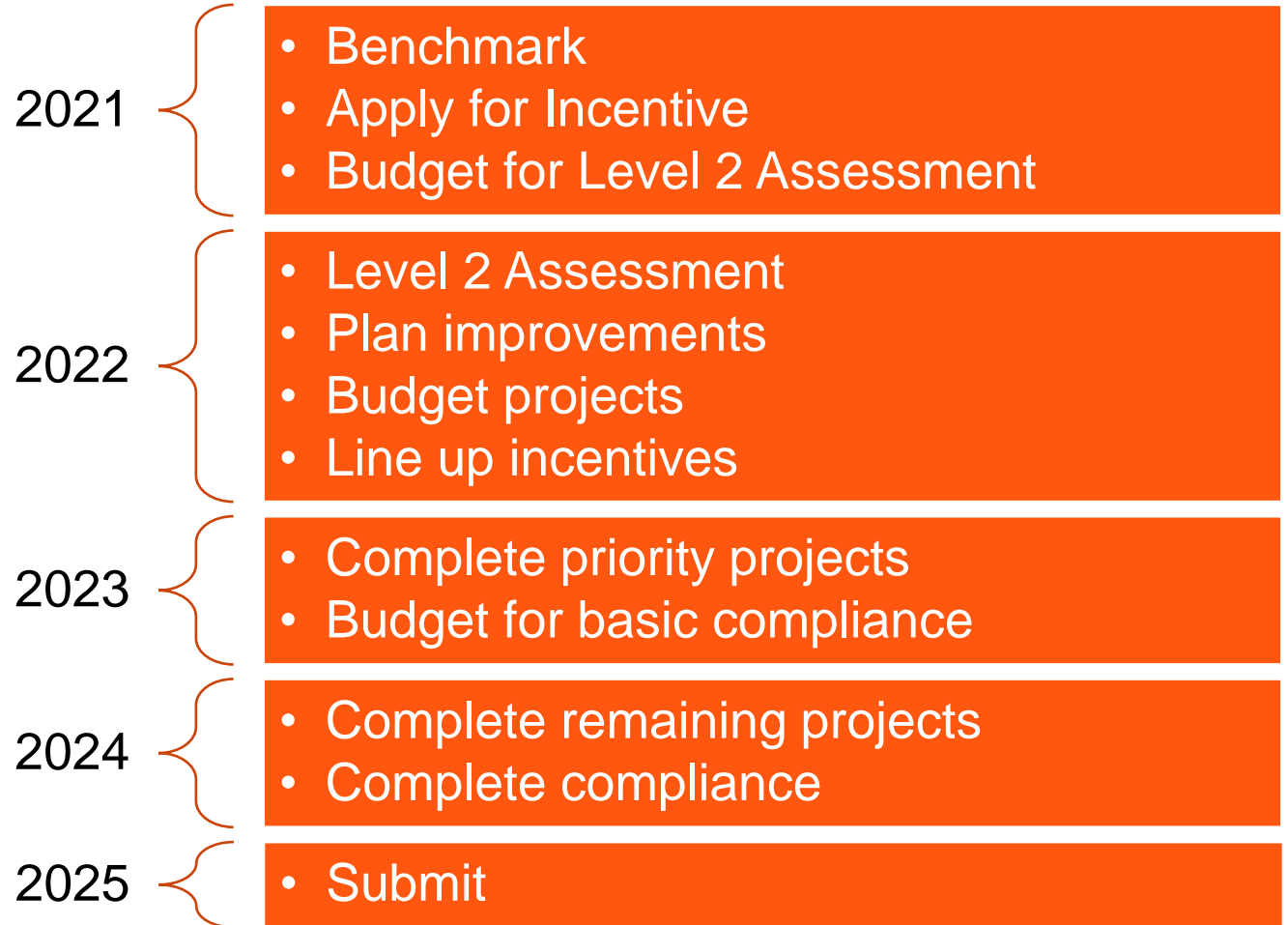
- Separate from early adopter
- OK to do both
- Talk to your utilities!



# Example Timeline

## Example A On the Ball

- > 220,000 ft<sup>2</sup>
- EUI over target
- Early adopter



# Example Timeline

## Example B

High Performer

- 90,000 – 220,000 ft<sup>2</sup>
- EUI below target

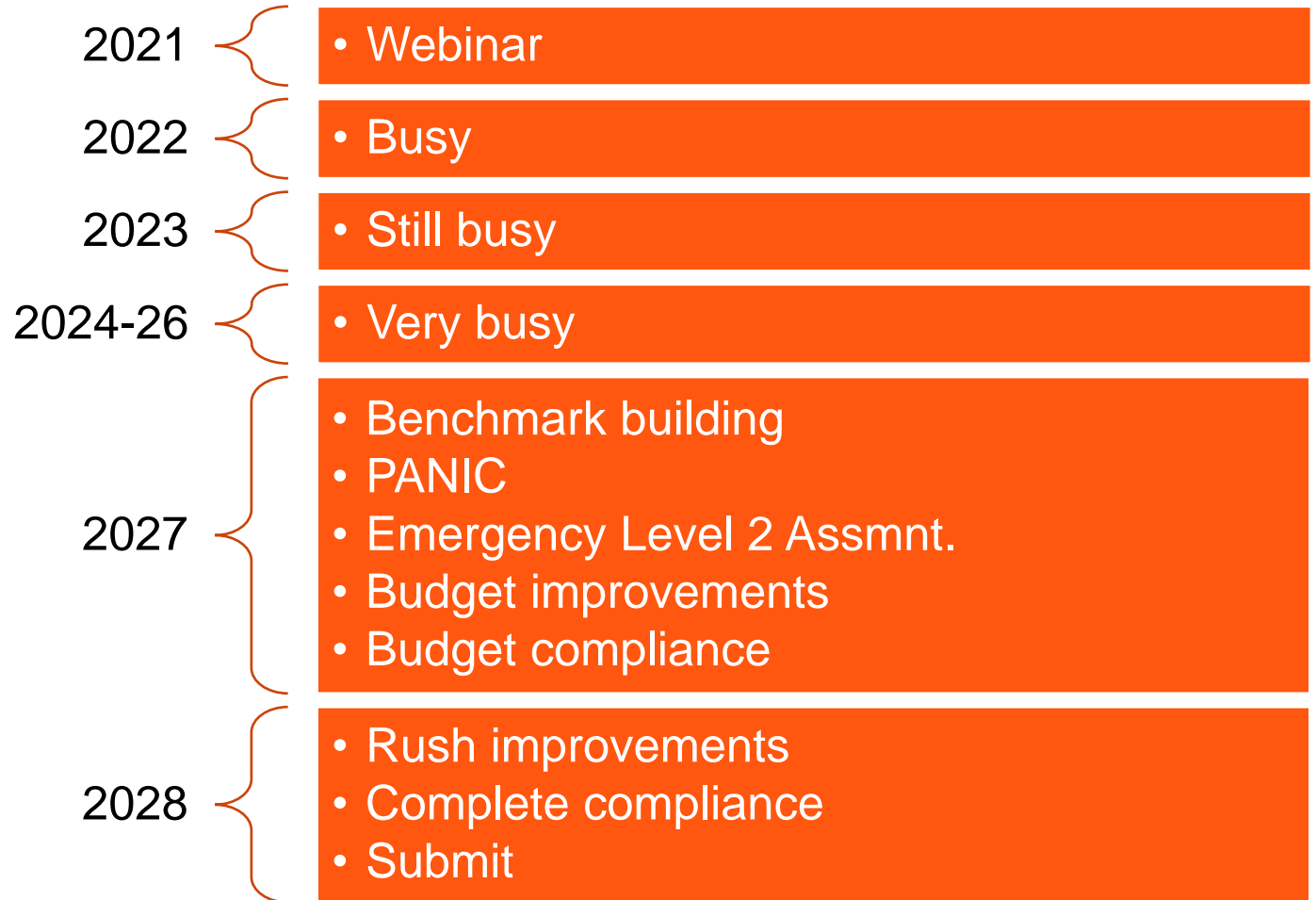


# Example Timeline

## Example C

Late to the Party

- 50,000 - 90,000 ft<sup>2</sup>
- EUI below target
- Procrastinated



# Quick Tips

- Incentives can stack!
  - Early adopter
  - Electric utility
  - Gas utility
- Early is OK
  - July, 2023
- Look for the letter
  - July 2021
  - Portal access





# Question Break



# **What can I do today?**

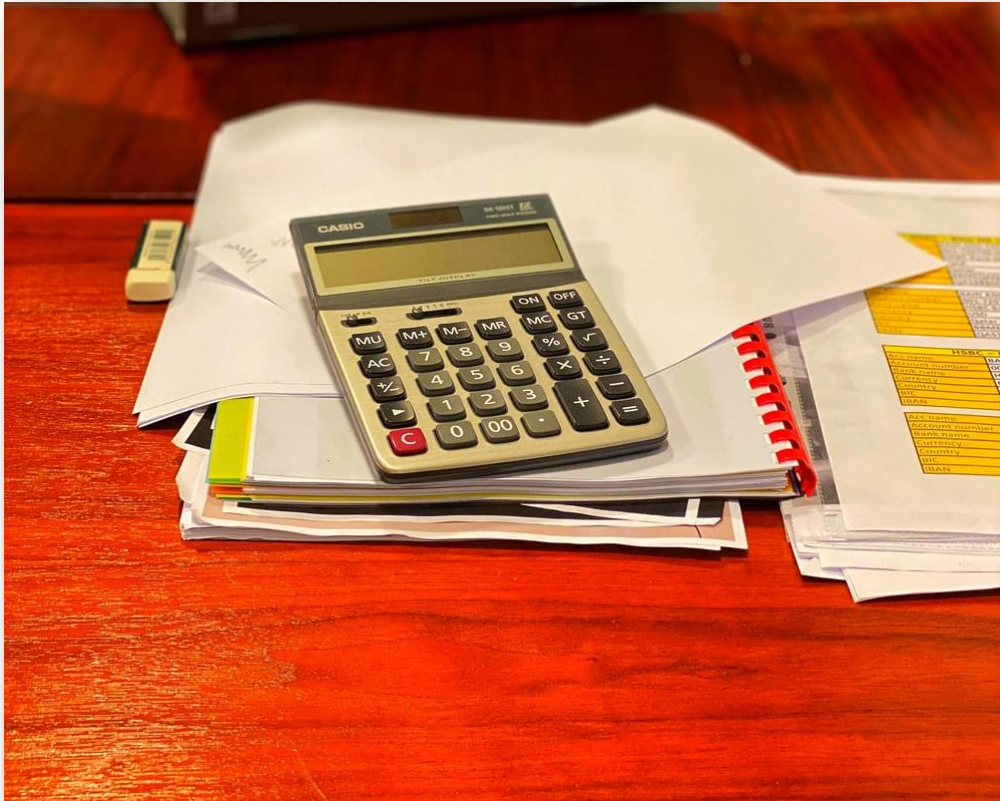
Benchmark, Budget, Document, Track, Partner

# Benchmark

- Qualified review of energy
- Be ready with
  - All utility data
  - Site visit
  - Portfolio Manager access
  - Basic building information
- Expect
  - Final building area
  - EUI
  - EUI target
  - Recommended next steps



# Budget



- Basic Compliance
  - Energy Management Plan
  - Operations + Maintenance
  - Training
  - Review + Submission
- Operational Improvements
- Level 2 Assessment
- Capital Improvements

# Document

- Required for basic compliance
- Plan to create
  - Energy Management Plan
  - Operations + Maint. Plan
  - Operator Training
  - Benchmarking Information



# Track



- Use Portfolio Manager
- Energy
  - Monthly Usage
  - All utilities
- Keep benchmark up to date
- Know your target

# Partner

- CBS Qualified Individual
  - CEM, BEAP, EMP, CMVP
  - PE, Architect, BOC II
  - Commissioning pro.
- Contractor
- Consultant
- Self Perform



# Quick Tips

- Know your EUI
  - Track over time
  - Easy to miscalculate
- Know your Target EUI
- Have a plan
- Don't go it alone!



# Final Tip

## Don't get fined!!!

- \$1.00 / ft<sup>2</sup>
- Per year for 18 months





# Resources

Clean Buildings Act Webpage

<https://www.commerce.wa.gov/buildings>

IFMA Seattle

<https://www.ifmaseattle.org>

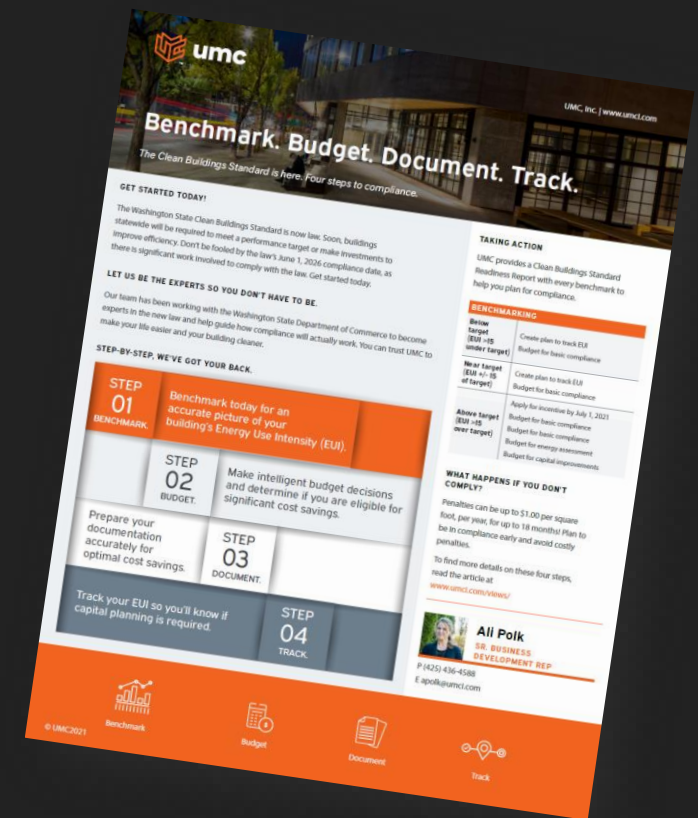
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# Question Break

# Thank you

## Resources

Clean Buildings Act Webpage

<https://www.commerce.wa.gov/growing-the-economy/energy/buildings/>

IFMA Seattle

<https://www.ifmaseattle.org/>

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