

EXISTING BUILDING COMMISSIONING

Optimize your building's performance for greater energy efficiency and savings.

If you're looking for ways to make your building work smarter, Existing Building Commissioning (EBCx) might be right for you. By making improvements to existing equipment and systems, you can save energy and reduce operational costs while creating a better occupant environment. Incentives are available for both Seattle City Light and Puget Sound Energy customers.

Ideal Candidates

EBCx is designed especially for buildings that are experiencing the following:

- Chronically high energy use or unexplained increases in energy consumption
- Abnormally high failure rates of systems and equipment
- Persistent issues maintaining occupant comfort
- Building has not been commissioned in the past five years

Eligibility

EBCx is open to City Light commercial customers who own or operate buildings that meet these characteristics:

- 50,000 square feet or more of conditioned space
- 75% or more of the space is occupied year round
- Equipped with a Direct Digital Control building automation system

If your building requires significant renovations or equipment replacements within the next 5 years, City Light's other commercial incentives could support your efforts.

QUESTIONS?

(206) 684-3800

**CONTACT AN
ENERGY ADVISOR**

BENEFITS

- Typical energy savings of 7–20%
- Reduced operating and maintenance costs
- Greater occupant comfort and productivity
- Increased building asset value
- Typical payback period of two years or less
- Satisfy your Seattle Building Tune-Up requirement

Commitment

To participate in EBCx, customers must be willing to:

- Invest the following in commissioning costs*:
 - Seattle City Light (electric only) – up to \$0.10/sq. ft.
 - Puget Sound Energy (gas only) – up to \$0.10/sq. ft.
 - Combined electric and gas – up to \$0.15/sq. ft.

*Investment after utility incentives received

- Use a third-party commissioning provider that meets City Light’s experience requirements.

- Make operations team available to support commissioning and receive training on efficient operations.
- Measure and document building improvements during the first year after implementation.

Incentives

The initial assessment of a facility’s energy use is fully funded up to \$5,000. Buildings that qualify for EBCx receive a fixed incentive based on the conditioned floor area. Additional incentives are available for demonstrated performance (energy savings).

INCENTIVE STRUCTURE

INCENTIVE TYPE	SEATTLE CITY LIGHT (ELECTRIC)	PUGET SOUND ENERGY (GAS)	SEATTLE CITY LIGHT & PUGET SOUND ENERGY (ELECTRIC & GAS)
ASSESSMENT <i>Up to 100% of assessment costs</i>	\$4,000	\$1,000	\$5,000
IMPLEMENTATION <i>Up to 75% of commissioning provider costs</i>	\$0.25/sq. ft.	\$0.15/sq. ft.	\$0.35/sq. ft.
FIRST-YEAR PERFORMANCE* <i>Up to 100% of provider and implementation costs</i>	\$0.05/kWh	\$0.80/therm	\$0.05/kWh & \$0.80/therm

*First-year performance paid once savings exceed 7% for electric and 10% for gas.

PROCESS & TYPICAL TIMELINE

ASSESSMENT: 2-6 MONTHS

Building performance and eligibility determined.

COMMISSIONING: 6-18 MONTHS

Third-party provider works with customer to identify and implement improvements.

PERFORMANCE: 12 MONTHS

Customer monitors and documents.



Learn more

To find out if EBCx is right for your building, connect with an Energy Advisor at (206) 684-3800 or SCLEnergyAdvisor@seattle.gov.

Seattle City Light is dedicated to delivering customers affordable, reliable and environmentally responsible electricity services.