

WA CLEAN BUILDINGS STANDARD **FAQ**

WHAT IS THE WA CLEAN BUILDINGS STANDARD?

The Clean Buildings Act ([HB 1257, 2019](#)) was signed into law in May 2019. The legislation required the Washington State Department of Commerce to develop and implement a Clean Buildings Standard ([WAC 194-50](#)) for existing commercial buildings where the sum of the floor area exceeds 50,000 ft². Compliance with the standard for covered buildings is phased in from 2026 –2028 (see timeline below).

The objective is to reduce energy consumption, improve energy efficiency and performance in existing buildings. By adopting this rule, Commerce intends to maximize reduction of greenhouse gas emissions from the building sector.

WHAT DOES THE STANDARD REQUIRE AND WHEN?

The [Clean Buildings Standard](#) requires that all covered commercial buildings must comply with the Energy Management provisions of ASHRAE Standard 100-2018 that were adopted as part of the WA Administrative Code (WAC) 194-50. Major provisions of that adopted standard include:

- Designation of an individual as Energy Manager for each building >50,000 ft²
- Adoption of an *Energy Management Plan* for each covered commercial building
- Implementation of an *Operations and Maintenance (O&M) Program* in each covered commercial building
- Each building must meet an energy performance standard or [Energy Use Intensity \(EUI\) Target](#) based on building type and end uses.
- Buildings that cannot calculate an EUI Target or are above their EUI must follow the Investment Criteria process outlined in the law to identify and implement cost-effective energy efficiency measures.
- Please refer to Commerce's detailed information on [How to Comply](#).

QUESTIONS?

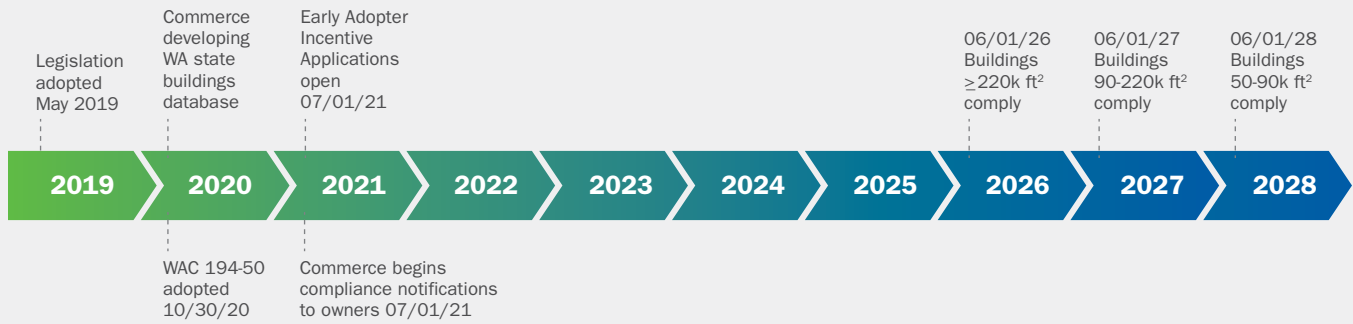
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**CONTACT AN
ENERGY ADVISOR**

BENEFITS

- Get energy efficiency incentives
- Reduced operating and maintenance costs
- Meet state and city requirements
- Greater occupant comfort and productivity
- Increased building asset value

CLEAN BUILDINGS TIMELINE



Owners need to get started early on compliance

- At least 1 year of energy data (monthly) needed for Energy Use Intensity (EUI).
- Energy Management, Operations & Maintenance requirements implemented at least 12 months before compliance date.
- Apply 6 months (180 days) prior to compliance date for conditional compliance or exemption.

WHAT STATE INCENTIVES ARE AVAILABLE?

As part of this legislation, \$75 million is earmarked for an [Early Adopter Incentive](#) (EAI) program to encourage early action.

The WA Dept. of Commerce manages all applications, evaluations, acceptance, and verification processes for these incentives.

WHAT IS SEATTLE CITY LIGHT'S ROLE WITH THE CLEAN BUILDINGS STANDARD?

Utilities with over 25,000 customers are required to participate in the Early Adopter Incentive portion of the law. Once directed by Commerce, City Light will issue incentive payments to building owners after the buildings achieve early compliance.

City Light can also provide additional utility incentives for energy efficiency or conservation projects to support a building's compliance with the law. These include:

- The [Deep Retrofit Pay-For-Performance](#) or [Existing Building Commissioning](#) programs can assist owners with holistic efforts to improve building efficiency.

- [Retrofit incentives](#) are also available for upgrades to lighting and/or HVAC building systems.
- [Simple rebates](#) or [instant discounts](#) are also available for many common upgrades such as TLEDs, hybrid heat pump water heaters, or small heat pumps.

City Light can also provide [automated energy consumption data](#) to building owner ENERGY STAR Portfolio Manager accounts if requested. Seattle City Light currently provides this service to buildings that are covered by the City of Seattle Benchmarking ordinance.

WHAT SERVICE PROVIDERS CAN HELP ME?

City Light does not provide recommendations or endorsements for vendors or consultants, but a potential place to review 3rd party expertise is available from the [Tune Up provider list](#) maintained by NEEC. We always recommend getting three bids.

WHERE CAN I LOCATE MORE INFORMATION?

[WA Department of Commerce Clean Buildings](#)

[Seattle City Light Energy Efficiency Programs](#)

[WSU Energy Extension Clean Buildings – WEBINARS](#)

[ASHRAE Standard 100-2018, WAC194-50 \(integrated document\)](#)

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