



ZERO CARBON
BUILDING ALLIANCE

HB 1257 Discussion

July 16, 2020

Welcome!

Please self-intro by renaming in the participants list to include:

Name, Organization, Pronouns



Agenda

1. Agenda Review
2. Overview of HB 1257 / Building Performance Standard Proposed Rule
3. Discussion of Proposed Rule and Standard
4. Opportunities for Feedback



Group Agreements

1. Be aware of your voice and space
2. Respect, don't malign
3. Jargon, acronyms - pop them in the chat
4. What's said here, stays here; what's learned here, leaves here

Also! This is not a complete summary of the rule, just the high-level.



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HB 1257 BPS Rulemaking



Legislation Background

Refer to [one-pager](#) for more detail, but main points:

- Directs the State Department of Commerce to develop building energy performance standard
- Applies to existing large commercial buildings greater than 50K square feet
- First compliance period phases in between 2026 and 2028, and then standard is updated every five years after
- Standard is based on energy use intensity (EUI) and modeled on ASHRAE Standard 100
- Alternate compliance pathways and exemptions are available
- Early adopter incentives are available for buildings 15+ EUI off their target
- Multifamily buildings are not required to meet the targets, but can be eligible for incentives



Legislation Background

“By November 1, 2020, the department must establish by rule a state energy performance standard for covered commercial buildings...

...In developing energy performance standards, the department shall seek to maximize reductions of greenhouse gas emissions from the building sector. The standard must include energy use intensity targets by building type and methods of conditional compliance that include an energy management plan, operations and maintenance program, energy efficiency audits, and investment in energy efficiency measures designed to meet the targets. The department shall use ANSI/ASHRAE/IES standard 100-2018 as an initial model for standard development.”



Rulemaking Process

- A series of ~15 public workshops between October 2019 and now
 - Virtual public workshops beginning in April
 - Informal comments solicited throughout process
- Pre-rulemaking comments due July 23
- Formal draft rule out in August 2020
- Public hearings in September 2020, with written comment possibilities
- Final rule published by November 2020



Drafting Targets (EUI_t)

- Consulting team for Commerce analyzed available benchmarking and other data to develop Washington-specific means of building energy use intensity for different building types
- Much of this data is a few years old and does not account for more recent technology advancements in code, standards, new technology (e.g., LEDs)
- FYI: targets can be different (i.e., lower) for newer buildings



Compliance Pathways

- **Building meets EUIt:** completes compliance forms
- **Building does not meet EUIt:** completes energy audit and implements bundle of measures that meet the investment criteria
- **Building does not have an EUIt:** completes energy audit and implements bundle of measures that meet the investment criteria
- (FYI: everyone has to implement an O&M Plan)



Newer Building Compliance Pathways

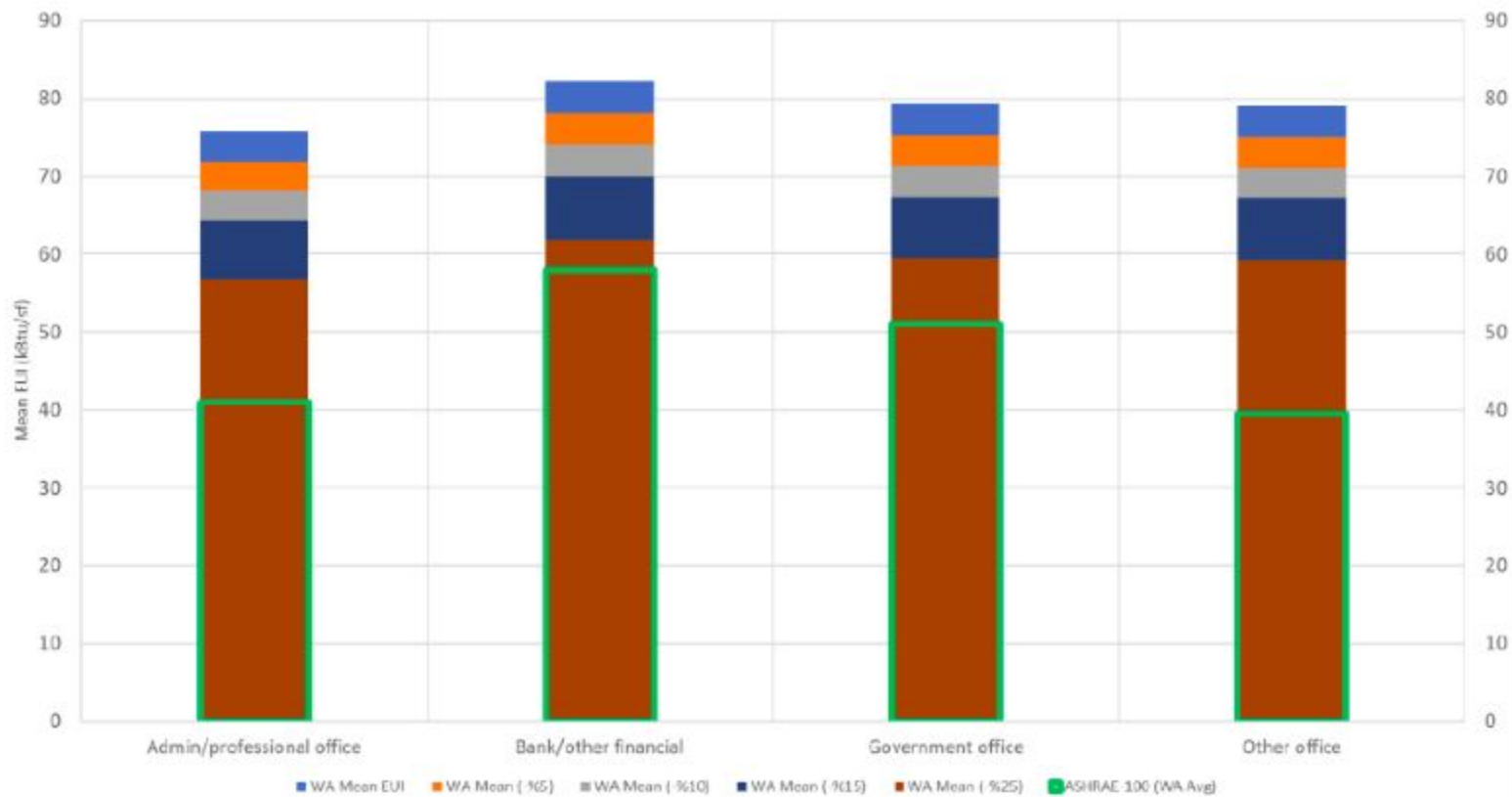
- **Building meets EUIt:** Completes compliance forms
- **Building does not meet building type EUIt:** Completes energy audit and implements bundle of measures that meet the investment criteria
- **Building EUI is lower than building type EUIt, but not newer building EUIt:** Completes retrocommissioning
- **Building does not have an EUIt:** Completes energy audit and implements bundle of measures that meet the investment criteria



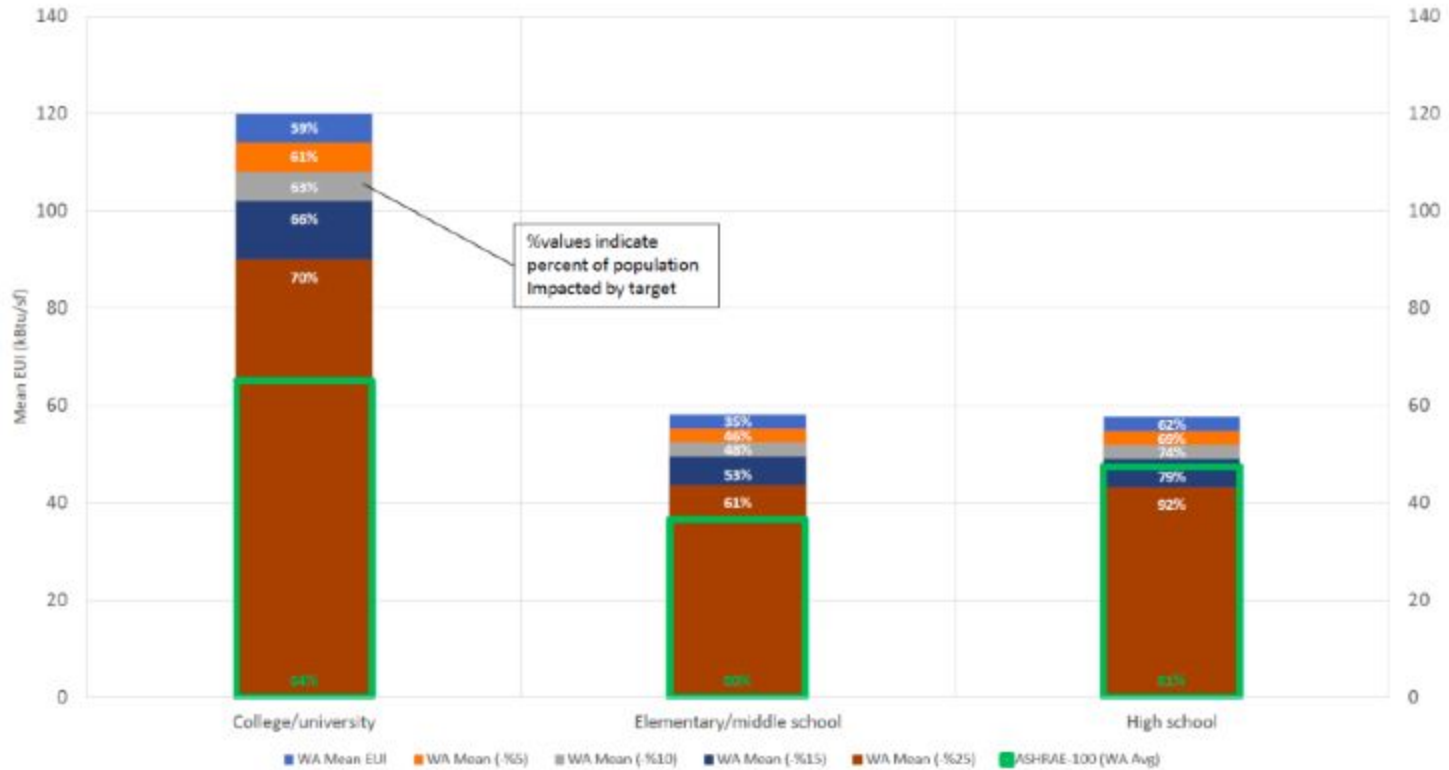
Not compliant?

- Exceptions for financial hardship (e.g., default, tax arrears), recently built buildings, factory or agricultural spaces, unoccupied or half vacant.
- **Penalties:** \$1,500 + daily rate of \$0.20 / sf (with mitigation plan) or \$5,000 + daily rate of \$1.00 / sf (with no mitigation plan)

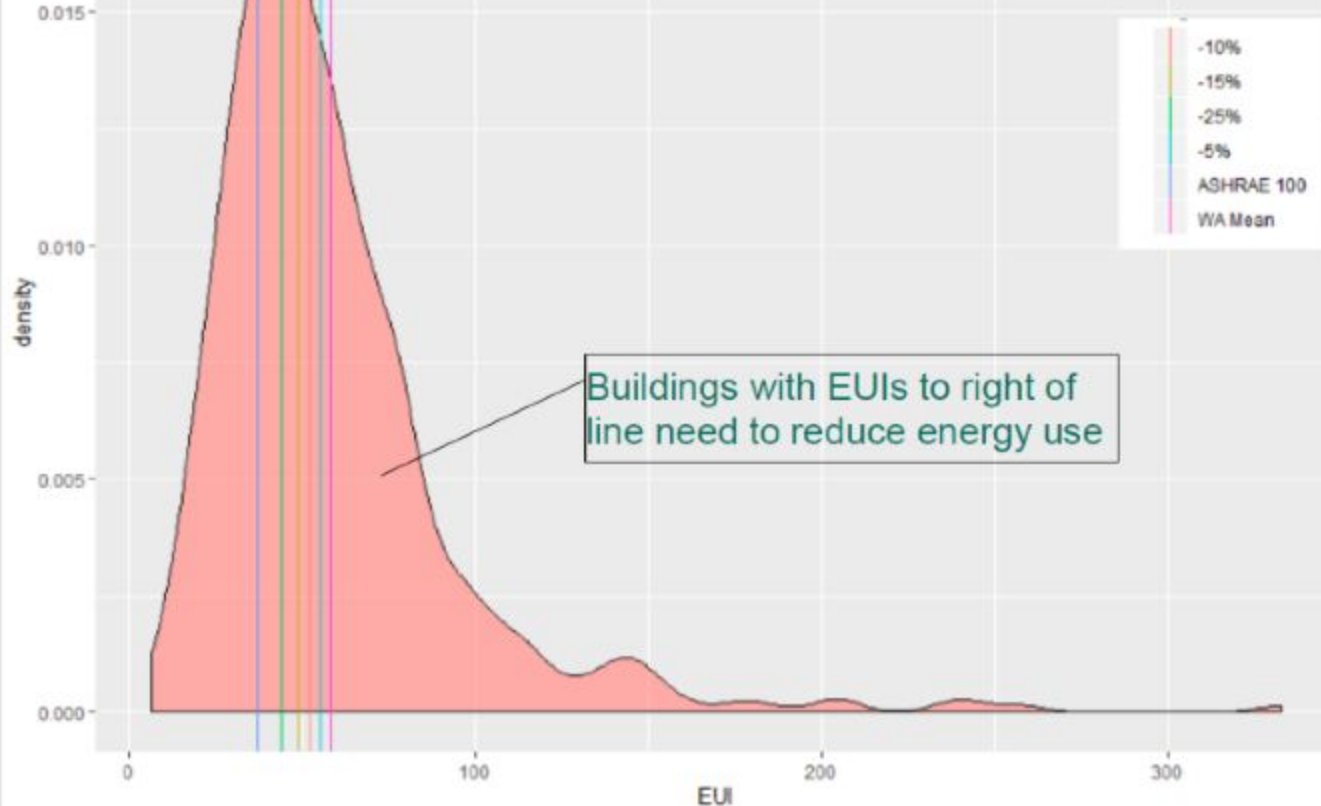
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Education



Distribution of Climate-Adjusted CBECS EUIs Elementary/middle school





Proposed Targets (EUI_t)

- 15% below identified means, up to 30 EUI
- For newer buildings: 15% below targets for a given building type
- Normalization factors for weather, operating hours/shifts



Examples

A casino in Western Washington:

- The mean is 65 EUI
- The EUI_{it} is $65 * .85 = 55$ EUI (rounded).
- If the casino was 2015 code, the EUI_{it} is $55 * .85 = 47$ (rounded)

A supermarket in Eastern Washington:

- The mean is 228 EUI
- The EUI_{it} is $228 - 30 = 198$ EUI
- If the supermarket was 2018 code, EUI_{it} is $198 * .85 = 168$ EUI (rounded)



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Discussion



A few questions to get us started

- Thoughts on the EUI framework?
- Thoughts on the newer building EUI framework?
- ASHRAE Std 100 changes?
- Other thoughts:
 - Seattle specific pathway?
 - GHG reporting?
 - Others...



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Opportunities for Feedback



Opportunities for Feedback

Rulemaking:

- Pre-rulemaking comments due July 23
- Formal draft rule out in August 2020
- Public hearings in September 2020
- Final rule published by November 2020

Educational Materials:

- WSU Survey, due July 20



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Thank you!