

“Now, this year, we’re ready to implement some of the strongest building performance standards in the country - helping deliver clean buildings across neighborhoods in the city and hundreds of new green jobs in the process.”

*Mayor Harrell State of the City 2023*

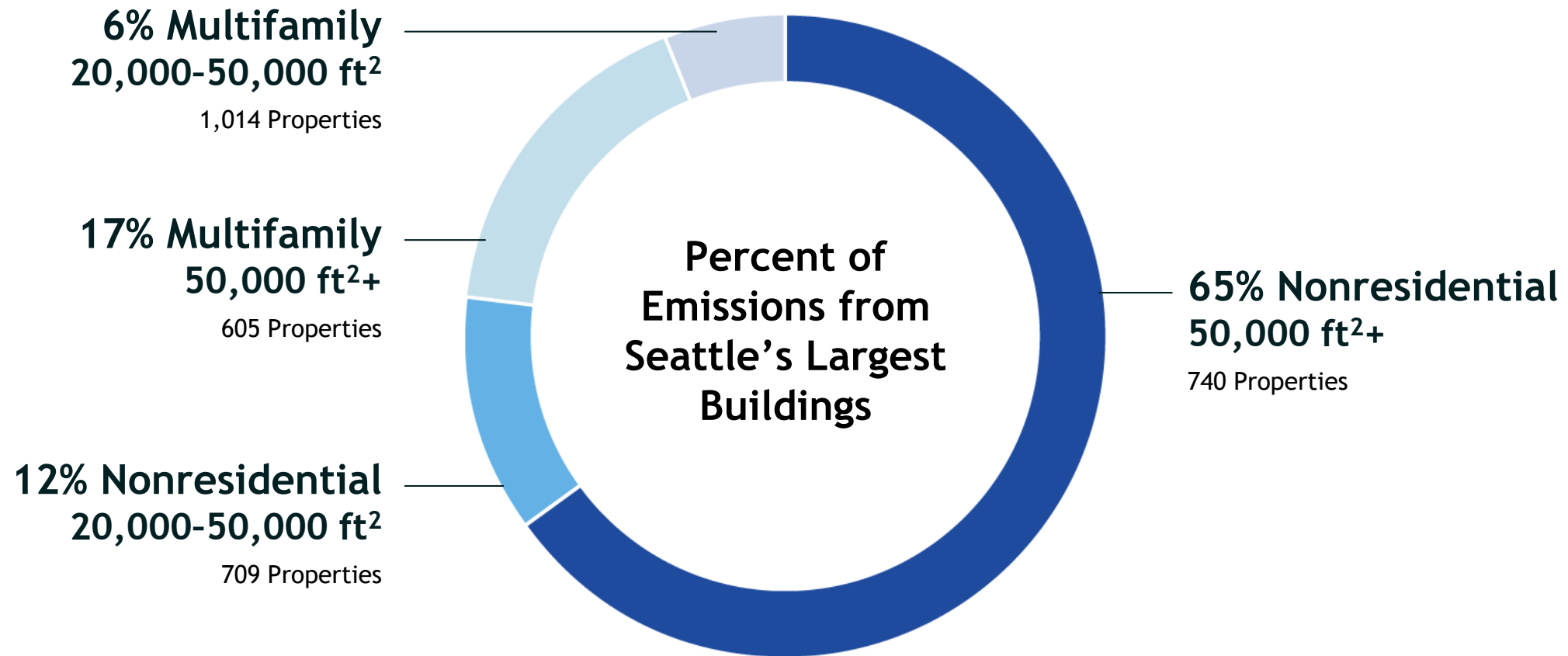


# Proposed Seattle Building Emissions Performance Standards

## Building Owner Requirements - Every 5 years:

- ✓ **Measure & Verify** building energy use and GHG emissions
- ✓ **Plan & Identify:** Document current performance & equipment, and actions to achieve targets
- ✓ **Meet GHGI Emissions Targets:** Three pathways
- ✓ **Achieve:** Net-zero emissions (with narrow exceptions) by:
  - ✓ 2041 - 2045 for nonresidential
  - ✓ 2046 - 2050 for multifamily

# Seattle building emissions performance standards will focus on larger nonresidential and multifamily buildings.



Source: 2019 Energy Benchmarking data

# Three Compliance Pathways

## OSE DRAFT

### PATH A:

Meet standard or portfolio GHG Intensity Targets at each five-year compliance interval



#### Compliance includes:

Measure Energy & Emissions  
Plan for Decarbonization  
Meet Targets  
Achieve Net Zero by 2041-2050

Early Adopter Incentives and  
Technical Support

### PATH B:

Small variances but overall can meet compliance with modifications.



#### Extensions:

Get a bye on one or more compliance intervals before returning to Path A

#### End Use Deductions:

Meet Path A with certain emissions deductions (e.g. restaurant cooking)

#### Compliance Payment:

Payment in lieu option; revenue supports under-resourced buildings

### PATH C:

Special consideration and flexibility due to unique circumstances.



#### Hardship Compliance:

Special consideration due to significant issues

#### Decarbonization Plan:

Must include energy/GHG emissions audit and incremental costs

# OSE DRAFT

## Additional Path A Options

- **Program evaluation** at two years, every five years to include emissions impact, building upgrade actions and costs, and support program results
- Establish **technical working group to inform rulemaking**, including owners, engineers, service providers, and climate justice representatives
- Portfolio compliance available to public entities, non-profits **and private entities**
- **Revised targets** excludes all electric buildings from dataset for calculating average emissions by building type (2031-2035 MF .89kgCO<sub>2</sub>e/SF vs .65)
- **Provisional targets** for 2041-2045 and 2046-2050

# OSE DRAFT

## Additional Path B Options

- **Human service uses eligible for extension** to 2036-2040. Consistent with extension for affordable housing. Must still conduct benchmarking verification and GHG reporting.
- End-use deduction for both commercial and **residential cooking**.
- End-use deductions for equipment located within individual **residential condominium units**
- Extensions for buildings with over **high vacancy**
- **Emissions deduction** in 2031-2035 for buildings with existing energy contract for **district steam**.

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## Additional Path C Options

- Decarbonization plan requirements aligned with Seattle Energy Code
- Allowance for equipment life expectancy
- Actions to meet targets creates a non-tenable disruption to a research function
- Actions to meet targets conflict with an existing lease
- Structural and electric upgrades required to meet net-zero emissions are infeasible
- The incremental cost of meeting net-zero emissions would create a significant financial hardship

# Anticipated Timeline

- ❑ **Jan - April 2023:** Stakeholder input
- ❑ **April - May 2023:** Finalize proposed legislation
- ❑ **May - June:** State Environmental Policy Act (SEPA) public comment period
- ❑ **July - September 2023:** City Council review and legislative process
- ❑ **Fall 2023 to 2024:** Rulemaking, including public engagement
- ❑ **Fall 2023 - 2024:** engineering/cost case studies

