

Welcome



Powerful Facility Energy Conference

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Clean Buildings Law- One Year In- What We've Learned



Luke Howard, WA Department of Commerce
Beth Robinweiler, Puget Sound Energy
Kelsey Lewis, Snohomish County PUD
Ted Brown, Seattle City Light
Melanie Danuser, Smart Buildings Center

March 16, 2023

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IFMA™ Seattle
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Basic requirements



- ✓ Applies to Tier 1 Buildings
- ✓ Benchmarking
- ✓ Implementation of an Operations and Maintenance program and Energy Management Plan
- ✓ Compliance with an energy performance metric
 - Energy use intensity target met
 - Or
 - Energy Audit and implementation of cost effective energy efficiency measures

Tier 1- Compliance Schedule

A building owner of a covered commercial building must meet the following reporting schedule for complying with the standard and every five years thereafter:



Buildings over 220,000 GFA, June 1, 2026



Buildings between 90,001 - 220,000 GFA, June 1, 2027



Buildings between 50,000 - 90,000 GFA, June 1, 2028



*GFA- Gross Floor Area

Progress to date

- ✓ **Rulemaking completed, WAC 194-50 administrative rules, Nov 2020**
 - 15 public workshops and comment periods
 - Inclusive and participatory process
- ✓ **Building owner notification completed, July 2021**
 - 12,000 letters mailed to potential buildings
 - Parcel list posted to website
- ✓ **Database developed and released, ongoing**
- ✓ **Incentive program launched, July 2021**
- ✓ **Outreach and education, ongoing**



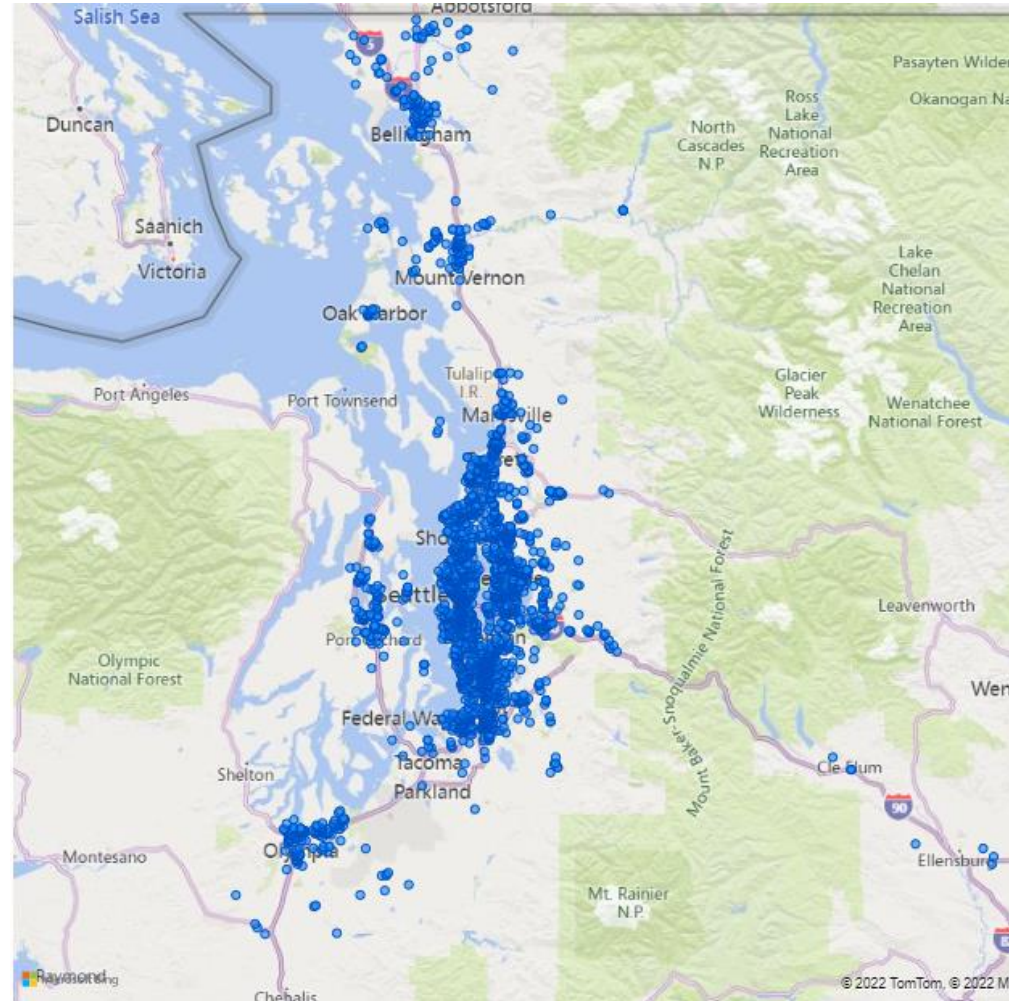
PSE's Service Territory



❖ ~7,000 Tier 1 Buildings



- Combined electric and natural gas service
- Electric service
- Natural gas service



Clean Buildings Accelerator



CLEAN BUILDINGS REQUIREMENTS

PROGRAM DELIVERY AREAS

Designated Energy Manager



Energy Manager tools and guidance

Report and Benchmark using ESPM



Hands-on ESPM Bootcamp and Support

Develop and Execute Energy Management Plan



Energy Management Plan Practicum with Templates

Develop Operations and Maintenance Program



O&M Program Tools and Ongoing Elevation Seminars

Determine & Comply with EUIt



Guided EUIt assistance using ESPM

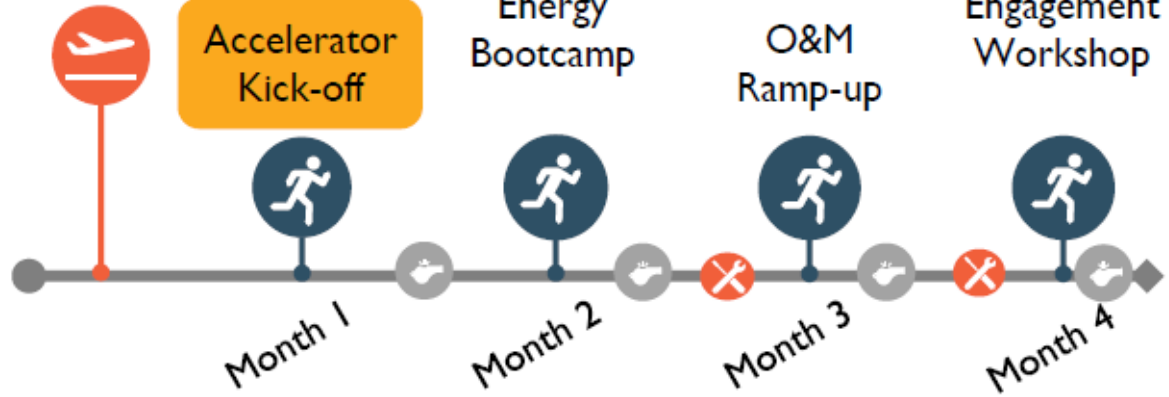
CBA Timeline



Sprint Period

Engagements 2x-3x /month

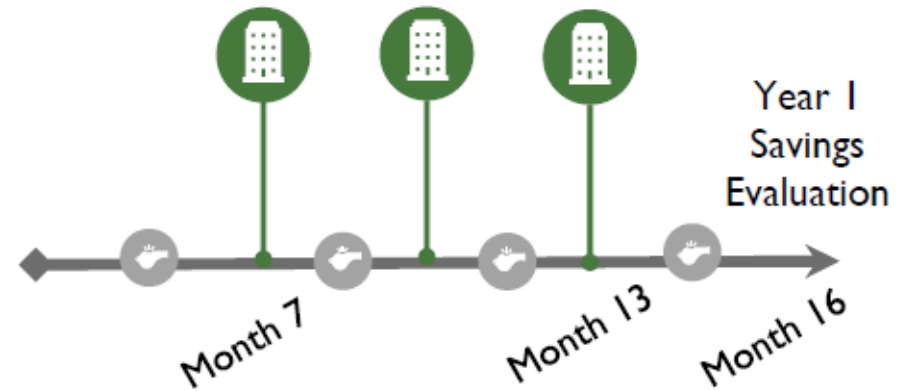
Clean Buildings
Coffee Chat



Monthly coaching calls Energy Scan/Bldg

Elevation Period

Engagements 1x-2x /quarter



CBA Lessons Learned

- ❖ Start early – All things operationalized 1 year ahead!
- ❖ Expectation setting is key
- ❖ Communicate important info 5-7 times
- ❖ Find the right people for your energy team
- ❖ Right-size your efforts
- ❖ Talk about change management early & often
- ❖ Each building is unique – getting answers brings confidence
- ❖ Meter mapping & discreet metering is non-trivial



Support

- ❖ Clean Buildings Accelerator Program

Next cohort starts Apr 25, Jun 14, Jul 26, Sep 14, 2023

<https://pse.com/cleanbuildings>, cleanbuildings@pse.com

- ❖ EnergyCAP (automated benchmarking)

<https://pse.com/energycap>, energycap@pse.com

- ❖ Business Incentives

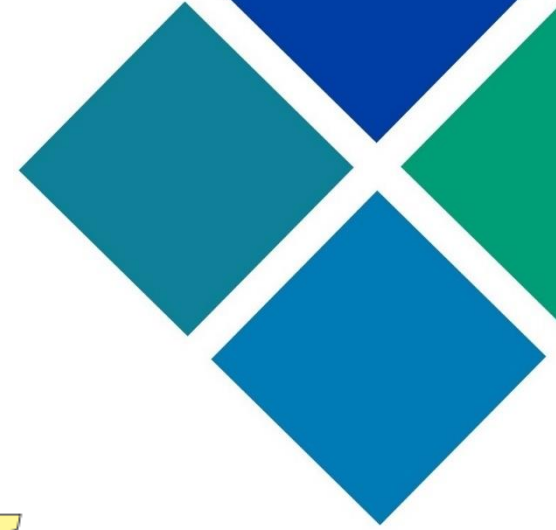
<https://pse.com/mybusiness>

- ❖ Tool Lending Library & CBPS Help Desk

<https://www.smartbuildingscenter.org/tool-library/>



SnoPUD Service Territory



❖ ~500 Tier 1 Buildings

❖ No local benchmarking requirements



Support

- ❖ Clean Buildings Accelerator Program

Next cohort starts March 22nd, 2023

snopud.com/cleanbuildings, cleanbuildings@snopud.com

- ❖ Commercial Project Incentives

snopud.com/bizprograms, eebiz@snopud.com, 425-783-1012

- ❖ Commercial SEM

kglewis@snopud.com

- ❖ Snohomish County C-PACER Program



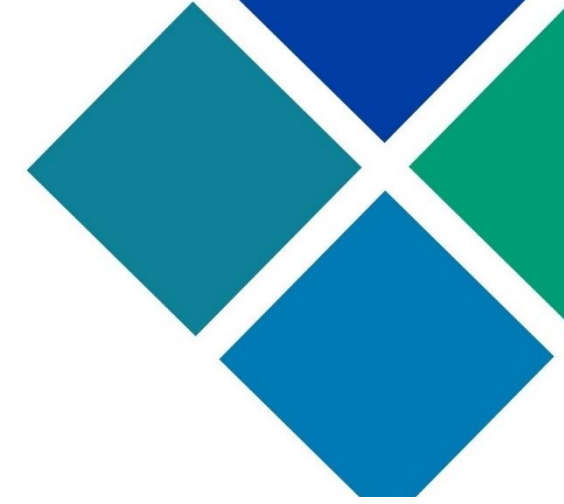
CBA Lessons Learned

- ❖ It takes a while to get connected in ESPM
- ❖ Many sites are master-metered and need more information about sub-metering options
- ❖ Some customers want immediate results and are frustrated in the beginning, but start to see benefit with time
- ❖ Example: cohort model allowed neighbors to support each other in sharing ideas and equipment



Seattle City Light Service Area

- ❖ Seattle Tier 1 & 2 Buildings already benchmark
 - ❖ ~1,000 buildings
 - ❖ Seattle OSE estimates that 2/3 of tier 1 buildings meet their EUIt
- ❖ “Suburban Cities” have not benchmarked
 - ❖ Estimate of ~250 Tier 1 buildings
- ❖ City of Seattle developing a Building Emissions Performance Std.
 - ❖ Effort led by Office of Sustainability & Environment
 - ❖ Details and draft policy online: [Building Emissions Performance Standards](#)
 - ❖ Legislation expected later in 2023



Seattle City Light Support



- ❖ Smart Building Center Benchmark/ Clean Buildings HelpDesk
- ❖ Seattle Clean Buildings Accelerator
 - ❖ Next cohort forming for late Spring 2023
 - ❖ seattlebuildingsaccelerator.com
- ❖ Consumption Data uploads to ENERGY STAR Portfolio Manager
 - ❖ [Building Energy Consumption Data](#) upload details & request forms
- ❖ Assess efficiency opportunities and possible incentive funding for upgrades
 - ❖ Seattle City Light [Commercial & Industrial Incentive details online](#)
 - ❖ Contact an Energy Advisor to learn more: SCLEnergyAdvisor@seattle.gov
 - ❖ (206) 684-3800

Thank You



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