

# Understanding Washington State's New Clean Buildings Standards



Many businesses may not be aware of, or fully understand, Washington State's new Clean Buildings Standards. Avista wants to help by providing a quick overview of the law, so you can get a head start—and maybe even save money—on compliance.

House Bill 1257 was passed by the Washington State Legislature in May of 2019. The law sets new energy performance standards for all existing commercial buildings in the state that are 50,000 sq. ft. or larger.

Buildings that fit this category will be required to meet Energy-Use Intensity targets (EUI) to reduce greenhouse gas emissions.

The Department of Commerce plans to notify impacted building owners of these performance requirements by July 1, 2021. Their website provides compliance details and links to helpful resources and information at: [commerce.wa.gov/growing-the-economy/energy/buildings](https://commerce.wa.gov/growing-the-economy/energy/buildings).

Some buildings are exempt from the new standard and reporting requirements vary. For example, building types such as industrial, agricultural, federal and tribal are exempt.

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## Tips to Help Get Started

It is most cost-effective to start your compliance process early.

- Subscribe online to the Clean Buildings Initiative Bulletin to stay informed
- Review a copy of House Bill 1257 and ASHRAE 100-2018 standards
- Watch the Clean Buildings 101 online video
- Determine if your building is exempt
- Designate an energy manager or another qualified person to review the requirements for energy management plans and operations and management protocols
- Set up a Portfolio Manager account at [EnergyStar.gov](https://energystar.gov) and benchmark your building(s) to determine the EUI of each building
- Review your eligibility for the Early Adopter Incentive Program
- Participate in training offered by the Department of Commerce

## Building-Owner Requirements (ASHRAE 100-2018)

### All Buildings

- Create an Energy Management Plan (Section 5)
- Create an Operations and Maintenance Protocol (Section 6)
- Track building energy use compared to targets (Section 7)

### Buildings That Aren't Meeting EUI Targets Implement Efficiency Measures by (Section 9):

- Bringing the building below EUI targets or
- Implementing all cost-effective efficiency measures

## Early-Adopter Incentive Program

Washington State is offering an Early Adopter Incentive (EAI) for building owners who undertake energy efficiency improvements to bring their building(s) into compliance. Incentives of up to \$0.85 per square foot can be earned.

To qualify, your building(s) must be 15 EUI or more above target (EUI<sub>t</sub>). You are eligible for payment once a building is brought down to the target EUI<sub>t</sub>.

EAI reservation applications will be available starting July 1, 2021. See the Clean Buildings Standards website.

As a participating utility, Avista is authorized to issue payments for the early adopter incentive program. Payments are made as directed by the Washington State Department of Commerce.



## Help from Avista

Let Avista help you achieve Washington's new energy-use standards in your buildings.

To begin, we offer automated uploads of your energy-usage data to your Portfolio Manager account.

We also have a calculator that lets you determine how your building's EUI compares with the EUI<sub>t</sub>.

In addition, we have several programs that offer our own incentives when you improve the energy efficiency of your business.

For more information about Avista's programs and services, please visit our website at [myavista.com/bizrebates](https://myavista.com/bizrebates). Or to contact your Account Executive, email [accountexecs@avistacorp.com](mailto:accountexecs@avistacorp.com) or call (800) 936-6629.