

Building Sector Decarbonization in WA

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Washington State
Department of
Commerce

We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES AND FACILITIES



CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

2021 WA State Energy Strategy

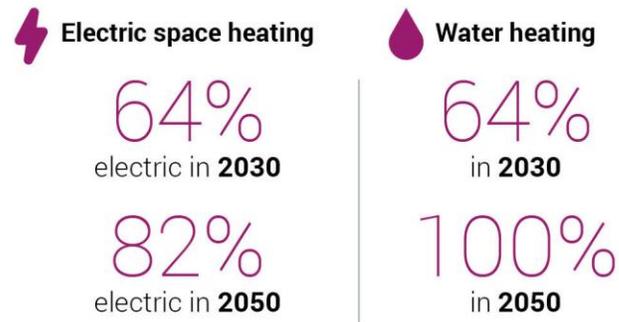
- Align strategy with clean electricity laws
 - Energy Independence Act (I-937, 2006)
 - Clean Energy Transformation Act (SB 5611, 2019)
 - After 2025, no coal in resource mix
 - By 2030, greenhouse neutral electricity supply
 - By 2045, 100% renewable or non-emitting sources
- Align strategy with greenhouse gas emissions limits (HB 2311, 2020)
 - By 2030, 45% below 1990 levels
 - By 2040, 75% below 1990 levels
 - By 2050, 95% below 1990 levels and achieve net-zero emissions.

[2021 State Energy Strategy - Washington State Department of Commerce](#)

Decarbonizing the building sector



Percentage commercial and residential buildings powered by electricity



GHG EMISSION REDUCTIONS



Previous legislative priorities:

- Energy codes
- Building performance standards
- Targeted electrification
- Clean heat planning
- Programs and incentives
- EQUITY as foundational

BPS Policy Priorities

- Must address existing buildings
- Start with the highest energy using buildings
- Use a reference standard
- Site based energy use
- Voluntary first, mandatory follows
- Technical assistance



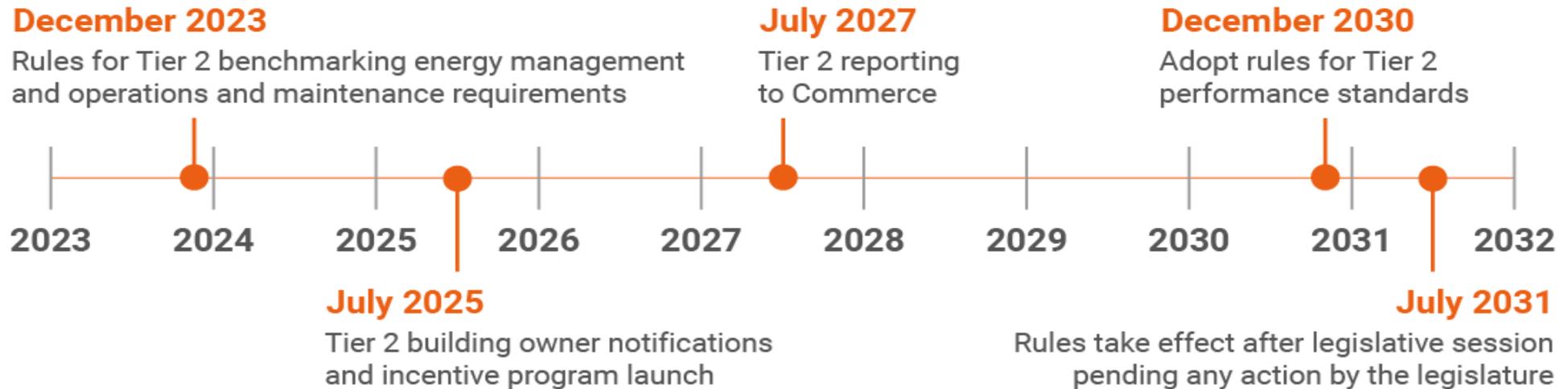
Clean buildings – Tier 1

- Performance standards for existing large buildings over 50k sf
 - Energy management
 - Operations and maintenance
 - Benchmarking
 - Targets or investment criteria
 - Exemptions



Clean buildings – Tier 2

- Buildings between 20-50k sf, including multifamily
- Not a performance standard until 2031
- Focus on benchmarking, energy and operations planning



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

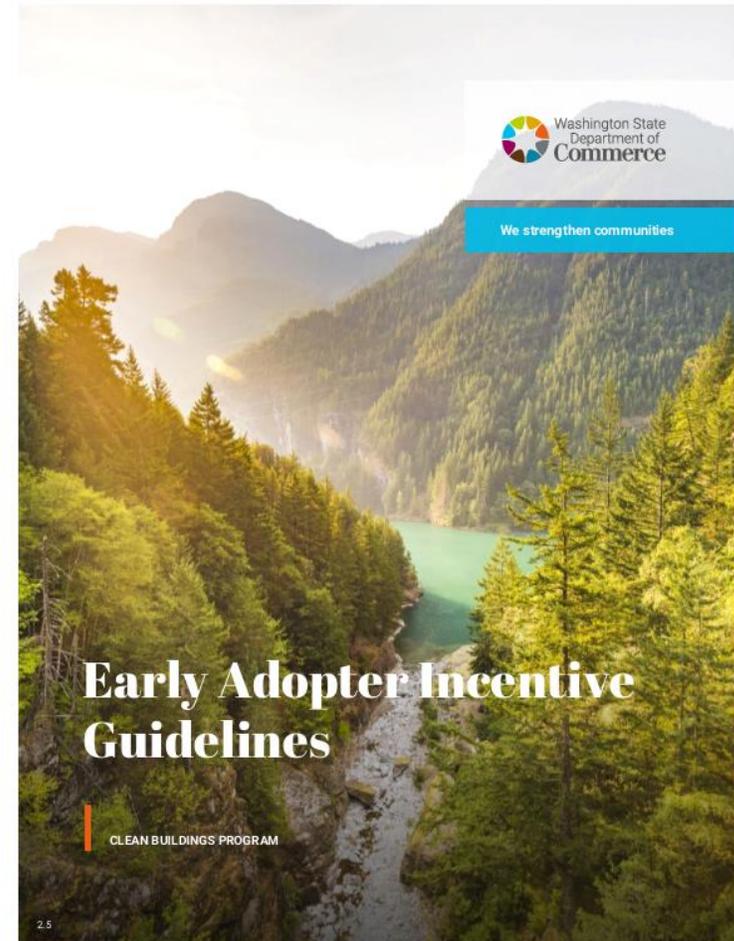
Progress to date

- ✓ **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**



Early Adopter Incentive Program

- Incentivizes high energy users
- Incentive funds are limited to \$75 million
- \$.85 cents per gross square foot
- Equity and inclusion:
 - Rural communities
 - Multifamily affordable housing



No-Cost Support

- ✓ Clean Buildings Team
- ✓ Utility Providers
 - Accelerator Programs
- ✓ Smart Building Center/NEEC
 - Help Desk
- ✓ Energy Star Portfolio Manager
 - Customer Support
 - Live and recorded training session



Clean Buildings Portal

- View and verify parcel/building information
- Manage roles and authorized users to work on parcel/building profile
- Submit applications
- Submit compliance forms
- Track compliance requirements
- Check on the status of applications
- Make changes to account information



State supported incentives

- [Clean Energy Fund](#), [Building Electrification Program](#)
- [Clean Buildings Incentive](#)
- [Weatherization](#)
- [Community Energy Efficiency Program](#)
- [Energy Retrofits for Public Buildings](#)
 - [Energy Efficiency Grants](#)
 - [Solar Grants](#)
 - [State Project Improvement Grants](#)

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