

Already a high performer?

We recognize many building owners are already making great strides toward achieving energy efficiency. To allow flexibility for owners, buildings that have demonstrated exemplary energy performance can fulfill compliance for a Building Tune-Ups cycle.

Similarly, owners that have recently completed work to improve the operational performance of their building can submit evidence of a Tune-Up equivalent project.

To pursue an exemplary energy performance or equivalency option, building owners must:

- Submit an alternative compliance request form with accompanying required documentation no later than 180 days prior to the building's compliance date (*see schedule on next page*).
- Verify exemplary performance or equivalent action is within the required time frame.
 - Options must be achieved or re-verified no more than three years prior to the compliance date, unless a different timeframe is specified.
 - For initial compliance cycles, exemplary performance or equivalent action must be achieved within three years of the compliance date, or no earlier than January 25, 2017, whichever is earlier, based on a building's compliance date.

EXEMPLARY PERFORMANCE OPTIONS

CERTIFIED ENERGY STAR® SCORE	<ul style="list-style-type: none"> • A certified ENERGY STAR score of 90 or above in buildings 100,000 SF or larger, excluding parking. • A certified ENERGY STAR score of 85 or above in buildings less than 100,000 SF, excluding parking. Certification must be obtained in one of the two calendar years prior to the year of compliance.
LEED GOLD OR PLATINUM O+M	<ul style="list-style-type: none"> • LEED Gold or Platinum certification under LEED-Operation and Maintenance (O+M) with at least 17 Energy and Atmosphere credits for LEED v4 or current version, OR; • LEED Gold or Platinum certification under LEED O+M with 15 Energy and Atmosphere credits under v.2009.
LIVING BUILDING OR PETAL CERTIFICATION	<ul style="list-style-type: none"> • International Living Future Institute (ILFI) Living Building Challenge Certification or Petal Certification including the Net Positive Energy Imperative.
NET ZERO ENERGY BUILDING CERTIFICATION	<ul style="list-style-type: none"> • ILF Net Zero Energy Building Certification.
EUI PERFORMANCE	<ul style="list-style-type: none"> • Buildings with a site Energy Use Intensity (EUI) equal to or less than 20 kBtu/SF/year for at least two of the three calendar years (ending in December) preceding the Tune-Up compliance date.

EQUIVALENT OPTIONS	
ACTIVE MONITORING AND CONTINUOUS COMMISSIONING	<ul style="list-style-type: none"> Required documentation from data reports generated by a building automation system or by staff at least once per quarter over the two-year period prior to the exemption submittal date. HVAC, lighting, and water heating systems must be analyzed.
COMPLETED RETRO-COMMISSIONING	<ul style="list-style-type: none"> Successful completion of a retro-commissioning program. An acceptable retro-commissioning process can be no less stringent than Seattle City Light's (SCL) retro-commissioning process.
IMPLEMENTATION OF ENERGY USE AUDIT RECOMMENDATIONS	<ul style="list-style-type: none"> Completion and implementation of corrections from an energy use audit no less stringent than ASHRAE Level II, conducted and verified by an individual meeting the qualifications of a Tune-Up Specialist.
REDUCED EUI	<ul style="list-style-type: none"> An annualized 15% reduction in weather-normalized site EUI relative to the building's prior two-year average site EUI, verified by a Tune-Up Specialist. Buildings are only eligible for this exemption if their weather-normalized EUI meets or is less than the Seattle weather-normalized median EUI for the relevant building type for one of the two years preceding the compliance date. See data.seattle.gov for benchmarking data.
NEW CONSTRUCTION OR SUBSTANTIAL ALTERATIONS	<ul style="list-style-type: none"> Newly constructed buildings or completed substantial alteration projects, as defined by the Seattle Energy Code (SEC) Section C503.8, completed no more than three years preceding the compliance deadline.
SCL ENERGY ANALYSIS ASSISTANCE (EAA) — WHOLE BUILDING	<ul style="list-style-type: none"> Buildings that have completed Seattle City Light whole-building Energy Analysis Assistance (EAA) for Existing Buildings program, including both an SCL-approved Energy Analysis Report, and receipt of incentive for implementing all measures with a 2 ½-year payback or less.
BUILDING TUNE-UP ACCELERATOR PROGRAM	<ul style="list-style-type: none"> Successful completion of one of the Building Tune-Up Accelerator options, which are only available for buildings less than 100,000 SF.

TUNE-UP SCHEDULE

Ongoing, every five years

BUILDING SIZE*	WAIVER AND EXTENSION DUE DATE	TUNE-UP SUMMARY REPORT DUE DATE
200,000+ SF	September 4, 2018	March 1, 2019
100,000-199,999 SF	April 1, 2019	October 1, 2019
70,000-99,999 SF	April 1, 2020	October 1, 2020
50,000-69,999 SF	April 1, 2021	October 1, 2021

* Excluding parking



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