

SEATTLE BUILDING TUNE-UPS REQUIREMENT

Don't just Tune-Up. Take advantage of incentive dollars to turn your building into a high performer that maximizes efficiency and occupant comfort.

Building tune-ups optimize the performance of buildings by identifying and implementing energy-saving actions related to building operations and maintenance. The City of Seattle adopted the Building Tune-Ups ordinance ([SMC 22.930](#)) in 2016, which requires all buildings with more than 50,000 square feet of nonresidential space (excluding parking) to perform a building tune-up every five years.

You may be able to comply with the Building Tune-Ups requirement through an [Alternative Compliance pathway](#). And Seattle City Light is here to help.

Seattle City Light offers two Alternate Compliance pathways* that go beyond the required Tune-Up actions:

- **Operational Path:** Comprehensive Building Tune-Up (CBTU) (retro-commissioning)
- **Capital Path:** Whole Building Energy Analysis Assistance (EAA)

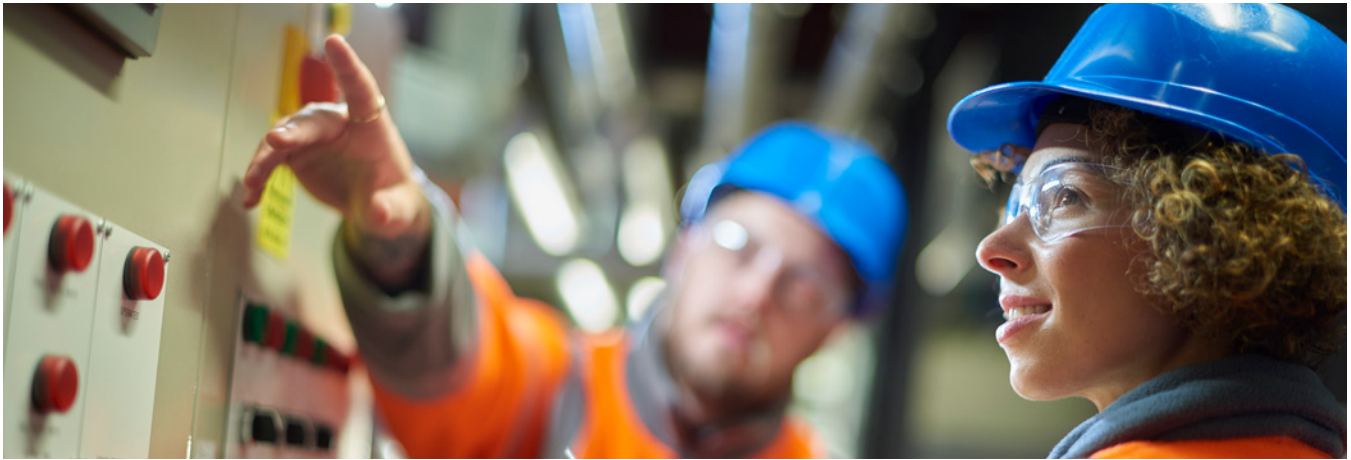
*A building owner pursuing Alternate Compliance for a building Tune-Up must have completed the program AND submitted an [Alternative Compliance](#) request form to the Office of Sustainability 180 days prior to the building's Tune-Up compliance date.



Get started today!

Learn about the Building Tune-Ups requirement at seattle.gov/buildingtuneups.

Contact a Seattle City Light Energy Advisor at (206) 684-3800 or SCLEnergyAdvisor@seattle.gov to determine if a CBTU or a Whole Building EAA is right for you.



Comprehensive Building Tune-Up (retro-commissioning)

A CBTU is the process of optimizing your building's existing systems. A CBTU leverages existing building systems and typically does not involve equipment replacement. A basic tune-up generally samples performance of systems and equipment in your building. A CBTU goes beyond this by examining all aspects of your building's systems to ensure they are performing as intended and meeting the needs of your tenants.

Gas heat? Seattle City Light can help you coordinate with PSE so you can save even more. Learn about PSE's CBTU program by visiting pse.com and entering "CBTU" in the search field located in the upper right.

BENEFITS

- 7-15 percent energy savings
- Average payback of two years or less
- Covers up to 100% of total costs*
- Fulfill your building's tune-up requirement
- Ensure that your building is performing efficiently
- Financial incentives available for capital measures like lighting and HVAC equipment
- Improve tenant comfort
- Enhance your staff's O&M skills
- Technical assistance from Seattle City Light staff

**With performance incentives up to 100% of CBTU costs may be covered*

Whole Building Energy Analysis Assistance

Whole Building Energy Analysis Assistance (EAA) provides funding for a detailed engineering study of capital improvement measures that could substantially reduce the energy consumption in your building. Measures identified in the study are eligible for additional financial incentives through Seattle City Light. A whole building EAA evaluates energy savings opportunities by examining all the energy systems in your building.

For the whole building EAA to fulfill the Building Tune-Ups requirement, you **must** implement all measures identified in the study that have a payback period of less than 2 ½ years and enough capital measures to reduce your building's electric consumption by at least 5 percent.

BENEFITS

- Study funding
- Energy savings
- Detailed recommendations for capital and operational efficiency improvements
- Financial incentives available for eligible measures
- Fulfill your building's tune-up requirement
- Technical assistance from Seattle City Light staff



Seattle City Light is dedicated to delivering customers affordable, reliable and environmentally responsible electricity services.