

Getting Ready to Apply: 2026 Building Decarbonization Grants

May 2026

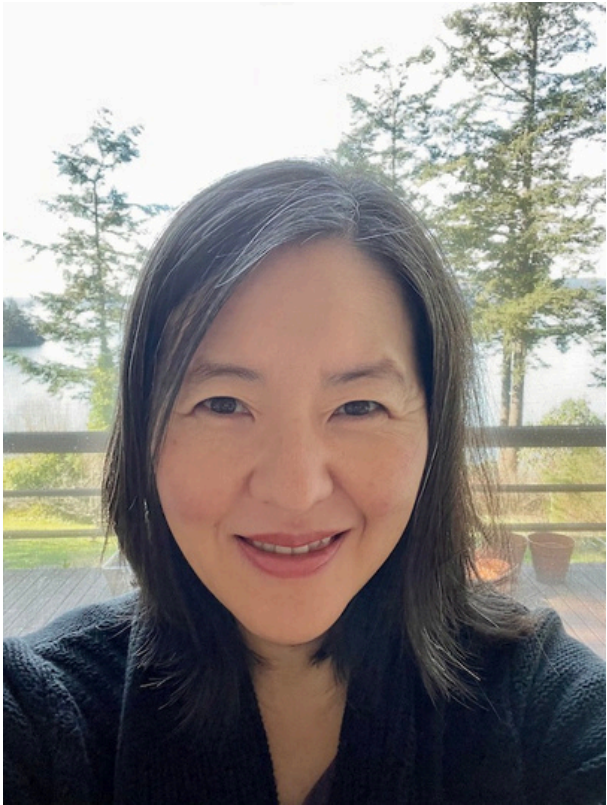


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About the Team



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What We'll Cover Today:

- About Office of Sustainability & Environment (OSE)
- Background
 - Building Emissions
 - Building Emissions Performance Standard (BEPS)
 - BEPS support available
- 2026 Grant Opportunity
 - Program Basics & Priorities
 - Eligibility
- Readiness Factors
- Technical Assistance
- What's Next
- Q&A



Seattle's Office of Sustainability & Environment (OSE)



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OSE works to ensure a clean and healthy environment for all Seattle residents.

- We **prioritize those currently and historically harmed by racial, economic, and environmental injustice.**
- We serve as cross-departmental and community **collaborators, innovators, and drivers of cutting-edge policy.**
- We contribute to a Seattle where communities and the environment are **healthy and free of fossil fuel pollution.**



OSE's Core Services

Climate & Environmental Justice

- Environmental Justice Fund
- Climate Workforce
- Resilience Hubs
- Duwamish Valley Program
- Green New Deal Oversight Board

GHG Emissions Reductions

- Transportation Electrification
- **Building Emissions Performance Standard (BEPS)**
- Municipal Energy Emissions Program
- Clean Heat Program

Food Policy & Programs

- Healthy School Food
- Fresh Bucks
- Food Action Plan
- Sweetened Beverage Tax Community Advisory Board

Seattle's Trees & Forests

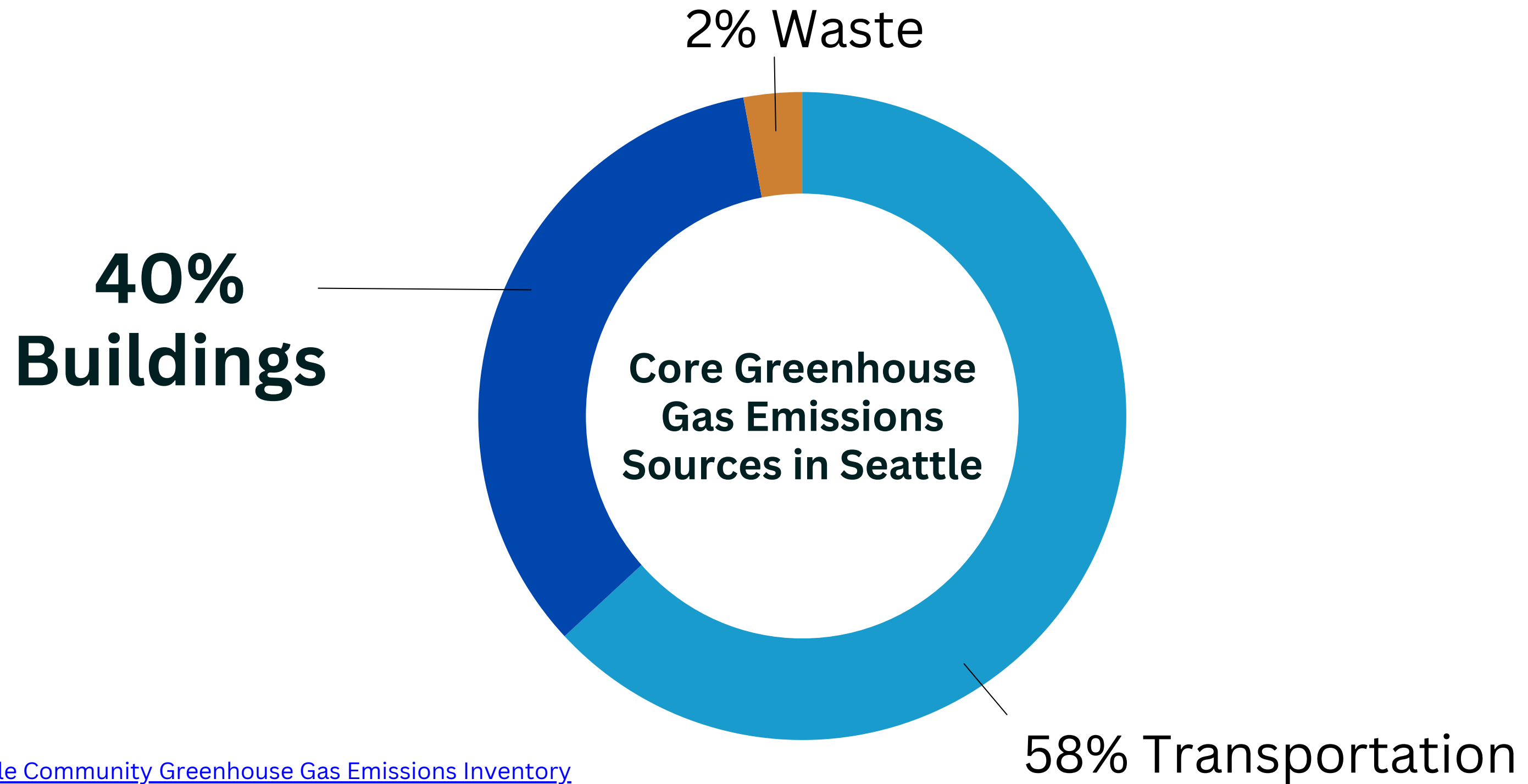
- Trees for Seattle
- Tree Canopy Cover Urban Forest Management Plan
- Foresting Communities
- Urban Forestry Commission

Background: Why Reduce Building Emissions?



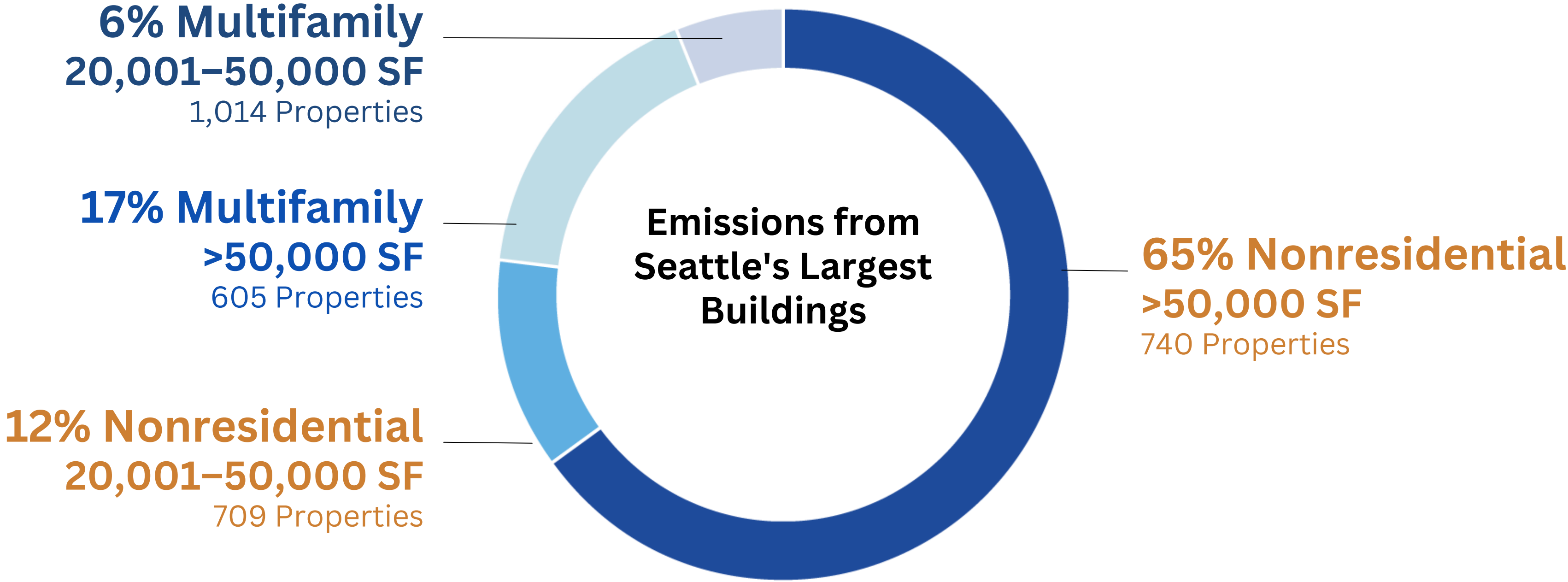
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Climate Pollution: Impact of Buildings in Seattle



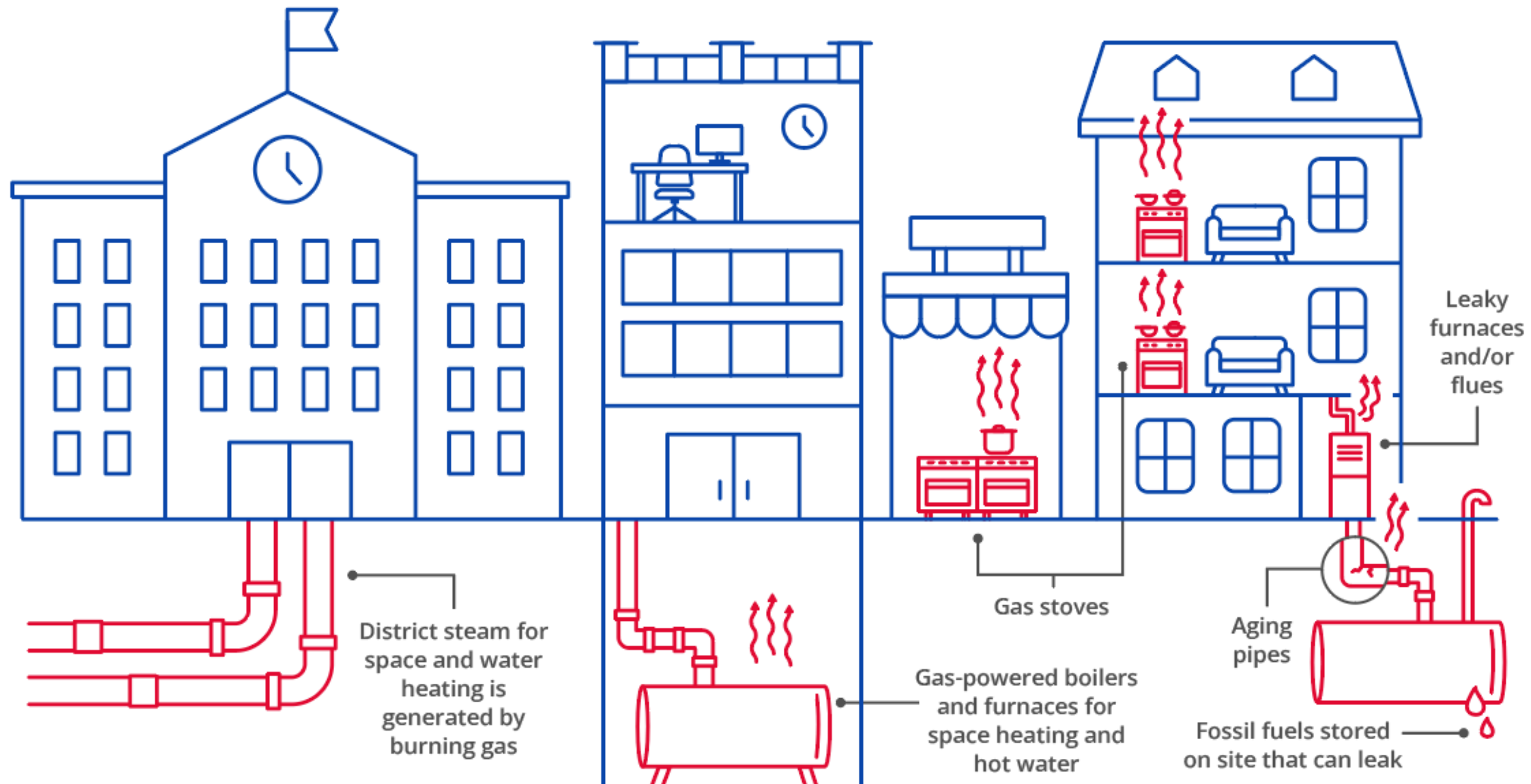
Source: [2022 Seattle Community Greenhouse Gas Emissions Inventory](#)

Climate Pollution: Impact of Multifamily & Nonresidential Buildings in Seattle >20K SF



Source: 2019 Energy Benchmarking data

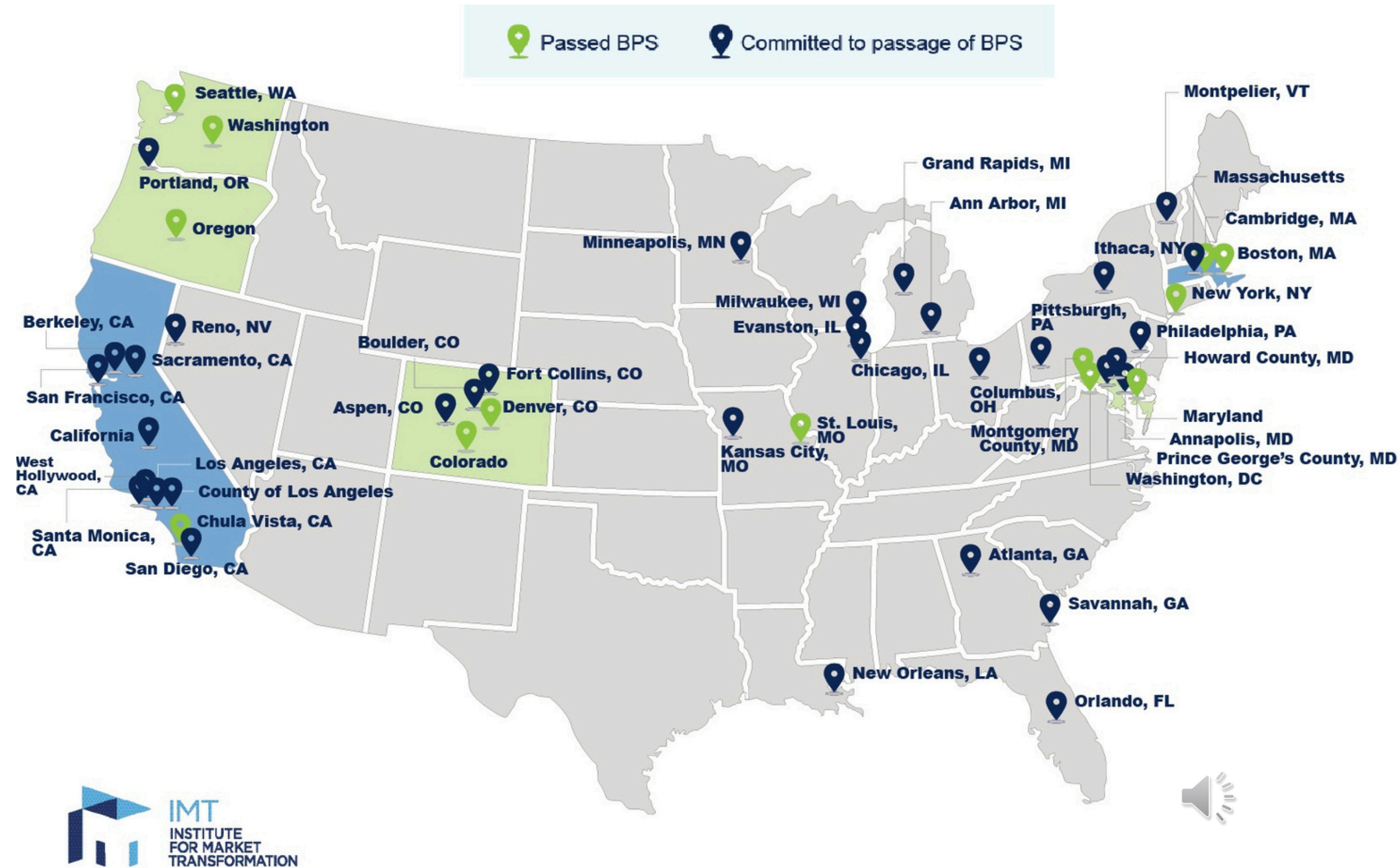
Nearly all Building-Related Emissions in Seattle are from Burning Fossil Fuels, like Gas and Oil



What is a Building Performance Standard (BPS)?

A **BPS** requires existing buildings to meet greenhouse gas emissions or energy performance targets by specific deadlines.

Decarbonization – another word for reducing emissions.



Priority Buildings: How Big is the Need?

- Of the estimated 3,600 buildings and campuses that must reduce emissions to meet BEPS:
 - At least 250 are low-income housing (subsidized nonprofits and unsubsidized)
 - At least 36 are senior living facilities (assisted living, Medicaid, etc.), which are included in "frontline community" definition
 - At least 130 are nonprofit-owned commercial buildings
 - An unknown number of commercial buildings have small business tenants that are key to frontline communities

What Does BEPS Require of Building Owners?

Every five years:



Energy Benchmarking Verification: Verify previous year's building energy use and emissions. *By 2027–2030*



Greenhouse Gas (GHG) Report: Document GHGI/GHGIT and equipment, and plan actions to achieve targets. *By 2027–2030*



Meet Greenhouse Gas Intensity Targets (GHGIT). *By 2031–2035*



Achieve net-zero emissions with narrow exceptions. *By 2041–2050 (depending on building type and size)*

Existing **Building Tune-Ups** requirements will sunset after the 2023-2026 compliance cycle is done.

Building Emissions Navigator: Support to Get Ready for BEPS

Group Trainings & Drop-in Hours

Available to all; prioritized for nonprofits and buildings serving frontline communities.

- Plan to meet Seattle BEPS and WA Clean Buildings
- Virtual building walk-through

Updated BEPS Website

- [FAQs page](#)
- [Resources page](#)
- [Newsletter signup](#)

**Help desk, guidance documents &
more to come!**



Questions So Far?



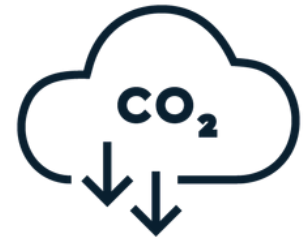
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Upcoming 2026 Grant Opportunity



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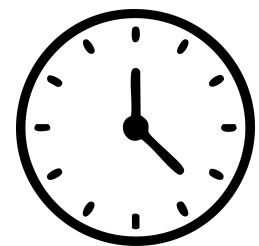
Purpose of the Fund



OSE's Building Decarbonization Grants **will invest in local building greenhouse gas emissions reduction projects** that prioritize affordable multifamily housing, nonprofit-owned buildings, and frontline communities.



Approximately \$4M will be available in 2026

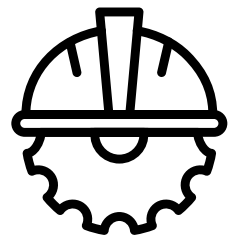


Application window will open on Wednesday, May 20 and close on Monday, August 10.

Eligible Project Types



Engineering Design Project – **Developing retrofit-ready designs** that support future reductions in a building's greenhouse gas (GHG) emissions through building assessment, electrical and mechanical system analysis, and preparation of engineering plans.



Retrofit Implementation Project – **Installing building upgrades** that reduce GHG emissions, such as replacing fossil-fuel-powered (FFP) space heating, domestic hot water, cooking equipment, and other FFP appliances with all electric equipment.



Engineering Design + Retrofit Implementation Project – **Developing retrofit-ready designs** for and **installing building upgrades** that will reduce GHG emissions from the building.

Baseline Eligibility Criteria

Building Criteria:

- Size: >20,000 SF (i.e., covered by BEPS)
- Type: multifamily housing, nonresidential/commercial buildings (not industrial)
- Location: in City of Seattle

Applicant Criteria:

- Owner of building; preference for affordable housing, nonprofits, buildings with tenants serving frontline communities*

Project Criteria:

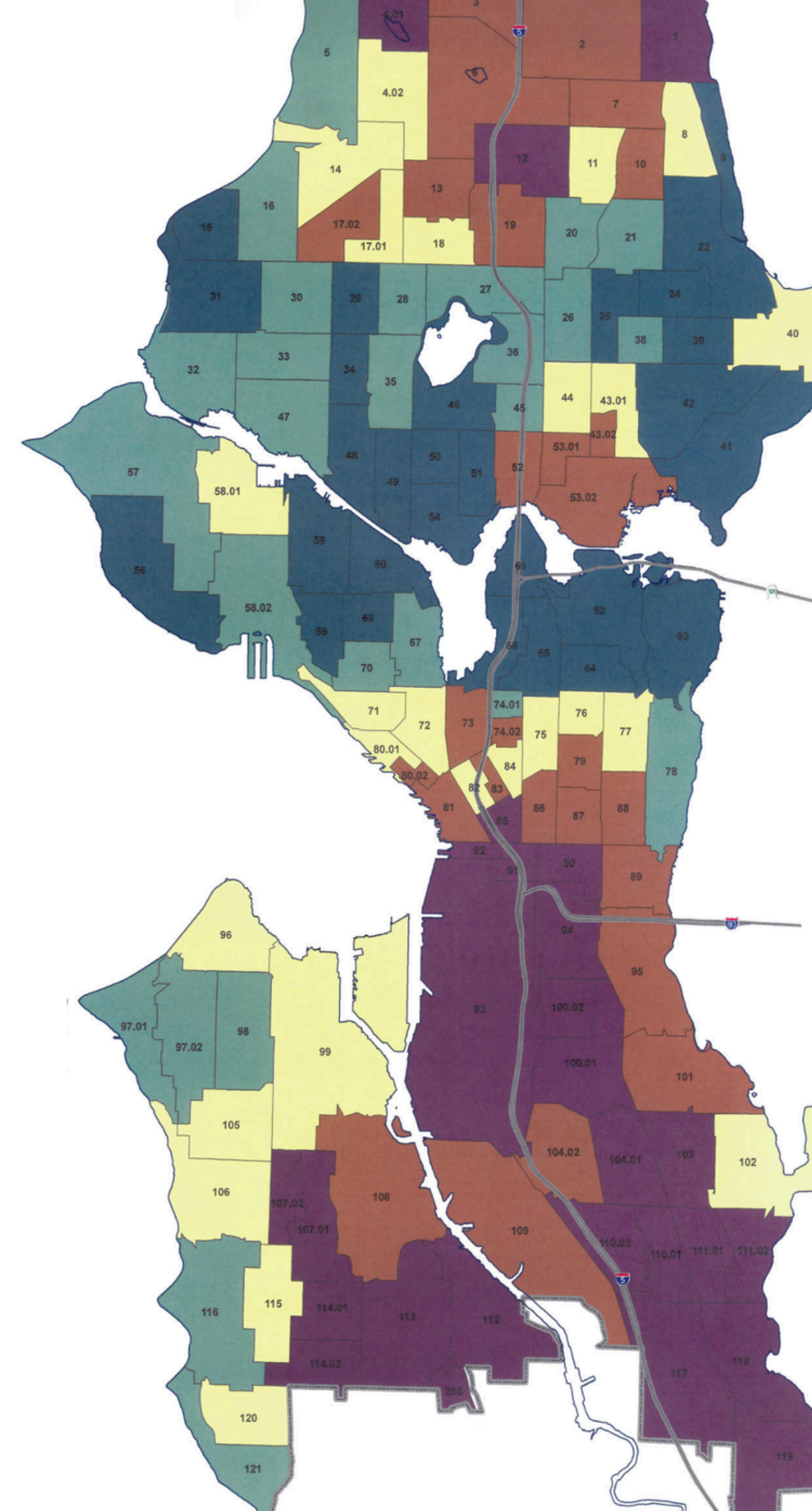
- Must reduce GHG emissions from the building or create a plan for future GHG reductions

** “Frontline communities” are Black people, Indigenous people, sovereign tribal nations, communities of color, immigrants, refugees, youths, elders, houseless people, disabled people, LGBTQ+ people, people with low and no income, and people who work in outdoor occupations.*

Priorities

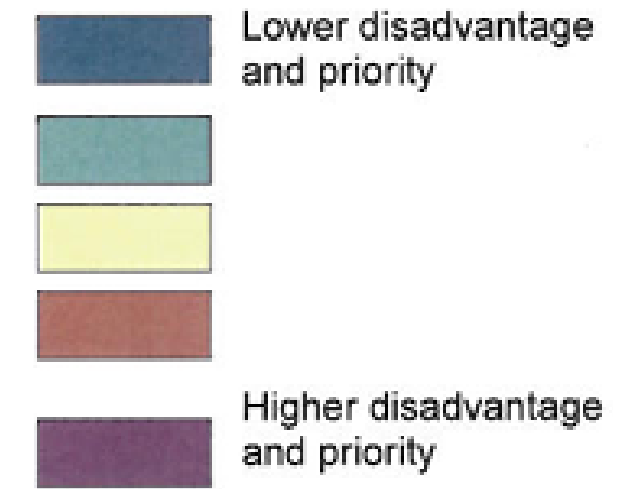
- Multifamily affordable housing
- Nonprofit-owned buildings
- Buildings in or serving frontline communities
- Buildings in areas with higher Racial and Social Equity Index
- Buildings furthest away from BEPS compliance

<https://www.seattle.gov/documents/departments/opcd/demographics/racialsocialequityindexusersguide2023.pdf>



Legend

(map numbers are tract identifiers)



Race & Language Origins

- Persons of color
- English language learners
- Foreign born

Socioeconomic Disadvantage

- Income below 200% poverty level
- Education less than bachelor's degree

Health Disadvantage

- Low life expectancy
- No physical activity
- Poor mental health
- Poor physical health: diabetes, obesity, asthma
- Disability

Examples of Eligible Activities

- Developing an engineering design for conversion from fossil-fuel powered (FFP) equipment
- Performing a professional building analysis for potential capital improvements, as part of engineering design or retrofit implementation work
- Modifying duct work or piping necessary, as part of a retrofit installation
- Upgrading electrical service only as a part of a retrofit installation
- Purchasing and installing high-efficiency equipment to replace existing FFP equipment

Examples of Ineligible Activities

- Installation or plans to install solar panels
- Installation or plans to install backup battery storage
- Installation or plans to install fossil-fuel-powered (FFP) equipment
- Upgrades or plans to upgrade electric service without a related FFP equipment retrofit installation
- Weatherization efforts
- ASHRAE energy audits
- Building assessments that are not related to decarbonization

Sounds Great! How Do I Get Ready?



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Decarbonizing Your Building: What you Need to Know

- Likely a multi-phase project involving a variety of activities
- Requires coordination across multiple disciplines and trades
- Develop a project plan with your goals and priorities; share it with vendors, funders & others so they understand your objectives.
- Planning, coordination, permitting, & procurement take lots of time
- Retrofits to existing buildings are more complex than new construction
- Not every decarbonization measure needs to happen at once – sequencing matters
- Simple, well-coordinated solutions are often the most successful
- Identify your BEPS target dates and work backwards

Tips for Project Readiness

- Complete the Building Emissions Navigator program or similar training
- If you plan to apply for a combined engineering design + retrofit implementation project, do a feasibility study in advance
- Have conversations with experts and contractors about the unique factors of your building's infrastructure, needs, and potential challenges such as historic designation

Tips for Project Readiness

- Request project bids from potential contractors or consultants
- If your project will need electrical service upgrades, talk with Seattle City Light to discuss their capacity to increase service in your building.
- Look for alternative and additional sources to braid the project funding together
 - Examples of grants: Seattle Office of Housing Weatherization Program, King County Energize Multi-Family Homes for Affordable Housing Program (currently open), WA Department of Commerce Tier II Building Early Adopter
 - Example of loan programs: Washington Green Bank

What's Next?



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Free Technical Assistance (TA)

- 1:1 technical assistance available to:
 - Assist with application worksheet
 - Identify opportunities in your building (e.g., review benchmarking report and ask questions about systems and asset life)
- TA capacity is limited
- Available first-come, first served
- If you are already working with an energy service provider or another type of consultant, they may be able to help with your application

Complete this [form](#) to request TA

Key Upcoming Dates

May 20 Application period opens

- Program page with application materials and resources goes live!

May 27, 12:30 PM Info Session #1 [Register here via ZOOM](#)

June 16, 5 PM Info Session #2 [Register here via ZOOM](#)

Aug 10 **APPLICATIONS DUE BY 8 PM PDT**

Questions?



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