

Seattle's Building Emissions Performance Standard

If you own or manage a building that's larger than 20,000 square feet, start planning now!

Buildings are responsible for 40% of Seattle's climate pollution — most of it from burning fossil fuels for space and water heating.

Seattle's **Building Emissions Performance Standard (BEPS)** law addresses this climate pollution by requiring existing nonresidential and multifamily buildings larger than 20,000 square feet (SF) to reduce greenhouse gas (GHG) emissions over the next two decades. These buildings make up a large share of building-related emissions in Seattle. BEPS sets emissions targets that buildings meet over time, reaching net-zero between 2041–2050.

BEPS provides a clear, long-term framework for improving energy efficiency and switching to cleaner energy sources, while leaving the choice of equipment and strategy up to each owner.



BENEFITS OF REDUCING EMISSIONS

Reducing emissions from large buildings is one of Seattle's most impactful climate actions. By 2050, BEPS is projected to cut citywide building emissions as a whole by 27%. For individual buildings, the benefits go beyond climate:

- ✓ **Lower costs, healthier spaces**
Upgrading building systems can reduce energy bills and improve air quality, heating, and cooling, especially during extreme heat and wildfire smoke.
- ✓ **Protect your investment**
Efficient, well-maintained buildings are better able to attract tenants and hold their value over time.

BEPS Requirements:

2027–2030

Building owners must have a Qualified Person complete **Benchmarking Verification** and submit a **GHG Report** by October 1 to assess current emissions and outline a plan for reductions.

2031–2035 and later

Building owners must comply by October 1 to verify their building **meets the first GHG emissions targets** or be approved for alternative compliance. The targets get stricter every five years, reaching net-zero between 2041 and 2050.

*All reporting will be done on the new **Seattle Building & Energy Portal**. Launching in early 2027.*

FLEXIBLE COMPLIANCE PATHS

Most buildings will comply by meeting a standard emissions target at each five-year interval. Applications for alternative compliance paths are available for eligible buildings, such as low-rent and low-income housing buildings. Paths include extensions, exemptions, or a custom Decarbonization Compliance Plan. Deductions for emissions from harder to address uses like cooking and backup generators are also available.

Get started now.
Support is available.



Visit the BEPS website: Find a short video on requirements and deadlines, access the Reporting Portal, and more.



Check the Seattle Benchmarking Map: Look up your building's deadlines and estimated BEPS targets.



Get help through the Building Emissions Navigator: Join free group coaching with custom energy scans, drop-in hours, and more.



Apply for Building Decarbonization Grants: Funding prioritizes emissions reduction in under-resourced buildings, but all may apply.



QUESTIONS?
buildingenergy@seattle.gov

SCAN CODE OR VISIT
seattle.gov/building-emissions-performance-standard

BEPS COMPLIANCE TIMELINE

2027–2030	2031–2035	2036–2040	2041–2045	2046–2050
Benchmarking Verification and GHG Report	Nonresidential buildings meet 5-year emissions targets		Nonresidential meets net-zero	
	Multifamily buildings meet 5-year emissions targets			Multifamily meets net-zero