

Welcome! We'll start the GHGI WEBINAR shortly.

A FEW HOUSEKEEPING ITEMS:

- This webinar is being recorded.
- We are expecting about 150 participants today.
- Participants are joining in "listen only" mode with cameras off and chat is disabled.
- Please use the "Q&A" button for questions.
- To “upvote” questions, give the question you like a “thumbs up.”
- If you would like closed captions (CC), please click on the "Live Transcript" button.

Proposed Seattle Building Emissions Performance Standard (BEPS) Estimating GHGI and GHGIT Metrics (Based on draft BEPS)

March 23, 2023



Seattle
Office of Sustainability
& Environment

Agenda

Part 1: BEPS Proposal Overview

- What is BEPS?
- Proposed Timeline

Part 2: Seattle “BEPS” Metrics

- Greenhouse Gas Intensity (GHGI)
- Proposed GHGI Targets (GHGITs)
- Proposed Emissions Factors

Part 3: Estimate GHGI & GHGIT

- Benchmarking Map
- Calculate Your Building’s Estimated GHGI and GHGIT

Q & A Break: Clarifying Questions

Part 4: Get ENERGY STAR Portfolio Manager Data

- Weather normalized energy data
- Total GFA & Space Uses

Q & A Break: Clarifying Questions

Part 1

Seattle Building Emissions Performance Standard (BEPS) Proposal Overview

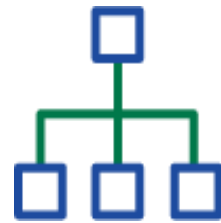
Office of Sustainability & Environment

The most effective near-term action is enacting a Building Emissions Performance Standard policy for larger, existing buildings.

27% emissions reduction by 2050.



Sets carbon-emissions-reduction targets that buildings must meet over time.



Provides a framework for owners to improve energy efficiency and transition to cleaner energy sources.

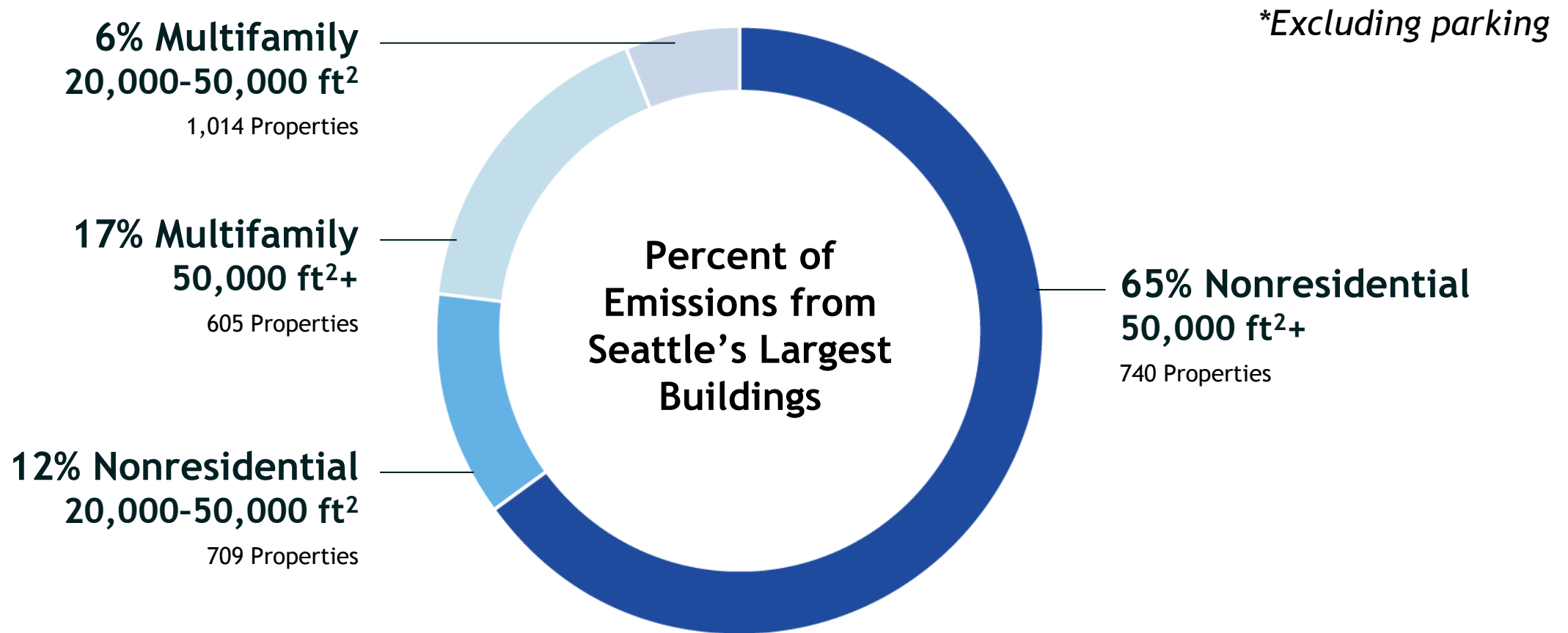


Offers flexibility to choose technologies and operational strategies that work best for owners.

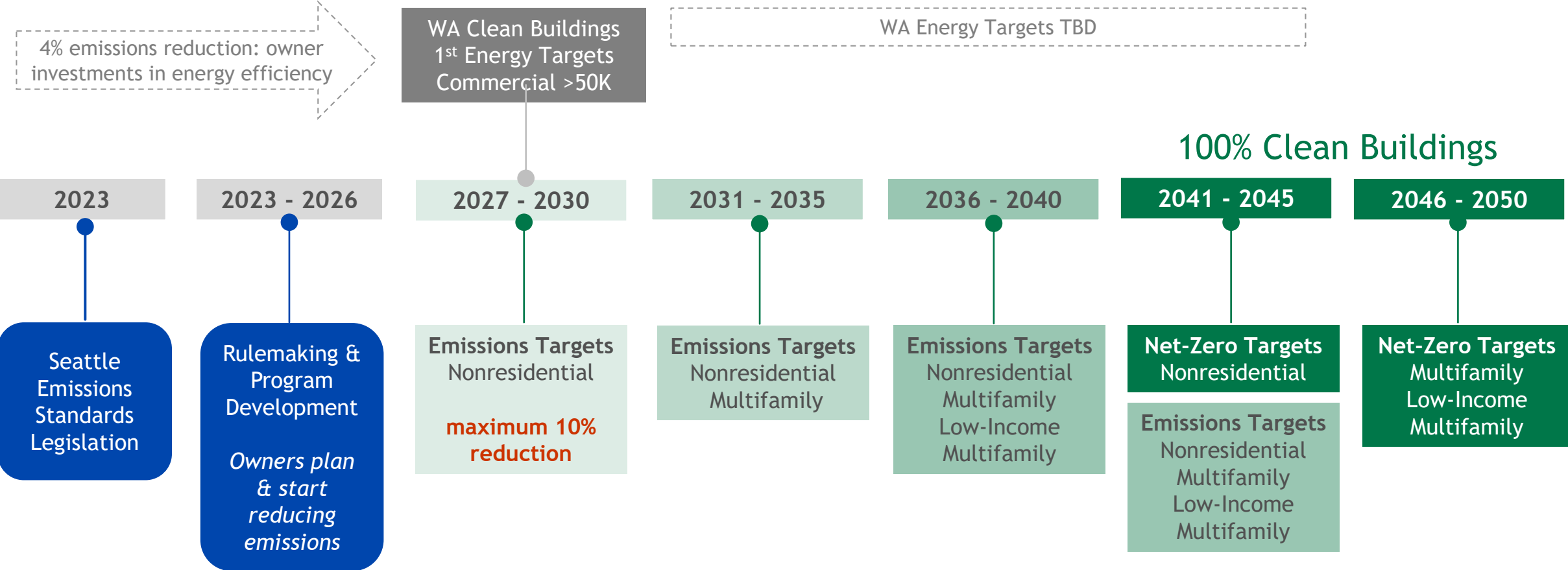


Identifies long-term expectations so owners can plan for upgrades.

Applicability: Nonresidential and multifamily buildings >20,000 SF*







BEPS Proposal: Set emission targets now to inform planning and implementation.



Proposed Seattle Building Emissions Performance Standards

Building Owner Requirements - Every 5 years:

-  **Verify Benchmarking:** by someone who meets qualifications (like Building Tune-Ups Specialist approach)
-  **Plan & Identify:** Document current performance & equipment, actions to achieve targets
-  **Meet GHGI Emissions Targets (or Alternative Compliance):** Phased in by building size and type (2027-2049)
-  **Achieve:** Net-zero emissions or alternative compliance (2041-2050)



Building Tune-Ups requirement proposed to sunset after the 2023-2026 compliance cycle is done.



BEPS Proposal: Compliance Intervals by Cohort

Each five-year cycle:

Year 1	Year 2	Year 3	Year 4	Year 5
>220,001 SF	90,001 - 220,000 SF	50,001 - 90,000 SF	30,001 - 50,000 SF	20,001 - 30,000 SF

Policy guides for the draft proposal and more details at:

seattle.gov/building-performance-standards

Current Policy Timeline

- ✓ **2022:** Open houses, stakeholder engagement, draft policies
- ❑ **March - April 2023** - Continued stakeholder engagement and policy updates
- ❑ **Late Spring 2023** - State Environmental Policy Act (SEPA) public comment period (Dates TBA)
 - ❑ Updated proposed policy guides available
- ❑ **June 2023** - Policy recommendations and proposed legislation delivered to Mayor's Office
- ❑ **July - September 2023** - City Council review and legislative process
- ❑ **Fall 2023 to 2025** - Rulemaking, including public engagement, and program development



Support: OSE is launching programs, growing them, and securing funding.

Seattle Clean Buildings Accelerator

Coaching and educational resources for building owners and managers, prioritizing non-profits and those serving BIPOC communities to:

- Meet WA State Clean Buildings energy mandate
- Plan for emissions reduction
- Identify incentives and financing
- www.seattlebuildingsaccelerator.com

Next Light Coaching cohort starts in May - all City Light customers eligible. Email cleanbuildings@stillwaterenergy.com for details.

Growing Staff Resources

- Additional technical support from Office of Housing and Office of Sustainability coming 2023.

Capital Investments

- ✓ \$520K AARA loan funds reallocated for affordable housing
- ✓ Awarded \$1.8M Dept. of Energy grant for decarbonizing affordable housing
- ✓ Green New Deal 2022 Opportunity Fund: \$2M for affordable housing electrification
- ✓ 2023 budget: \$4.5M / year for non-profits and affordable housing
- ✓ Preparing to pursue federal infrastructure funds, inflation reduction act funds, and other opportunities

Part 2

Seattle BEPS Metrics

Office of Sustainability & Environment

Greenhouse Gas Intensity (GHGI) Metric



Gas



Electric



Steam



District



Greenhouse Gas Intensity
(GHGI)
(kgCO₂e/ft²/yr)

(CO₂e is a carbon dioxide
equivalent)

Total annual weather
normalized fuel use
(12 consecutive months)

X

emissions factor of fuel type

Building's total square feet (ft²)
(excluding parking)

Greenhouse Gas Intensity Targets (GHGIT) by Building Activity Type

Why:

- Provides defined, publishable targets with clear metrics for owners and city staff.

How:

- Targets for multi-use buildings calculated on pro-rated mix of spaces (e.g., office, retail etc.). Like WA Clean Buildings EUI.
- Target normalizations to account for weather (using weather normalized energy data), hours of operation and multifamily housing occupancy density (TBD in Rule).

BEPS PROPOSAL

Alternative Compliance:

- ✓ 10% Reduction (2027-2030)
- ✓ Alternative Compliance Payment (2027-2035 only)
- ✓ Custom Targets
- ✓ Hardship Plan
- ✓ And Others

Extensions/Exemptions:

- ✓ For certain situations like new construction

Deductions:

- ✓ For certain end uses like emergency back-up

Building Activity Types Used for GHGIT

Building Activity Types	Portfolio Manager Building / Space Types Included
College/University	College/University
Data Center	Data Center
Entertainment/Public Assembly	Convention Center, Lifestyle Center, Movie Theater, Other - Entertainment/Public Assembly, Social/Meeting Hall, Performing Arts, Museum, Transportation Terminal/Station, Stadium (Open), and Pre-school/Daycare
Fire/Police Station	Fire Station, Police Station
Hospital	Hospital (General Medical & Surgical), Other/Specialty Hospital
Hotel	Hotel, Other-Lodging/Residential
K-12 School	K-12 School
Laboratory	Laboratory
Multifamily Housing	Multifamily Housing
Non-Refrigerated Warehouse	Non-Refrigerated Warehouse, Distribution Center
Office	Office, Medical Offices, and Other-Financial Offices
Other	Courthouse, Adult Education, Other – Education, Prison/Incarceration, Other, Other – Utility, and Energy/Power Station, Outpatient Rehabilitation/Physical Therapy, Urgent Care/Clinic/Other Outpatient.
Recreation	Fitness Center/Health Club/Gym and Other – Recreation
Refrigerated Warehouse	Refrigerated Warehouse
Residence Hall/Dormitory	Residence Hall/Dormitory
Restaurant	Restaurant, Food Service, Other - Restaurant/Bar
Retail Store	Retail Store, Automobile Dealership, Bank Branch, Enclosed Mall, Other – Mall, Strip Mall
Self-Storage Facility	Self-Storage Facility
Senior Living Community	Senior Living Community, Residential Care Facility
Services	Library, Repair Services (Vehicle, Shoe, Locksmith, etc), Other – Services, Other - Public Services, Mailing Center/Post Office, and Personal Services (Health/Beauty, Dry Cleaning, etc)
Supermarket/Grocery Store	Supermarket/Grocery Store
Worship Facility	Worship Facility

		Draft Standard GHGI Targets (KGCO2e/SF/YR)				
Building Activity Type	2019 Baseline Average	2026	2031	2035	2041	2046
		2030	2035	2040	2045*	2050*
College/University	3.66	2.83	2.00	1.17	0	
Entertainment/ Public Assembly	1.62	1.25	0.89	0.52	0	
Fire/Police Station	3.15	2.44	1.72	1.00	0	
Hospital	6.63	5.12	3.62	2.11	0	
Hotel	2.87	2.22	1.57	0.91	0	
K-12 School	1.26	0.98	0.69	0.40	0	
Laboratory	8.77	6.78	4.79	2.79	0	
Multifamily Housing	0.84	-	0.65	0.46	0.27	0
Non-Refrigerated Warehouse	0.84	0.65	0.46	0.27	0	
Office	0.81	0.63	0.44	0.26	0	

Source: Targets in proposed Seattle BEPS – Jan 2023 (Table A).

		Draft Standard GHGI Targets (KGCO2e/SF/YR)				
Building Activity Type	2019 Baseline Average	2026	2031	2035	2041	2046
		2030	2035	2040	2045*	2050*
Other	2.76	2.13	1.51	0.88	0	
Recreation	4.21	3.25	2.29	1.34	0	
Refrigerated Warehouse	0.49	0.38	0.27	0.16	0	
Residence Hall/ Dormitory	1.53	1.18	0.84	0.49	0	
Restaurant	7.57	5.85	4.13	2.41	0	
Retail Store	1.18	0.91	0.64	0.38	0	
Self-Storage Facility	0.32	0.25	0.17	0.10	0	
Senior Living Community	2.74	2.12	1.50	0.87	0	
Services	1.89	1.46	1.03	0.60	0	
Supermarket/ Grocery Store	4.58	3.54	2.50	1.46	0	
Worship Facility	1.54	1.19	0.84	0.49	0	

* Net zero emissions by the compliance year required.

Seattle BEPS Proposed Emissions Factors

- Using local emissions factors to convert from weather normalized energy to kg CO₂e

Table B for 22.925.070: Greenhouse gas emissions factors		
Energy source	Emissions factors (kgCO ₂ e/kBtu)	
	2019, 2022, 2023, 2024, 2025	2026 - 2030
Seattle City Light electricity	.0055	.0026
Puget Sound Energy natural gas	.053	.053
CenTrio district thermal energy	.083	.083

IMPORTANT: ENERGY STAR Portfolio Manager uses different emissions factors for City Light electric and CenTrio steam. Don't use ESPM GHG metrics.

Part 3

Estimate GHGI and GHGIT

Office of Sustainability & Environment

Seattle Energy Benchmarking Map

www.seattle.gov/energybenchmarkingmap

Seattle.gov

Seattle Energy Benchmarking

Office of Sustainability & Environment

610 5TH AVE

Neighborhood Council District

2015 2016 2017 2018 **2019** 2020 2021

METRIC FILTERS

Select a metric to see filtered results on the map

Greenhouse Gas Emissions

Total Seattle GHG Emissions

MEDIAN FOR ALL BUILDINGS: 34.9

Seattle GHG Intensity

MEDIAN FOR ALL BUILDINGS: 0.7

Energy Performance Metrics

Property Information

SEATTLE JUSTICE CENTER
610 5TH AVE
Seattle, WA 98104

Other
310,490 ft²
Building ID 358
Built in 2001

2019 DATA

58.8 Site EUI (kBtu/ft²)

69 ENERGY STAR Score

0 least efficient 100 most efficient

© CARTO

Seattle Energy Benchmarking Map

www.seattle.gov/energybenchmarkingmap

2019 Energy Use and Emissions Report



Seattle
Office of Sustainability
& Environment

SEATTLE JUSTICE CENTER

610 5TH AVE
SEATTLE WA 98104

Sq Footage	310,490
Type	Other
OSE Building ID	358
Year Built	2001

58.8 KBTU/FT²
energy use per square foot*

↓ 38% lower than
similar buildings.



*All EUIs are adjusted for weather

1 KG CO₂e/FT²
emissions per square foot

↓ 59% lower than
similar buildings.



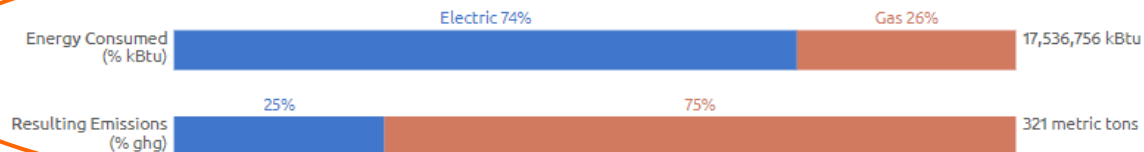
i New state requirement! Action is required.

This building likely must comply with Washington state's Clean Building Performance Standard. [Learn more below.](#)

CLIMATE POLLUTION IMPACT OF ENERGY USE

Over 90% of Seattle's building emissions come from burning fossil fuels like fracked gas and oil for furnaces, water heaters, and appliances - including gas used to generate steam. In Seattle, all-electric buildings have the lowest emissions.

This building's energy and emissions:



321 MT CO₂e is the equivalent of **68.4 passenger vehicles driven** for one year.

Example “Office” Building

Example 75,000 SF “Office” Building

- 65,000 SF Office space
- 10,000 SF Retail space
- 5,000 SF Gym space



Example “Office” Building: 3 Steps

1. Determine the building’s GHGI
2. Estimate it’s GHGIT
3. Determine if it meets or exceeds the target.

1. Building’s 2019 greenhouse gas intensity (GHGI) (kg CO ₂ e/sf/yr)	?
2. Building’s estimated target (GHGIT) (kg CO ₂ e/sf/yr)	?
3. Does GHGI exceed or meet GHGIT? (kg CO ₂ e/sf/yr)	?



Greenhouse Gas Intensity (GHGI) Formulas (draft proposal)

GHG emissions (CO₂e/yr) =

*[WN energy use A (kBtu/yr) * emissions factor A (CO₂e/kBtu)]*

+

*[WN energy use B (kBtu/yr) * emissions factor B (CO₂e/kBtu)]*

+

*[WN energy use C (kBtu/yr) * emissions factor C (CO₂e/kBtu)]*

GHGI =

[GHG emissions (CO₂e/yr) – GHG deductions (CO₂e/yr)]

gross floor area (SF)

Deductions - Further Defined in Rulemaking (Won't address today)

Proposed BEPS:

- Fossil fuel...
 - Commercial cooking equipment*
 - High intensity laundry equipment (hotels & healthcare)*
 - High intensity process equipment (hospitals & labs)*
 - Generators for emergency power back-up for back-up emergency heat (hospitals & labs)
 - HVAC & DHW permitted under the 2018 Seattle Energy Code (2027-30 only)
- EV charging equipment
- *By rule: add end uses for special equipment & compliance intervals based on technology and market availability of low/zero GHG emissions alternatives.*

* 2027-2030 and 2031-2035

Example Building's 2019 Greenhouse Gas Intensity (GHGI)

Fuel Source	2019 Annual WN Energy Use (kBtu/yr)	Fuel Emissions Factors (2019-2025) (kg CO2e/kBtu)	Annual GHG Emissions (kg CO2e/yr)
Electric	2,350,000	X 0.0055	= 12,925.00
Gas	1,200,000	0.053	63,600.00
Steam	0	0.083	0.00
Sub-Total	3,550,000		76,525.00
Deductions (TBD)	0		0
Totals	3,550,000		76,525.00
Total Gross Floor Area (SF) – Excluding Parking			÷ 75,000
			GHGI (kg CO2e/sf/yr) 1.02

GHG emissions (kg CO2e/yr)
÷
gross floor area (SF)

Example “Office” Building: 3 Steps

1. Determine the building’s GHGI
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1. Building’s 2019 greenhouse gas intensity (GHGI) (kg CO ₂ e/sf/yr)	1.02
2. Building’s estimated target (GHGIT) (kg CO ₂ e/sf/yr)	?
3. Does GHGI exceed or meet GHGIT? (kg CO ₂ e/sf/yr)	?



Estimate the Target (GHGIT)

Building Activity Types Used for GHGIT

Building Activity Types	Portfolio Manager Building / Space Types Included
College/University	College/University
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Hospital	Hospital (General Medical & Surgical), Other/Specialty Hospital
Hotel	Hotel, Other-Lodging/Residential
K-12 School	K-12 School
Laboratory	Laboratory
Multifamily Housing	Multifamily Housing
Non-Refrigerated Warehouse	Non-Refrigerated Warehouse, Distribution Center
Office	Office, Medical Offices, and Other-Financial Offices
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Source: Targets in proposed Seattle BEPS – Jan 2023 (Table A).

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* Net zero emissions by the compliance year required.

Estimate a Building's Greenhouse Gas Intensity Target (GHGIT) for 1st Interval

Pro-rate GHGIT by Building Activity Types (like WA CBPS EUI target)

	Space GFA (SF)	Percent of GFA (SF)		Activity GHGIT		Pro-rated GHGIT
Office	60,000	80%	X	0.63	=	0.50
Retail	10,000	13%		0.91		0.12
Gym (Recreation)	5,000	7%		3.25		0.22
Total GFA	75,000			GHGIT		0.84

TBD in Rulemaking:

- Normalization for operating hours (credit for more weekly hours, like WA CBPS)
- Normalization for occupancy density in multifamily (credit for smaller units/more tenants)
- Space use rules

Example “Office” Building

Does it meet or exceed the target?

➤ It exceeds the target, so this building would need to reduce emissions to comply.

1. Building’s 2019 greenhouse gas intensity (GHGI) (kg CO ₂ e/sf/yr)	1.02
2. Building’s estimated target (GHGIT) (kg CO ₂ e/sf/yr)	0.84
3. Does GHGI exceed or meet GHGIT? (kg CO ₂ e/sf/yr)	0.18



- 0.18 is about a 17.6% reduction in emissions. Current proposed policy would allow this building to comply with just 10% reduction from 2019 baseline for 1st compliance interval.

What does reducing GHGI by 0.18 annually mean for climate impact?

- Savings of 13,500 kg CO₂e each year for this one building.
(0.18 x 75,000 sf)
- Or emissions equivalent to...
 - Three cars off the road each year
 - Or 1,500 gallons of gasoline
- Getting this building to net-zero emissions...
 - 16 cars off the road each year
 - Or 8,600 gallons of gasoline



Q&A:
**What clarifying questions
do you have?**

Additional policy info:
www.seattle.gov/building-performance-standards

Part 4

Get Portfolio Manager Data

Office of Sustainability & Environment

ENERGY STAR Portfolio Manager Account

<https://www.energystar.gov/buildings>

- Username
- Password

Seattle Energy Benchmarking Help (for general benchmarking help)

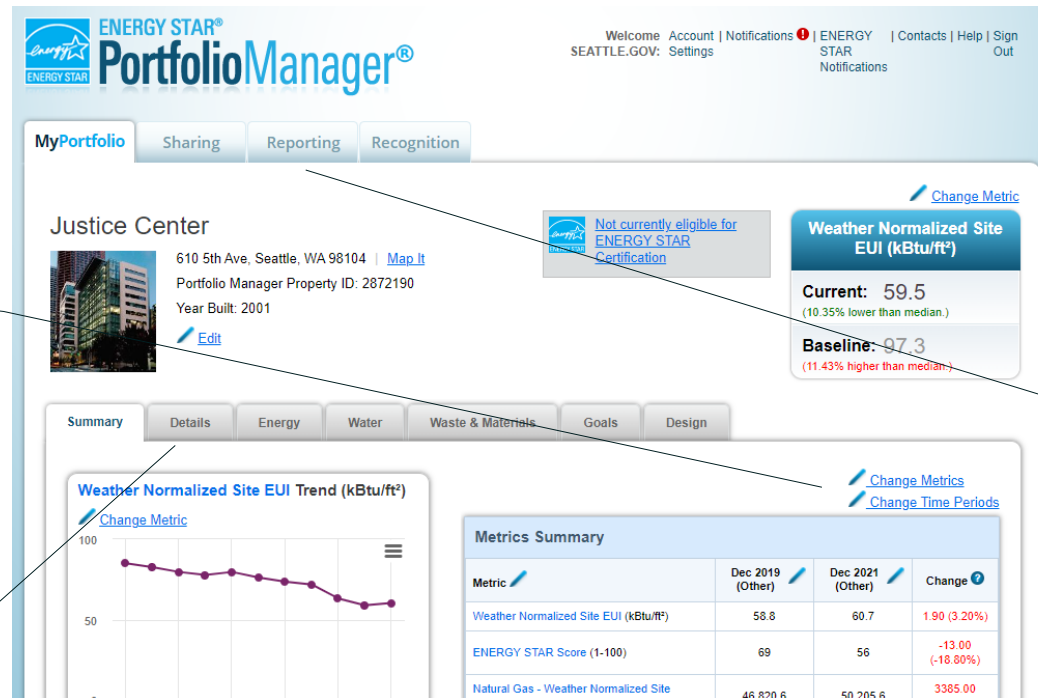
- www.seattle.gov/energybenchmarking
- instruction pages
- energybenchmarking@seattle.gov

The screenshot displays the Energy Star Portfolio Manager website. At the top left is the Energy Star logo. To the right are navigation links for 'ABOUT', 'FOR PARTNERS', and a search bar. Below these are links for 'Find Products', 'Save at Home', 'New Homes', 'Commercial Buildings' (which is underlined), and 'Industrial Plants'. A breadcrumb trail shows 'Home » Commercial Buildings'. A sidebar on the left lists 'Commercial Buildings' with sub-links: 'Benchmark', 'Save Energy', 'Earn Recognition', 'Resources by Audience', 'Resources by Topic', 'Training', and 'About Us'. The main content area features a banner with the text 'Good energy management delivers environmental benefits and financial value.' Below the banner is the heading 'Discover the path to energy efficiency' and three cards: 'Benchmark' (Rate your building's energy performance), 'Save energy' (Cut your building's energy use by up to 30 percent), and 'Earn recognition' (Earn EPA's ENERGY STAR or other recognitions). At the bottom, a section titled 'Find the resources you need to save energy' includes 'Resources by audience' and 'Resources by topic', each with a 'Search Now' button. A login form for 'ENERGY STAR Portfolio Manager' is circled in orange, showing fields for 'Username', 'Password', and a 'Log In' button.

Get Data from Portfolio Manager to Use for Seattle BEPS GHGI Estimates

1. Change Metrics to show weather-normalized use in kBtu
2. Change Time periods.

3. Get Space Use Details and GFA



Another Option:
Use ESPM Reporting
Template
Excel download

NOTE: These are methods to use for estimates now. As part of BEPS Program development, Seattle will be adopting or developing better tools.

Update ESPM Metrics Summary: Change Metrics

MyPortfolio | Sharing | Reporting | Recognition

Justice Center

610 5th Ave, Seattle, WA 98104 | [Map It](#)
Portfolio Manager Property ID: 2872190
Year Built: 2001
[Edit](#)

Not currently eligible for ENERGY STAR Certification

[Change Metric](#)

Weather Normalized Site EUI (kBtu/ft²)

Current: 64.0
(2.51% lower than median.)

Baseline: 97.3
(11.43% higher than median.)

Summary | Details | Energy | Water | Waste & Materials | Goals | Design

Weather Normalized Site EUI Trend (kBtu/ft²)

[Change Metric](#)

(Chart current as of 02/24/2021 02:52 PM PST) [Refresh Chart](#)

Metrics Summary

[Change Metrics](#)
[Change Time Periods](#)

Metric	Dec 2019 (Other)	Jun 2022 (Other)	Change
ENERGY STAR Score (1-100)	69	55	-14.00 (-20.30%)
Direct GHG Emissions Intensity (kgCO2e/ft ²)	0.8	0.9	0.10 (12.50%)
Source EUI - Adjusted to Current Year (kBtu/ft ²)	116.3	142.3	26.00 (22.40%)
Natural Gas - Weather Normalized Site Natural Gas Use (therms)	46,820.6	48,525.9	1705.30 (3.60%)
Electric Distribution Utility	City of Seattle - (WA)	City of Seattle - (WA)	N/A
Weather Normalized Source EUI (kBtu/ft ²)	137.2	141.2	4.00 (2.90%)
% Difference from National Median Site EUI	-24.0	-7.1	16.90 (-70.40%)

This step helps you select the correct energy data to use for calculating a baseline and current GHGI.

1. Choose "Change Metrics"

Select Different ESPM Energy Metrics

MyPortfolio | Sharing | Reporting | Recognition

Change M

Just

Selected items: 6 of 7 maximum

Select Information & Metrics

- Property Information
- Property ID Numbers
- Property Use Details
- Meter Information
- Energy Use by Fuel Source**
- Data Accuracy
- Energy Performance Metrics
- Water Performance Metrics
- Waste Performance Metrics
- Cost Performance Metrics
- Greenhouse Gas Emissions
- Renewable Energy & Green Power
- ENERGY STAR Certification

- Weather Normalized Site EUI (kBtu/ft²)
- ENERGY STAR Score
- District Steam - Weather Normalized Site District Steam Use (kBtu)
- Direct GHG Emissions Intensity (kgCO₂e/ft²)
- Electricity - Weather Normalized Site Electricity Use (Grid and Onsite Renewables) (kBtu)
- Natural Gas - Weather Normalized Site Natural Gas Use (kBtu)
- Source Energy Use (kBtu)

[Download Full List of Information & Metrics](#)

Selected items: 6 of 7 maximum **Apply Selection** [Cancel](#)

Choose these metrics:

1. Weather Normalized Site EUI (WA CBPS)
2. ENERGY STAR Score (if you use it)
3. Electricity – WN in kBtu
4. Natural Gas – WN in kBtu
5. District Steam – WN in kBtu (if you are on CenTrio service)

Uncheck any undesired items

Click “Apply Selection”

Update ESPM Metrics Summary: Change Time Periods

MyPortfolio | Sharing | Reporting | Recognition

Justice Center

600 5th Ave, Seattle, WA 98104 | [Map It](#)
Portfolio Manager Property ID: 2872190
Year Built: 2001
[Edit](#)

Not currently eligible for ENERGY STAR Certification

[Change Metric](#)

Weather Normalized Site EUI (kBtu/ft²)

Current: 64.0
(2.51% lower than median.)

Baseline: 97.3
(11.43% higher than median.)

Summary | Details | Energy | Water | Waste & Materials | Goals | Design

Weather Normalized Site EUI Trend (kBtu/ft²)

[Change Metric](#)

(Chart current as of 02/24/2021 02:52 PM PST) [Refresh Chart](#)

Metrics Summary

[Change Metrics](#)
[Change Time Periods](#)

Metric	Dec 2019 (Other)	Jun 2022 (Other)	Change
Weather Normalized Site EUI (kBtu/ft ²)	58.8	60.6	1.80 (3.10%)
ENERGY STAR Score (1-100)	69	55	-14.00 (-20.30%)
Electricity - Weather Normalized Site Electricity Use (Grid and Onsite Renewables) (kBtu)	12,854,692.1	13,223,172.8	368480.70 (2.90%)
Natural Gas - Weather Normalized Site Natural Gas Use (kBtu)	4,682,063.3	4,852,592.8	170529.50 (3.60%)
District Steam - Weather Normalized Site District Steam Use (kBtu)	Not Available	Not Available	N/A

This step helps you set a baseline year and a current year for easy reference.

1. Choose "Change Time Periods"

Select Baseline and Current Time Periods

Select Time Periods for Metrics

Period 1:

- Energy Baseline (Jan 1, 2008 - Dec 31, 2008)
- Energy Current (Oct 1, 2021 - Sep 30, 2022)
- Water Baseline (Jan 1, 2008 - Dec 31, 2008)
- Water Current (Aug 1, 2021 - Jul 31, 2022)
- Waste Baseline (Not Available)
- Waste Current (Not Available)
- Other Year

Year Ending: Dec 31 2019

(Metrics will be shown for Jan 1, 2019 - Dec 31, 2019)

Period 2:

- Energy Baseline (Jan 1, 2008 - Dec 31, 2008)
- Energy Current (Oct 1, 2021 - Sep 30, 2022)
- Water Baseline (Jan 1, 2008 - Dec 31, 2008)
- Water Current (Aug 1, 2021 - Jul 31, 2022)
- Waste Baseline (Not Available)
- Waste Current (Not Available)
- Other Year

Year Ending: Jun 30 2022

(Metrics will be shown for Jul 1, 2021 - Jun 30, 2022)

Save [Cancel](#)

Period 1: Year-Ending
December 2019 Baseline

- Will help you see where building stands relative to targets
- And for BEPS proposed custom targets (alternative compliance option)

Period 2: Energy Current


- Select most current year-ending for June 30 or Dec 31

Click "Save"

ESPM Metrics Summary Better Aligned with Seattle BEPS Metrics

MyPortfolio
Sharing
Reporting
Recognition

Justice Center




600 5th Ave, Seattle, WA 98104 | [Map It](#)

Portfolio Manager Property ID: 2872190

Year Built: 2001

[Edit](#)



Not currently eligible for
[ENERGY STAR Certification](#)

[Change Metric](#)

Weather Normalized Site EUI (kBtu/ft²)

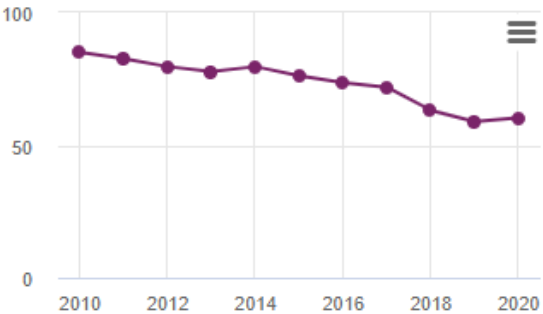
Current: 64.0
(2.51% lower than median.)

Baseline: 97.3
(11.43% higher than median.)

Summary
Details
Energy
Water
Waste & Materials
Goals
Design

Weather Normalized Site EUI Trend (kBtu/ft²)

[Change Metric](#)



(Chart current as of 02/24/2021 02:52 PM PST) [Refresh Chart](#)

Metrics Summary

[Change Metrics](#)
[Change Time Periods](#)

Metric Change Metric	Dec 2019 (Other) Change Metric	Jun 2022 (Other) Change Metric	Change ?
Weather Normalized Site EUI (kBtu/ft ²)	58.8	60.6	1.80 (3.10%)
ENERGY STAR Score (1-100)	69	55	-14.00 (-20.30%)
Electricity - Weather Normalized Site Electricity Use (Grid and Onsite Renewables) (kBtu)	12,854,692.1	13,223,172.8	368480.70 (2.90%)
Natural Gas - Weather Normalized Site Natural Gas Use (kBtu)	4,682,063.3	4,852,592.8	170529.50 (3.60%)
District Steam - Weather Normalized Site District Steam Use (kBtu)	Not Available	Not Available	N/A

Reminder: The Seattle BEPS proposal requires verification of energy benchmarking data, every 5 years to align with BEPS reporting.

Note: Increased energy use during pandemic

Get Space Use Details and GFA (for Building Activity Type targets)

Justice Center



610 5th Ave, Seattle, WA 98104 | [Map It](#)
 Portfolio Manager Property ID: 2872190
 Year Built: 2001

[Edit](#)

Not currently eligible for ENERGY STAR Certification

Weather Normalized Site EUI (kBtu/ft²)

Current: 59.5
 (10.35% lower than median.)

Baseline: 97.3
 (11.43% higher than median.)

- Summary
- Details
- Energy
- Water
- Waste & Materials
- Goals
- Design

Basic Information

Construction Status:
 Existing property that is one single building

Property GFA - Self-Reported:
 298,278 Sq. Ft.

Occupancy:
 100%

[Edit](#)

Unique Identifiers (IDs)

Portfolio Manager ID:
 2872190

Custom IDs: None

Standard IDs: None

[Edit](#)

You can select from Portfolio Manager's Standard IDs to provide information to others in data requests. Or you can create up to three Custom IDs so that you can cross reference your property in other systems.

Property Uses and Use Details

[View as Diagram](#)

Add Another Type of Use [Add](#)

Name	Property Use Type	Gross Floor Area	Action
Seattle Justice Center	Courthouse	298,278 ft ²	I want to...
		Value	Current As Of
★ Gross Floor Area		298278 ft ²	01/01/2001
★ Weekly Operating Hours		45	01/01/2001
★ Number of Workers on Main Shift		304	04/01/2020
★ Number of Computers		322	04/01/2020
Percent That Can Be Heated		50 % or more	01/01/2001
★ Percent That Can Be Cooled		50 % or more	01/01/2001
★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.			
Property GFA (Buildings):		298,278 (used to calculate EUI)	
Property GFA (Parking):		0	

Reminder: The Seattle BEPS proposal requires verification of energy benchmarking data, every 5 years to align with BEPS reporting.

Courthouse would use the Building Activity Type of "Other"

TBD: could be used for "operating hours" normalization like WA CBPS

GFA of Building (excludes parking)

Justice Center - 2022 Emissions

Does it meet or exceed the target?

- It meets the target, so this building does not need to reduce emissions to comply with 1st targets.

1. Building's 2022 greenhouse gas intensity (GHGI) (kg CO ₂ e/sf/yr)	1.11
2. Building's estimated target (GHGIT) – "Other" (kg CO ₂ e/sf/yr)	2.76
3. Does GHGI exceed or meet GHGIT? (kg CO ₂ e/sf/yr)	-1.65



Photo by Eric Stuhaug

Q&A:
**What clarifying questions
do you have?**

Additional policy info:
www.seattle.gov/building-performance-standards

Contact

City of Seattle Office of Sustainability & Environment

seattle.gov/building-performance-standards

cleanbuildings@seattle.gov



Seattle
Office of Sustainability
& Environment