

Building Seattle Better

Performance Standards for Existing Large Nonresidential and Multifamily Buildings

Online Open House | April 5, 2022



Seattle
Office of Sustainability
& Environment

Zoom Webinar Instructions

- **Chat:** Hosts and panelists will see and respond to technical issues.
- **Q&A:** Use Q&A as you have questions throughout the presentation.
- **One-hour discussion:** Please put questions in the Q&A.
- **Recording and FAQ:** Will be posted to the OSE Building Performance Standards webpage.
- **Closed captioning:** On the toolbar, click "Live Transcript" to select "Show Subtitle."
- **Language translation:** On the toolbar, click "Interpretation" and select either "Spanish" or "Portuguese."

A low-angle, upward-looking photograph of several tall skyscrapers in a city. The image is covered with a semi-transparent blue filter. The perspective creates a sense of height and scale, with the buildings converging towards the top of the frame. The central building has a prominent glass facade reflecting the sky. To the left, a brick building with many windows is visible. In the bottom left corner, a traffic light and some street-level details are partially visible.

Poll: Who is here today?

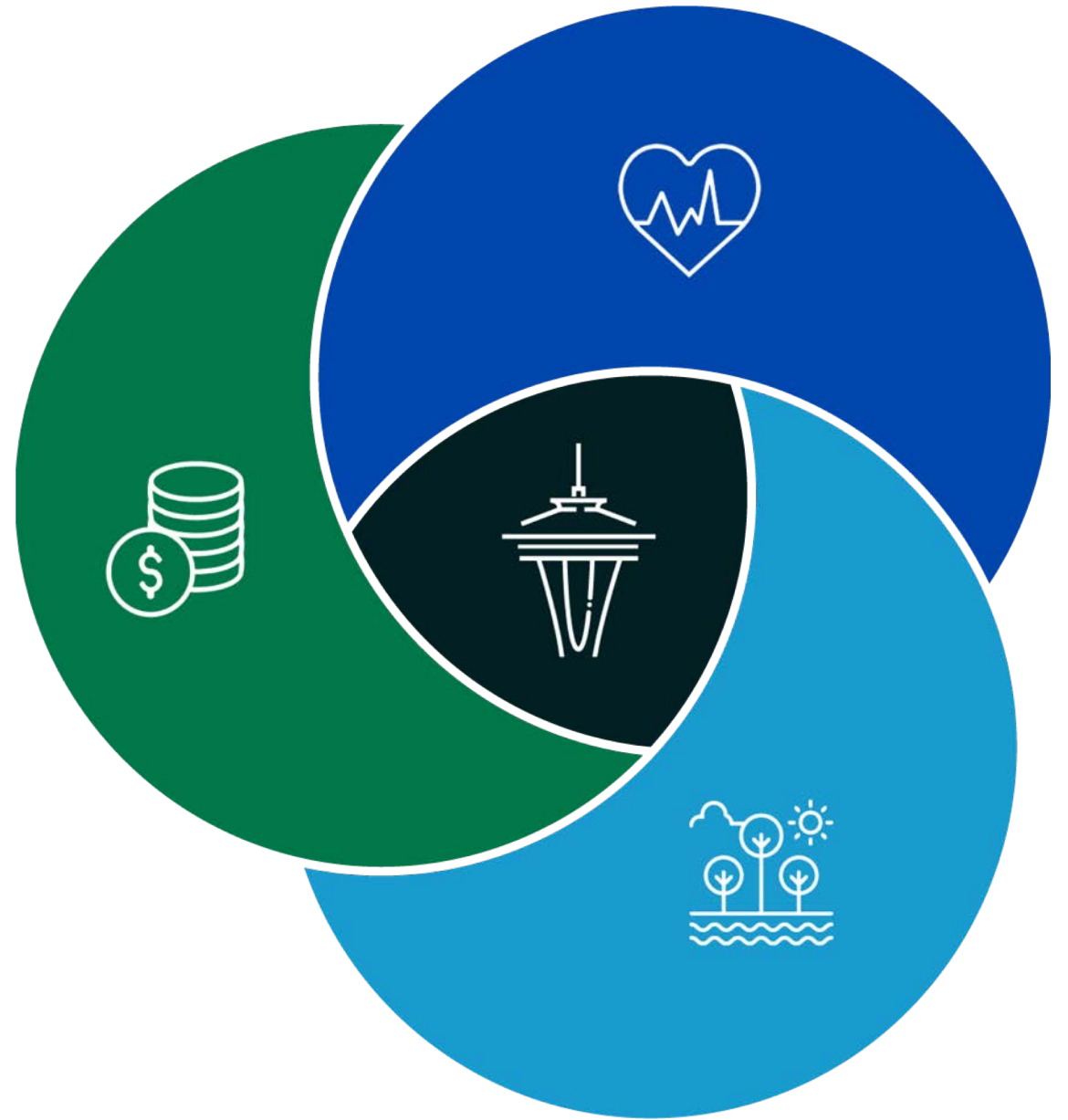
Why We're Here

- Learn about climate-polluting emissions, how buildings contribute, and the ways they affect people's health and our community.
- Gain understanding of building performance standards and how they can work.
- Share your ideas to help shape the City's policy to reduce climate-polluting emissions and create healthy, efficient buildings.

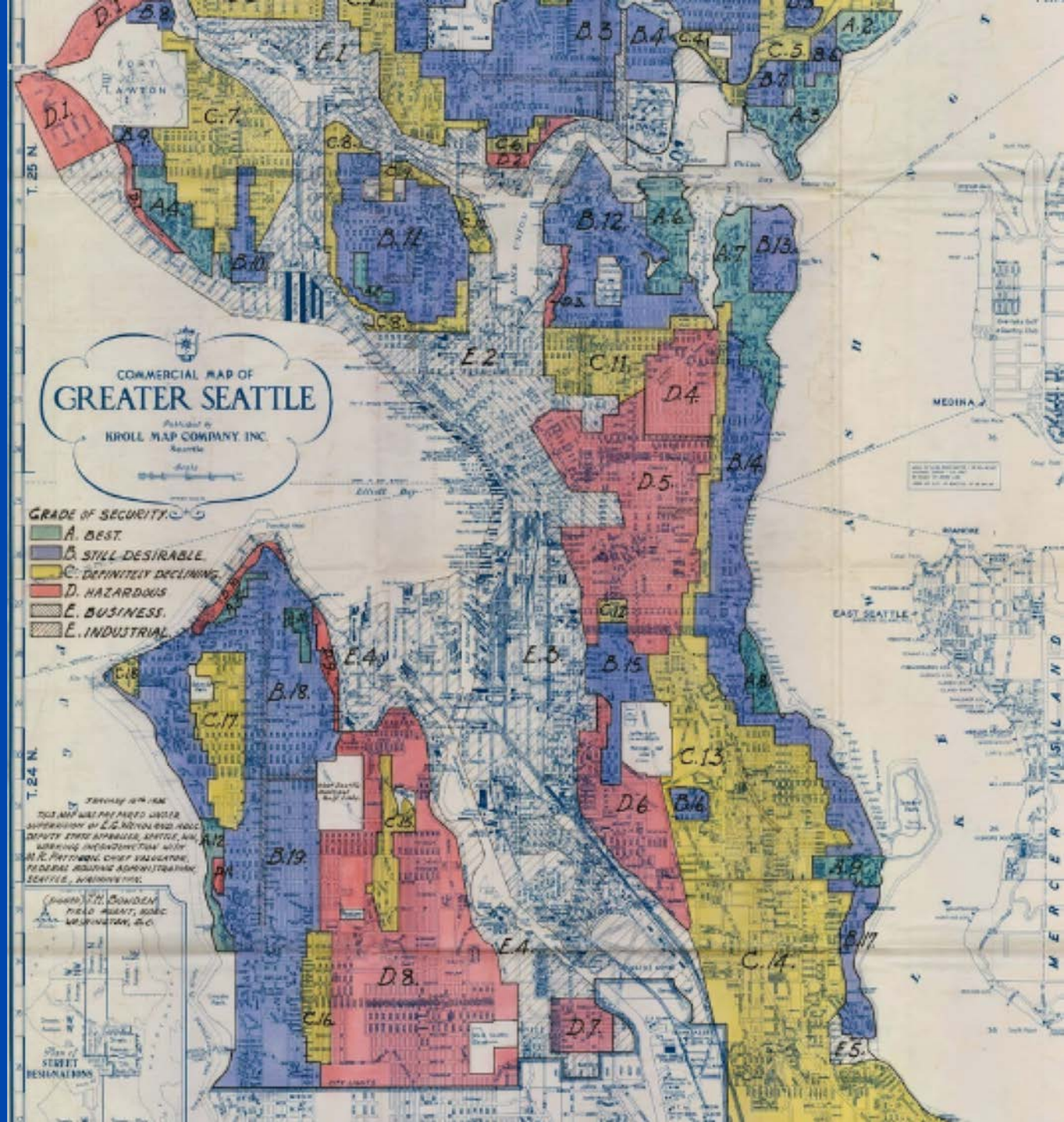
Vision



A just and livable
Seattle, where
everyone equitably
shares in health,
economic, and
environmental
benefits.



As a city government, we acknowledge our role in contributing to past and present disparities.



To realize the vision of a just and livable Seattle, we've heard from you that we must:

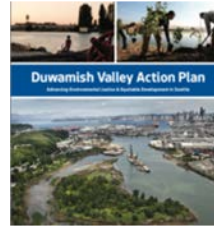
- Urgently reduce emissions and help communities build climate resilience.
- Ensure that the benefits and investments alleviate burdens for communities already most impacted by economic, racial, and environmental injustices.
- Create good, stable jobs and grow a diverse workforce to support an equitable clean energy transition.
- And support people, especially Black, Indigenous, and people of color (BIPOC) communities to meet city policies.

Communities
are calling for
this transition
to be just and
equitable.



2015

Seattle's Equity & Environment Initiative
co-created with community



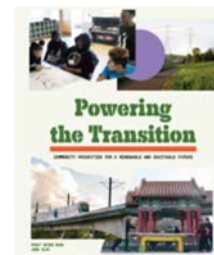
June 2018

Duwamish Valley Action Plan co-created
with Community



2019

Green New Deal led by community



June 2020

Powering the Transition by Puget Sound Sage



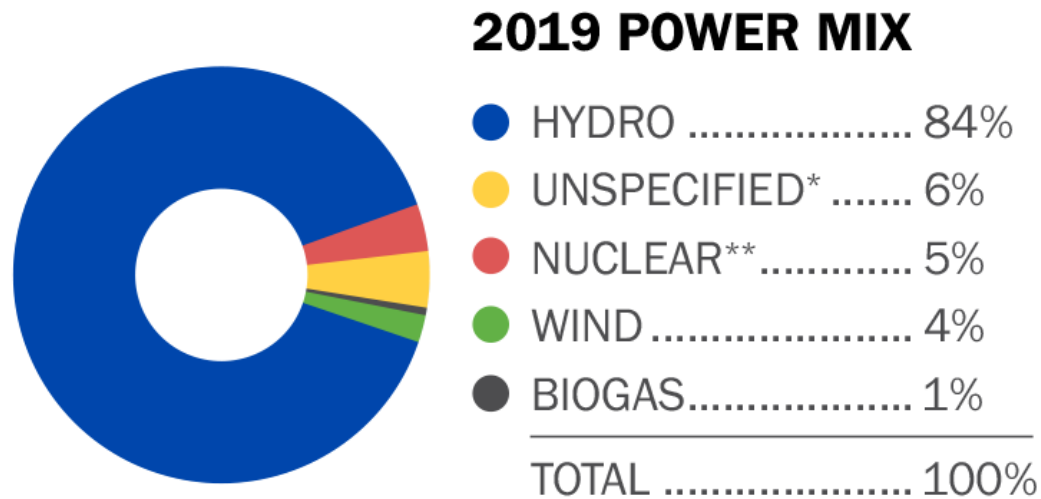
November 2020

Accelerating a Just Transition
by Front and Centered

We believe that buildings should
confront climate change,
not contribute to it.



Seattle is committed to carbon neutral electricity.



**City Light does not have coal or natural gas resources in its power supply portfolio. It does make market purchases to balance or match its loads and resources. These purchases, along with market purchases made by Bonneville Power Administration (BPA), may incidentally include coal or natural gas resources, which are assigned to the utility. Any emissions associated with unspecified market purchases are offset through our greenhouse gas (GHG) neutrality policy.*

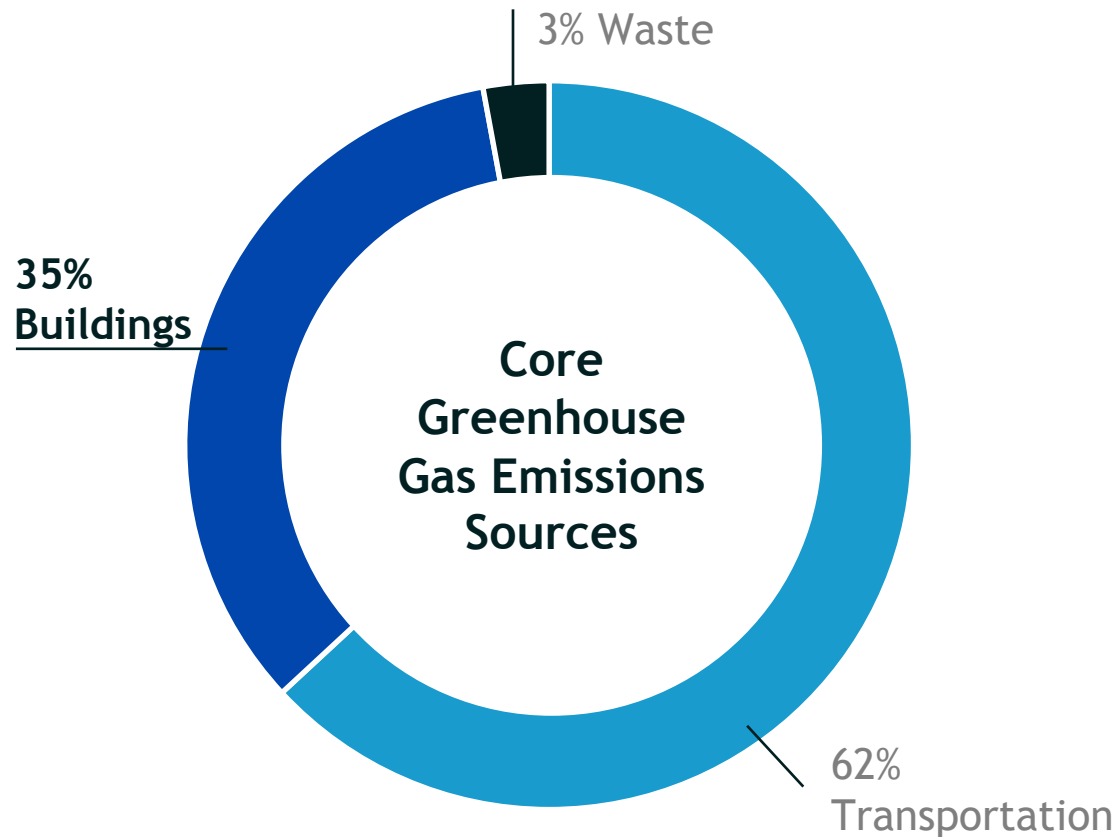
***This fuel represents a portion of the power purchased from BPA.*

- In 2005, Seattle City Light became the first electric utility in the country to achieve zero net greenhouse gas emissions.
- More than 90% of City Light's fuel mix is emissions-free and 100% of emissions are offset.
- Long-term strategy accounts for impacts of climate change and electrification. It relies on only new renewable energy sources (like solar and wind) and energy efficiency to meet future increases in electricity demand.

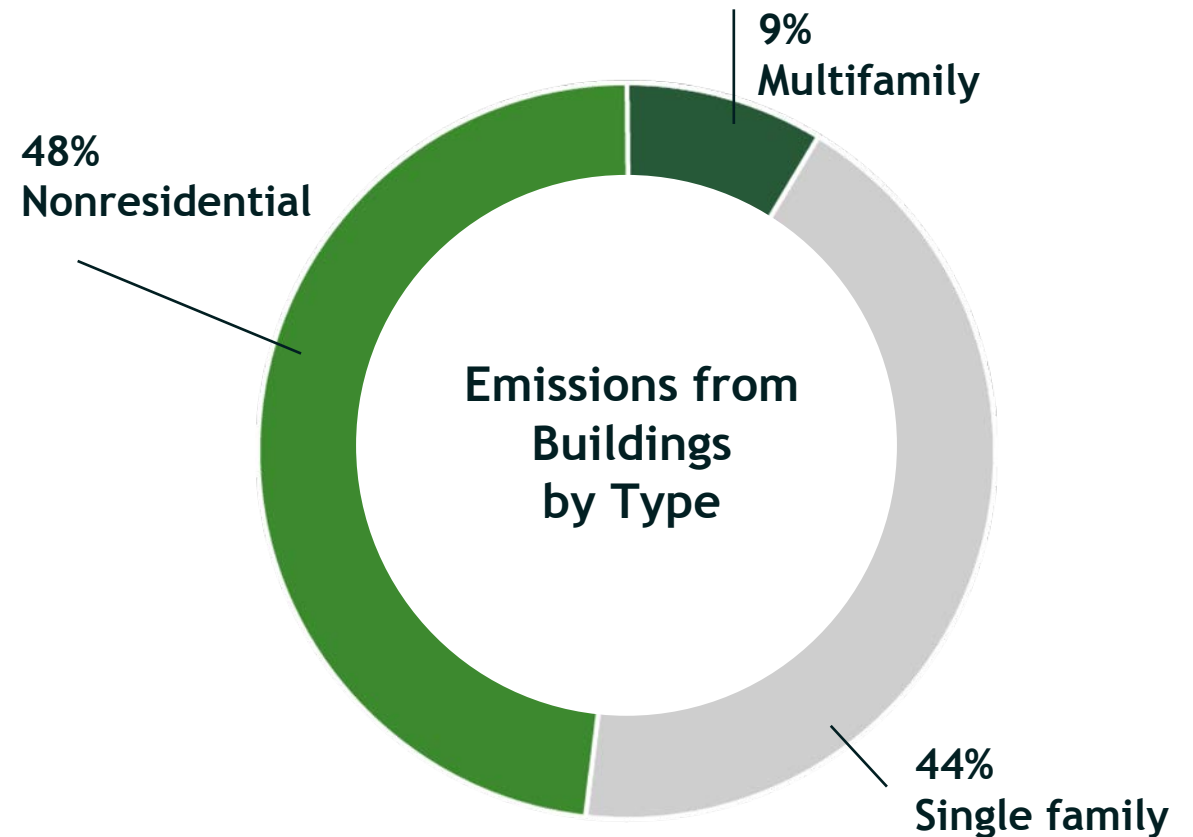
A background image of a city skyline, likely Seattle, with the Space Needle prominently visible on the right side. The scene is shrouded in a thick, yellowish-brown fog or smog, creating a hazy and atmospheric effect. The text "Current Challenges" is overlaid in the center in a white, sans-serif font.

Current Challenges

Buildings are one of the largest and fastest growing sources of Seattle's climate pollution.

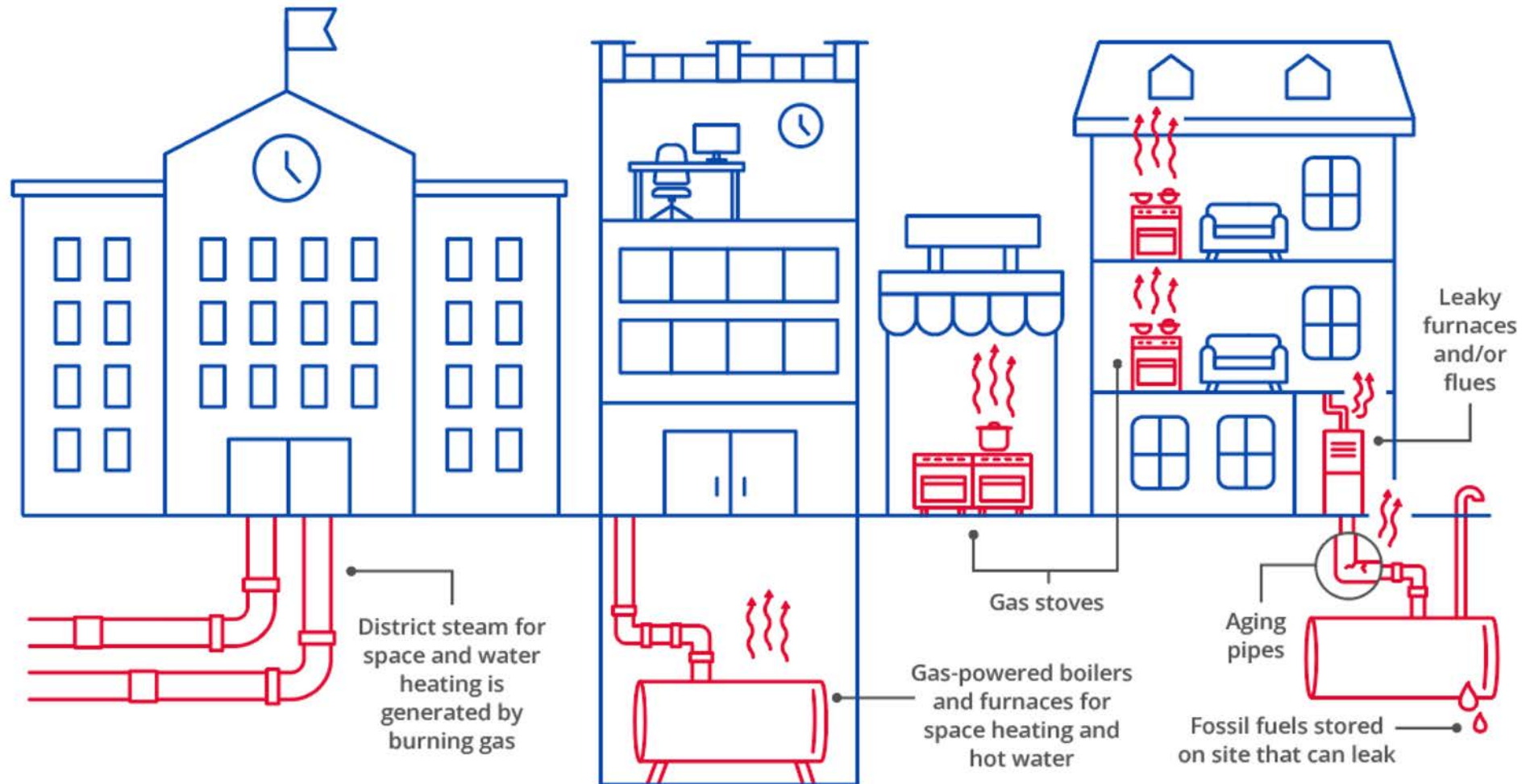


Source: 2018 Seattle Greenhouse Gas Emissions Inventory



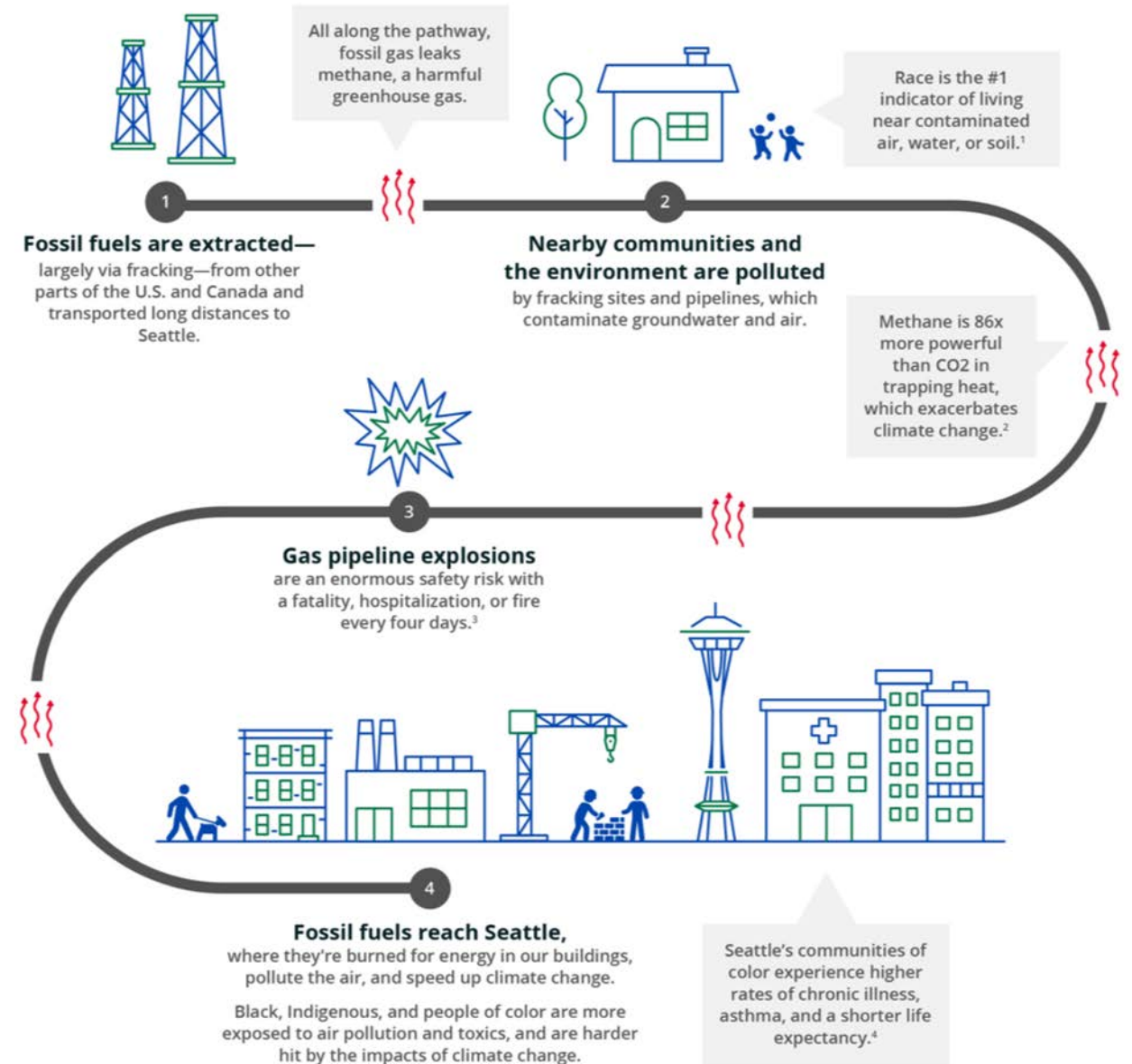
Source: 2017 Building Energy Use Intensity Targets Report

Building-related emissions mostly come from burning fossil fuels, like gas and oil.



Fossil fuels cause harm throughout their entire lifespan, from extraction through use.

Communities of color are most impacted.



The Covid pandemic created unprecedented challenges for people managing buildings.

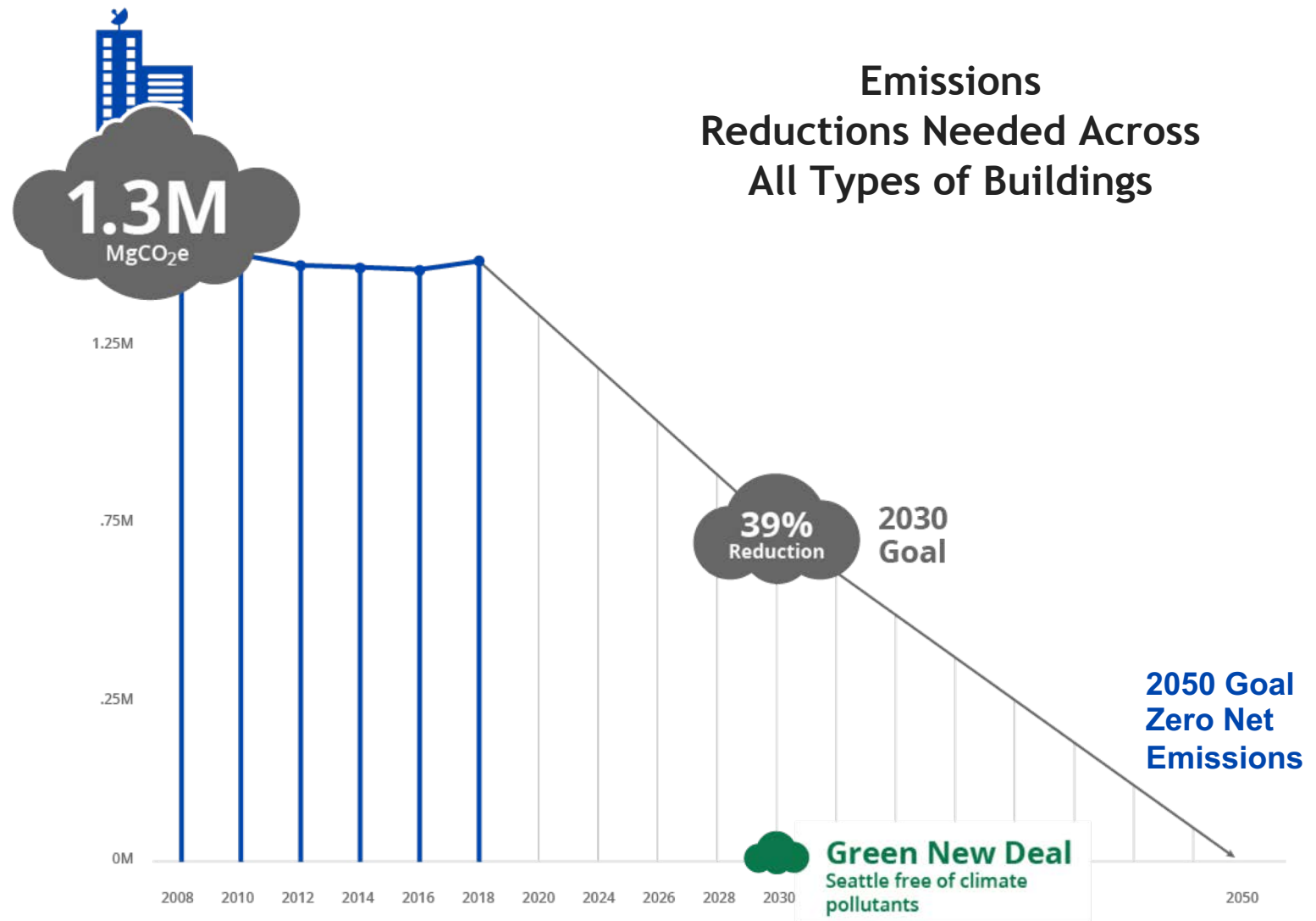
- Disruptions and changes as many people shifted to remote work.
- At the same time maintaining safe buildings for the workers remaining on the front lines.
- New guidelines for keeping the air healthy in buildings.





Climate Action in Buildings

Bold action is needed to significantly reduce climate emissions from all types of buildings.



The good news:

Clean energy strategies for buildings are widely available and are already used in new construction and renovations.



Many existing Seattle programs and policies are underway to transition buildings to be cleaner and healthier.



Clean Heat Program for Single Family Homes



Utility Rebates & Incentives



Seattle Commercial Energy Code



Energy Benchmarking



Building Tune-Ups

Climate Executive Order 2021-09

- **Implement the actions necessary...** to reduce building-related emissions by at least 39% from the 2008 baseline by 2030 and to reach net-zero carbon emissions by 2050.
- **Electrification strategy...** for all municipal buildings to operate without fossil fuel systems and appliances no later than 2035.
- **Develop carbon-based building performance standards** for existing commercial and multifamily buildings 20,000 ft² and larger.

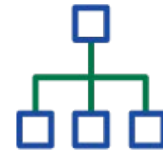


Seattle Building Performance Standards

What is a building performance standard?



Sets carbon-emissions-reduction or energy-use 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 the technologies and operational strategies that work best for owners.



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

Common tracking and reporting metrics for building performance standards



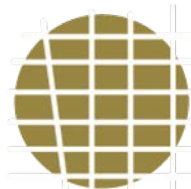
Gas



Electric



Steam



District

Total annual energy use
(kBtu)
and/or
total annual emissions



Total square feet
(ft²)

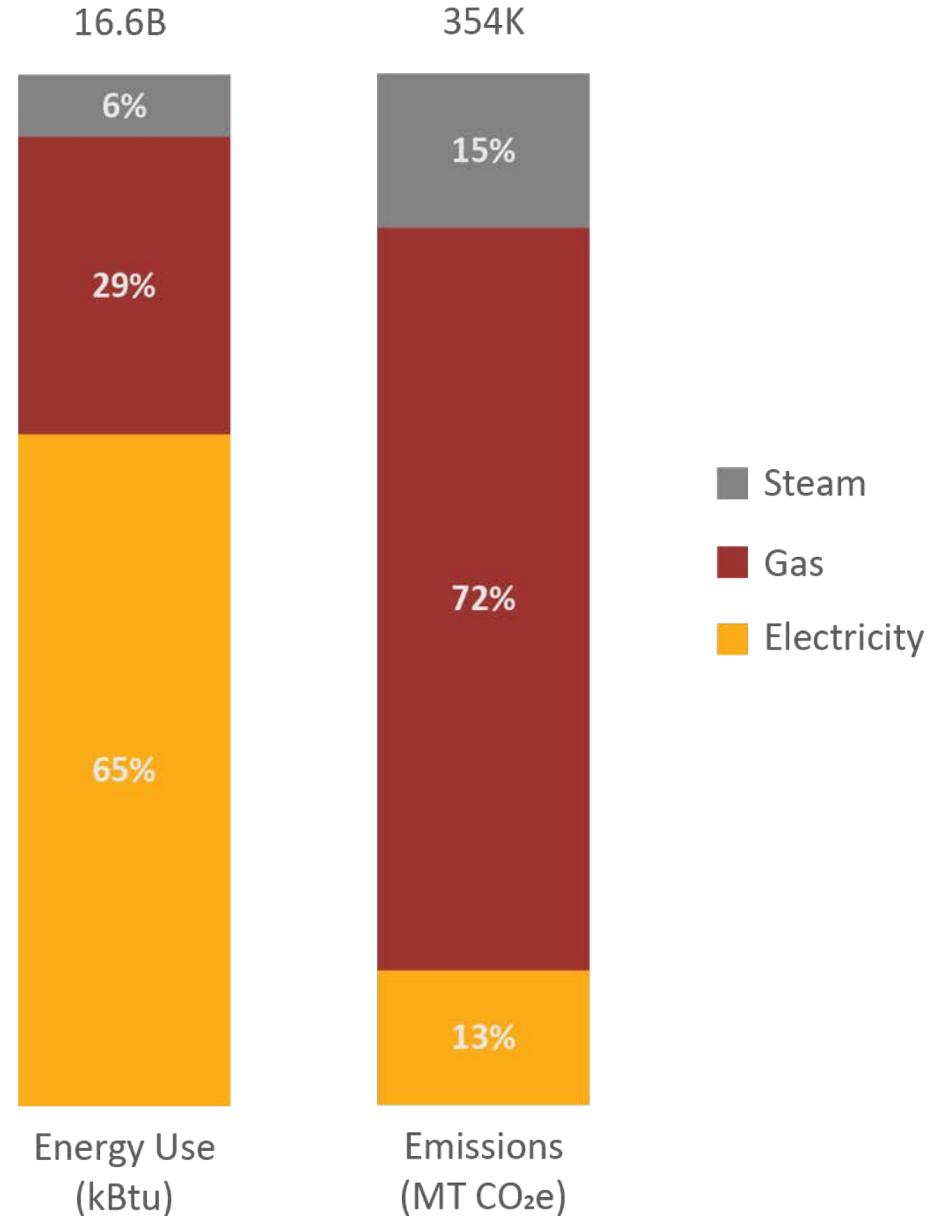


Energy Use Intensity
(kBtu/sf/year)
and/or
Greenhouse Gas Intensity
(kg/CO₂e/yr)

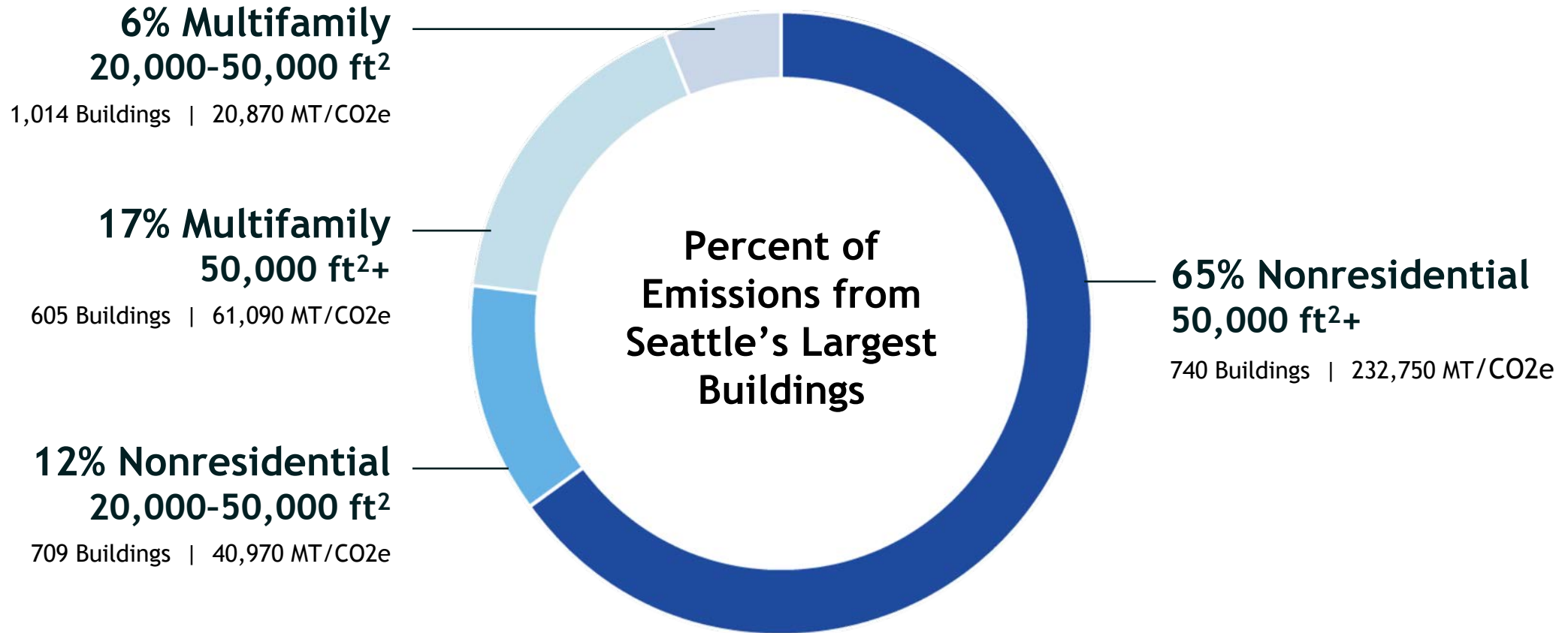
Seattle carbon-based performance standards would address buildings' largest emissions contributors — gas and district steam.

Source: 2019 weather-normalized energy and emissions for Seattle commercial and multifamily buildings 20,000 SF and greater

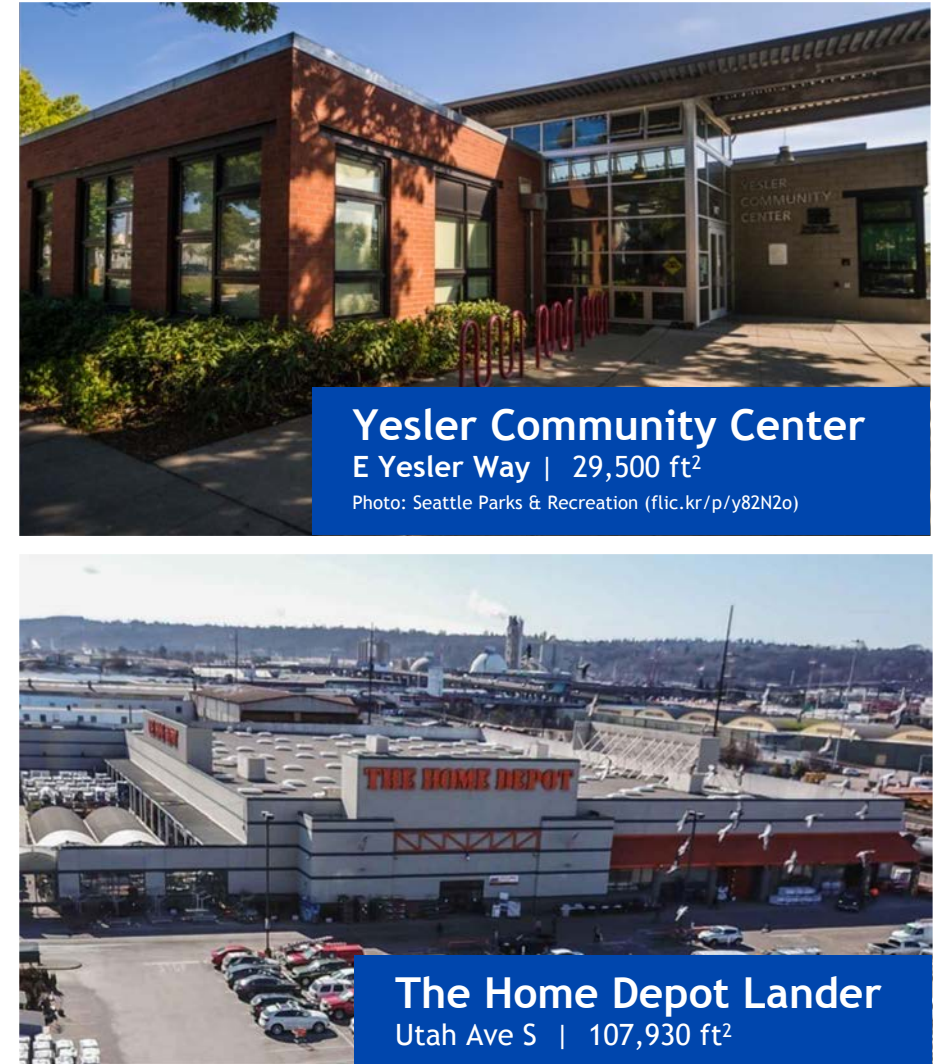
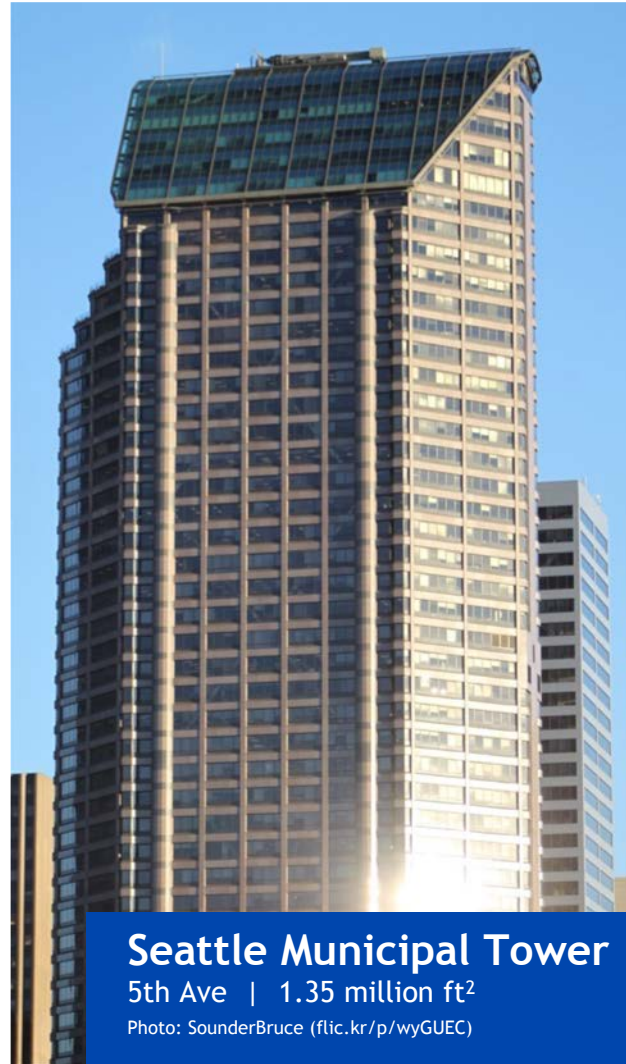
Energy Use and Emissions (2019)



Performance standards will focus on existing nonresidential and multifamily buildings 20,000 ft² and larger.



Examples of Nonresidential Buildings Larger than 20,000 ft²



Examples of Multifamily Buildings Larger than 20,000 ft²

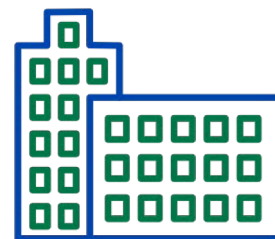


Seattle carbon-based performance standards will complement and build on the State of Washington requirements for energy efficiency.

Washington Clean Buildings Energy Standards



Applies to buildings
50,000 ft² or larger



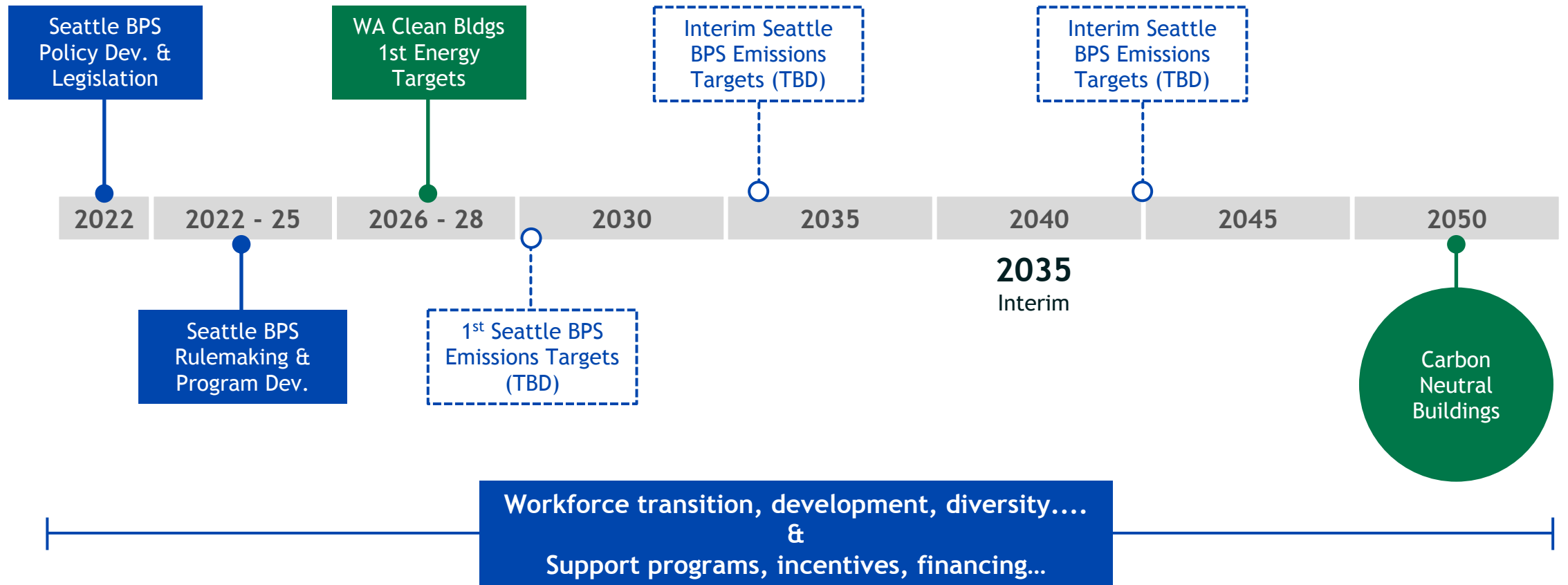
Applies only to
nonresidential buildings



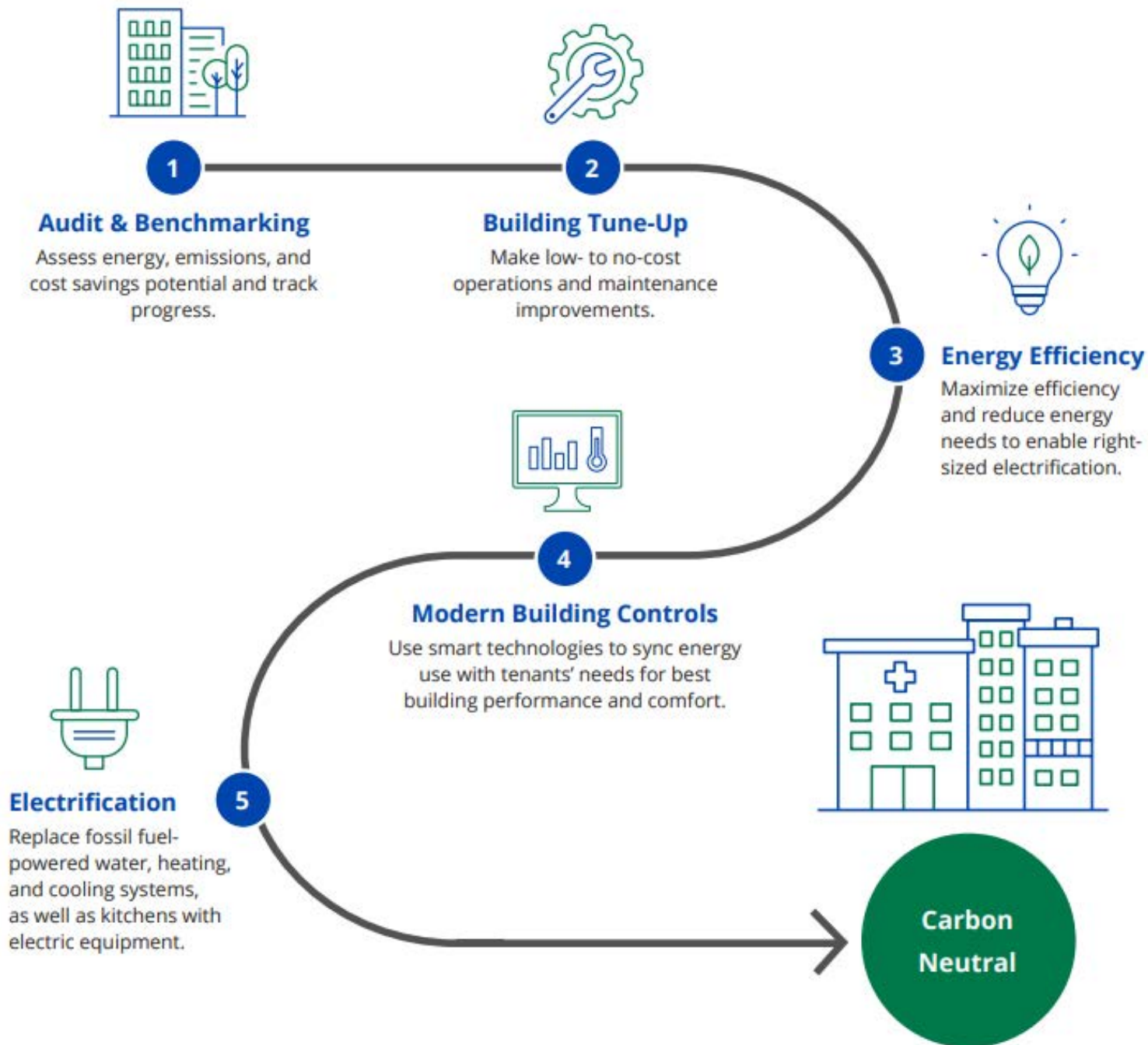
Focuses on energy
performance targets, rather
than emissions targets

Transition Over Time

Seattle Building Performance Legislation in 2022
signals the market and aligns with Washington Clean Buildings



There will be many paths for buildings to make this transition over time.





Expected Outcomes

Seattle performance standards are projected to reduce building sector emissions 27% by 2050.

Projected Seattle Buildings Emissions Reductions



Benefits of carbon-based building performance standards and energy efficiency



Greater efficiency can mean cost savings for owners and tenants



Improved comfort



New well-paying jobs in clean energy and energy efficiency



Safer communities — reduced risk of gas leakage, accidents, and contamination



Cleaner air indoors and outdoors



Lower carbon emissions

A photograph of a modern, multi-story apartment building. The building features a mix of light-colored concrete or stucco and dark grey or black panels. Large windows and glass balconies are prominent, reflecting the sky. The balconies have glass railings. The building is set against a clear blue sky, and some trees are visible in the background. In the foreground, there are some brown, dried-out bushes and a small green hedge.

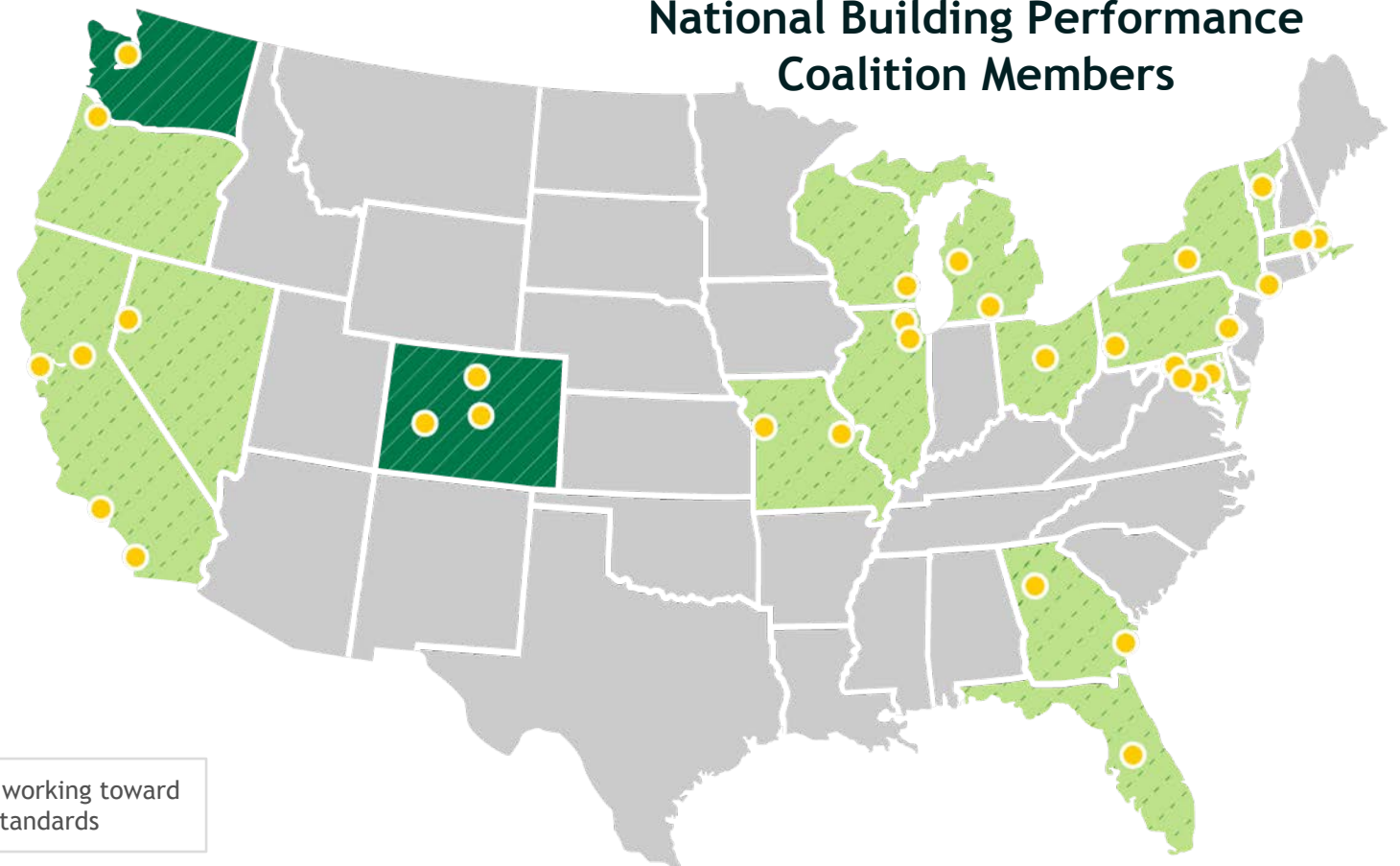
Building Better Together

Seattle has joined a nationwide movement to equitably create building performance standards.

“Designing an equitable building performance standards policy is critical work . . . Together, at home and in this coalition, we can advance innovative, urgent, **climate-forward policy that creates jobs and reduces emissions with climate justice at the center**. I know through collaboration and peer learning we will continue our march to ensure green, carbon-free buildings...”

~Mayor Bruce Harrell

National Building Performance Coalition Members



Has cities and/or counties with or working toward performance standards

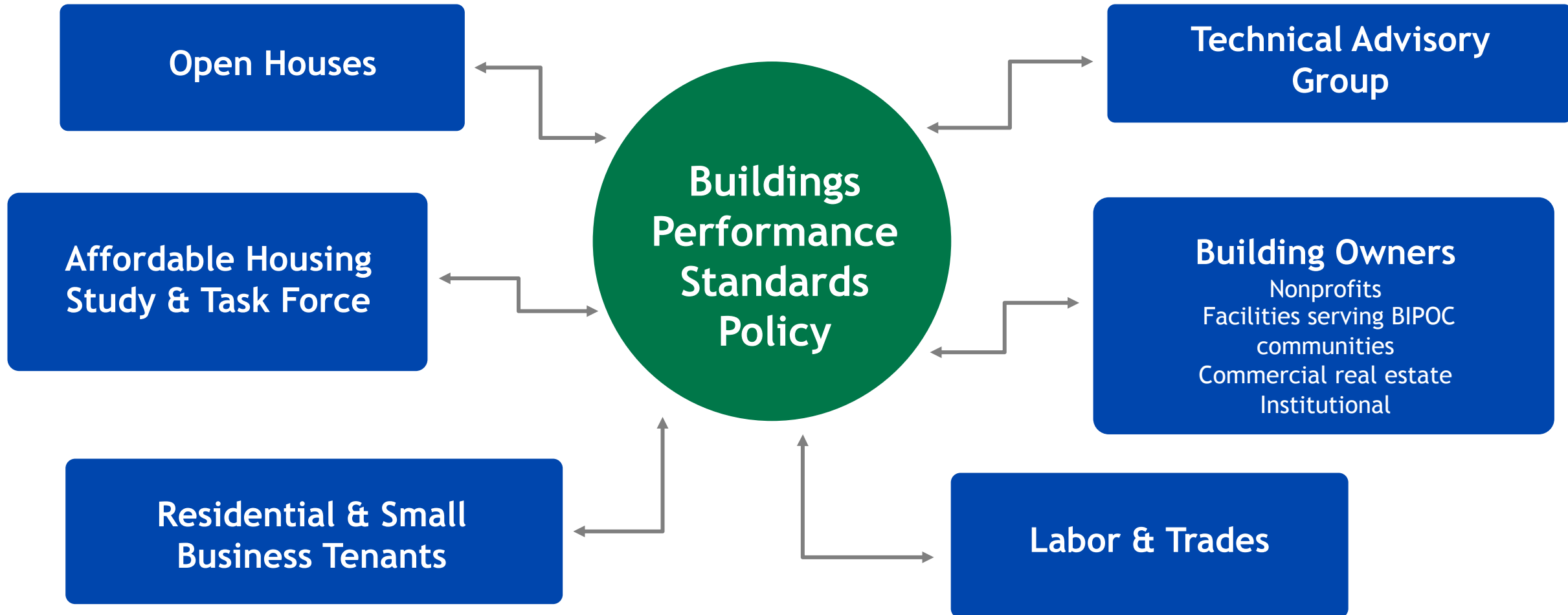
States with or working toward performance standards

Other efforts underway...

- American Cities Climate Challenge
- Coordination with Seattle City Light
- Seattle Clean Buildings Accelerator - *support program launching this summer*
- New educational materials
- Clean energy jobs & construction training - *\$1.8M RFP out now*



Many voices are helping shape this policy.



What we're hearing so far...

- Keep it simple — streamline requirements.
- Don't duplicate state's energy mandate: focus on emissions.
- Allow for long-term planning.
- Minimize cost burdens.
- Provide strong technical and financial support, especially for smaller businesses.
- Avoid trickling down costs to tenants.
- Support workforce transition, development and diversity.

We want to hear from you...

- What types of support would help you meet performance standards?
- How could this policy create benefits and alleviate burdens, especially for BIPOC and low-income communities, nonprofits, and small businesses?
- How are folks already thinking about changes to your buildings? When and how will you be transitioning your buildings?

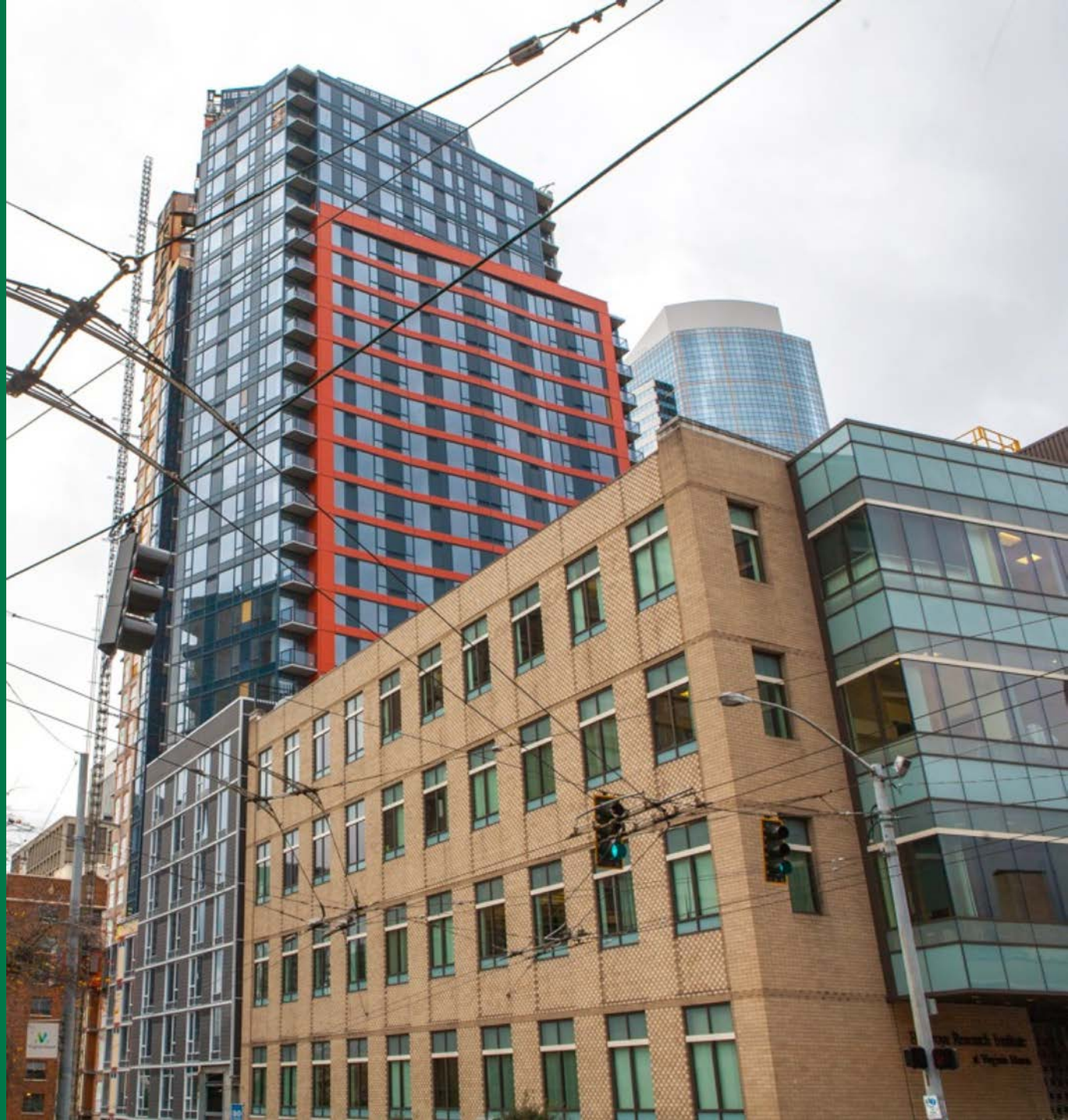
Next steps

City of Seattle

- Post recording and FAQ to seattle.gov/building-performance-standards.
- Continue to meet with folks and invite input to shape this policy.
- Draft policy package to submit to Mayor Harrell by July 1, 2022.

You

- Please share your comments at cleanbuildings@seattle.gov.



Contact

City of Seattle Office of Sustainability & Environment

seattle.gov/building-performance-standards

cleanbuildings@seattle.gov



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