

# Building Seattle Better

*Improving Performance in Existing Buildings*

## Technical Advisory Group – Meeting #4



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## AGENDA

- Welcome, Introductions
- What we've heard
- Targets Discussion
- Wrap Up



# TAG Meetings Topic Schedule

TAG Meeting	Draft Topics
Meeting #1 ✓	<ul style="list-style-type: none"> <li>• Introduction, background, context</li> </ul>
Meeting #2 ✓	<ul style="list-style-type: none"> <li>• <b>Policy pathways and parameters:</b> discussion on ordinance vs rule; zeroing in on TAG focus and priority near-term decisions</li> <li>• <b>Envisioning Outcomes:</b> input on how to define/assess a successful and equitable GHG BPS policy</li> <li>• <b>Covered buildings:</b> recap property type, size, vintage considerations</li> <li>• <b>Measuring outcomes:</b> overview discussion on possible metrics, structures, and key considerations</li> </ul>
Meeting #3 ✓	<ul style="list-style-type: none"> <li>• <b>Metrics:</b> input on how to structure Seattle carbon-based metric and other relevant metrics</li> </ul>
Meeting #4 →	<ul style="list-style-type: none"> <li>• <b>Targets:</b> final performance targets, interim targets</li> </ul>
Meeting #5	<ul style="list-style-type: none"> <li>• <b>Compliance intervals:</b> how many cycles, timing of cycles, relationship with final and interim targets</li> <li>• <b>Alternative compliance/exemption options</b></li> </ul>
Meeting #6	<ul style="list-style-type: none"> <li>• <b>Review draft framework</b></li> <li>• <b>Closing:</b> Synthesis and summary of TAG process and input.</li> </ul>





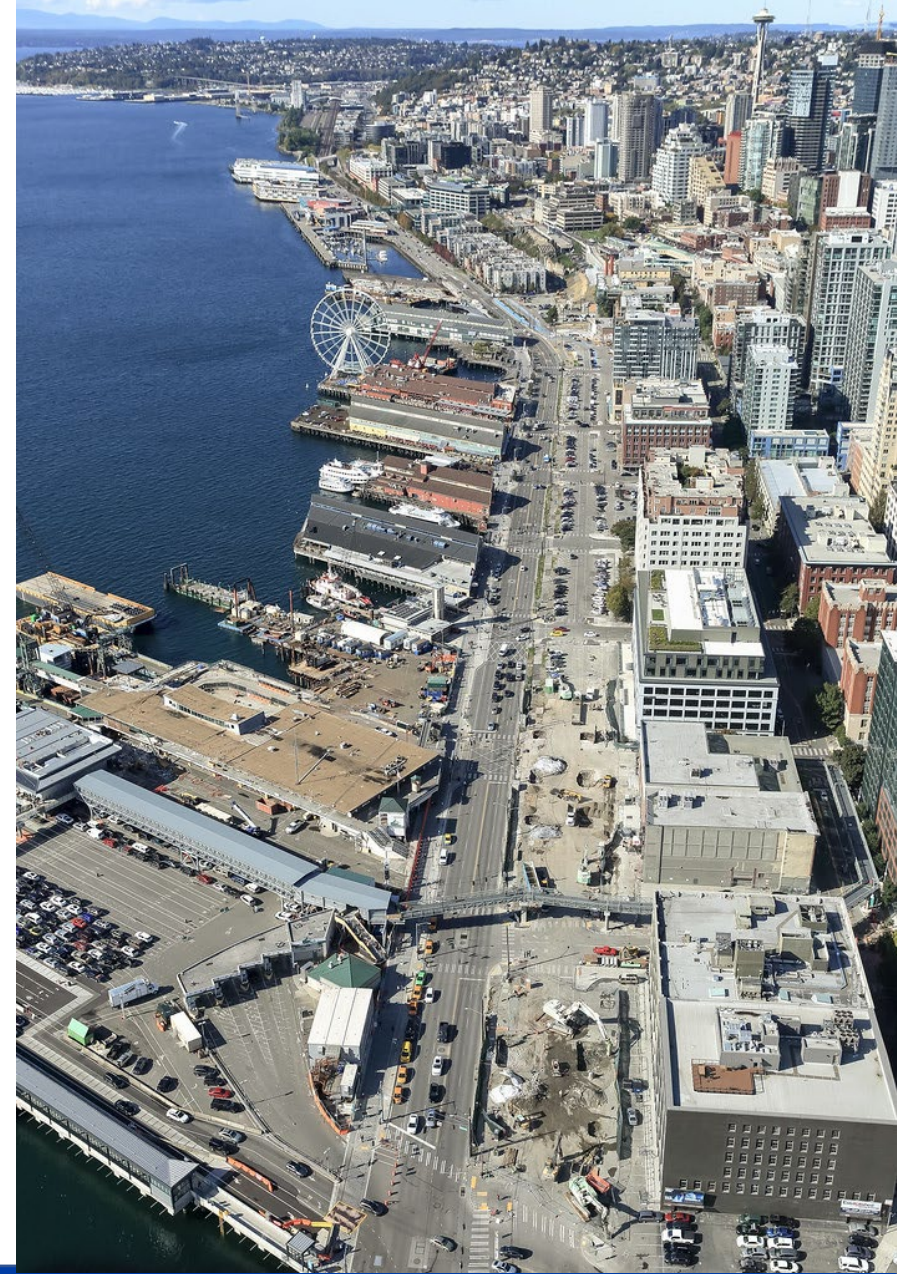


# Recap



# TAG: What are we hearing, so far?

- Keep it simple, clear, and certain!
- Owners want to know, soon, where we are headed to allow for long term planning
- Provide strong support – both technical and financial.
  - Reinvest fines towards incentives
- Compliance will be especially hard for owners of smaller buildings; will need greater assistance
- Avoid costs trickling down to tenants. Gentrification concerns.
- And, don't ignore smaller buildings, including single-family / townhomes, where there are emissions reduction opportunities.
- Is there an adequate workforce?





# TAG: What are we hearing, so far?

- Don't duplicate state's energy mandate; include energy targets only where not covered at State level
  - Alt views: Seattle GHG metrics *only* (even where no State energy targets)
  - Alt views: Seattle *should* lead the way with stronger energy metrics
  - Also - peak demand is a utility issue; Clean Energy Transformation Act will ensure carbon neutral electric utilities statewide
- Focus on onsite fossil fuel use and district systems; SCL carbon-neutral
  - Alt views: conservation still important; fairness and optics; consistency with other regulations; potential to encourage solar.
- Metrics should account for density, esp. relative to dense affordable housing (per person/bedroom vs. per sq. ft.)
- Consider compliance at a portfolio scale (public entities only?)
- Avoid regulatory overlap for refrigerants, indoor air quality, but...
  - Refrigerant leakage not being adequately addressed
  - IAQ could be compromised as buildings upgraded; health is a broad public concern



A.Davey Seattle Skyline





Targets

# How should the City set interim targets?

- A. Universal interim targets - increments between the average baseline year emissions by property type and the final performance standard
  - Boston example
- B. Individualized interim targets - increments between the individual building's baseline year emissions and the final performance standard?
  - IMT/Blueprint example

If A, allow an optional path for individualized interim targets based on a decarbonization plan for that building, to allow some degree of flexibility for alignment with capital planning timelines. If targets are allowed at the building portfolio scale, also allow for these portfolios?



# Should the City require an upfront building decarbonization plan for all buildings?

- A. If so, how simple or detailed should the plan be? What documentation would be required?
- B. How could a decarbonization plan track with the building over time? (Especially for private building owners who may not hold their building long-term.)
- C. How frequently / when should decarb plans be updated?
- D. Align a decarb plan with State Energy Management Plan requirements? Include initial benchmarking verification?

# What ballpark level of emissions reductions can be expected in the first compliance cycle?

*Reminder:* City Climate Action Plan goal is 39% across all commercial/residential buildings by 2030

- A. If 2026-2030 were the first compliance cycle, is that feasible when you consider the building types you are familiar with in Seattle? E.g., in the portfolio you manage or types of buildings you've worked in, or have market knowledge of, etc.  
How many buildings (a percent estimate, for example) could replace by 2030:
- DHW?
  - Heating?
  - Other?
- B. If not by 2030, then by when could each of the above be replaced?



# What, then is the end date for meeting net zero?

- *2036 - 2040*
- *2041 - 2045*
- *2046 – 2050*








# Wrap Up





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- Online Open House  
April 5, noon - 1:30pm
- [www.seattle.gov/building-performance-standards](http://www.seattle.gov/building-performance-standards)
- Share comments at  
[cleanbuildings@seattle.gov](mailto:cleanbuildings@seattle.gov)

