The Washington Clean Buildings Standard

In order to reduce emissions associated with existing and new buildings, the Washington Clean Buildings Standard encourages better performance and maintenance of buildings across the state with an aim to save owners operational costs in the long run. Known in the AEC industry as HB-1257, this affects the standards that new buildings are built to and to which retrofits are applied.

PAE

How Does It Affect Your Building?

All commercial buildings over 50,000-square feet will be required to hit a certain Energy Use Intensity (EUI) target that must be measured and met yearly, reported, and maintained in order to comply.

Mandatory start depends on the building size:

- **JUNE 1, 2026**
  Buildings 220,000 square feet and larger
- **JUNE 1, 2027**
  Buildings 90,000 square feet and larger
- **JUNE 1, 2028**
  Buildings 50,000 square feet and larger

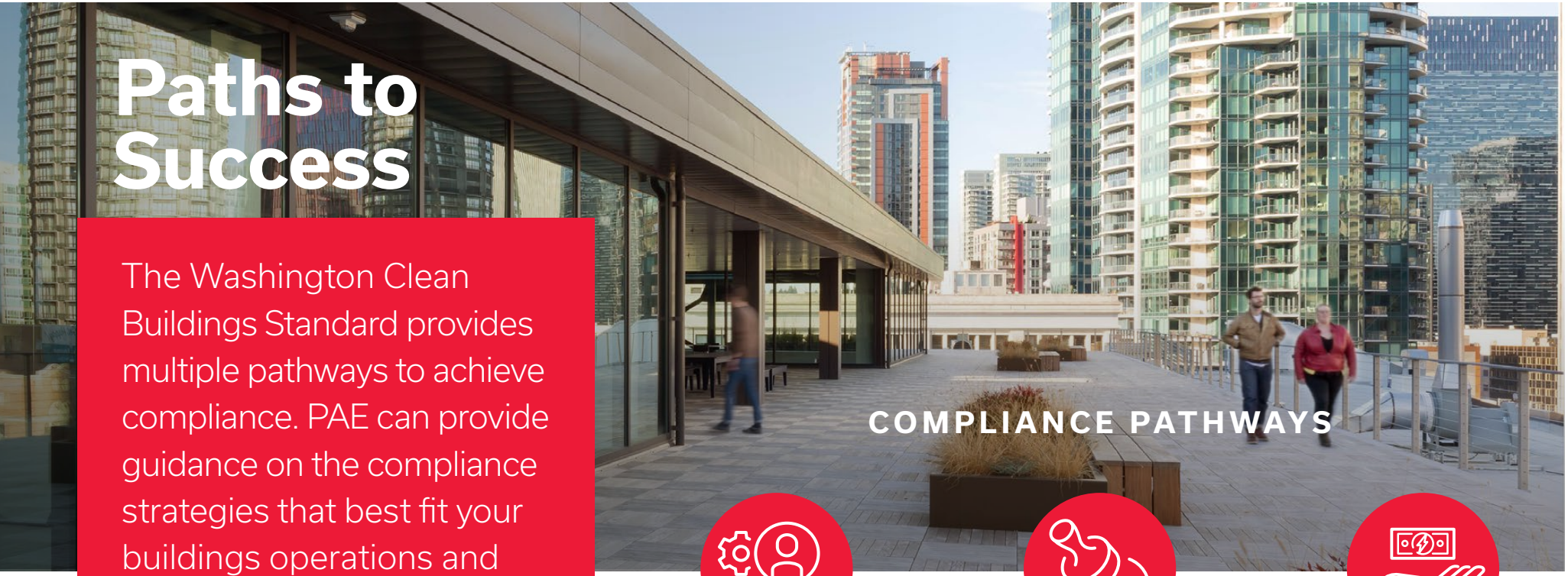
Early Adoption Incentive Program

EAIP

July 1, 2021 was the first day of the EAIP program. The fund is a first-come, first-served structure capped at $75 million, where buildings will receive a one-time payment of $0.85 cents/square foot if they comply before the mandatory start date of June 2026.

Residential multifamily structures are eligible for the incentive program but exempt from mandatory requirements.

Paths to Success



The Washington Clean Buildings Standard provides multiple pathways to achieve compliance. PAE can provide guidance on the compliance strategies that best fit your buildings operations and maintenance schedules.

We offer customized energy audit and data analysis that act as an independent third-party analysis within your firm's current maintenance schedule and goals. As a service-based firm, we are not here to sell you equipment—we are here to help you find the best solutions to reach your project goals.

WHAT IS EUI?

BUILDING'S ENERGY USE ÷ BUILDING'S SQUARE FEET = EUI (ENERGY USE INTENSITY)

Energy Use Intensity (EUI) is energy used for a building to function on its site. EUI is measured by the building's energy use (kBtu) divided by the building's total square feet. This number does not include what energy sources are being used.

COMPLIANCE PATHWAYS

Exemption

Application must be submitted 180 days prior to compliance date.

Buildings can claim exemption if:

- No certificate of occupancy
- No physical occupancy
- Used for manufacturing or industrial purposes
- Owner experiencing financial hardship

Meeting EUIt

Each building type has a Target EUI (EUIt). Buildings must meet their respective EUIt, which is measured for 12 months to gain compliance.

Example EUIts:

- Hospitals: 215
- Mixed Use Offices: 47
- Colleges + Universities: 65
- High Schools: 47

Contact PAE to learn more about your project's EUIt.

Investment Criteria

For buildings that cannot measure EUI or meet the designated Target EUI, the owner must implement all Energy Efficient Measures (EEMs) specified by an energy auditor. If energy savings meet at least 75% of the projected savings, then the project complies!

Compliance Overview

Commercial buildings that are required to demonstrate energy performance must follow these steps to measure performance and implement any changes necessary to achieve the Clean Buildings Standard targets:

Benchmarking
Establish the EUIt

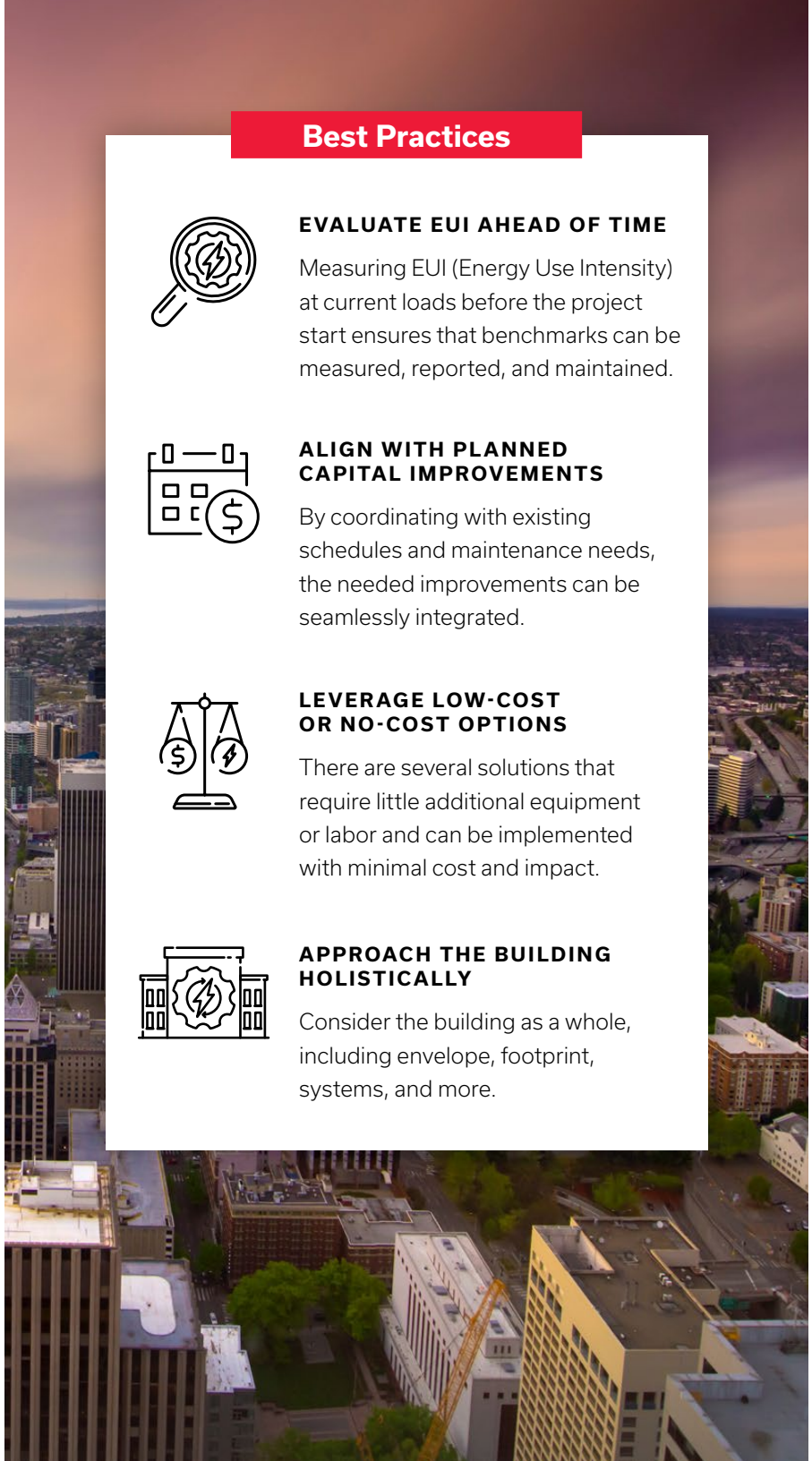
Operations Program
Develop an Operations and Maintenance Program

Energy Management
Develop an Energy Management Program

Energy Audit
Hire an Energy Auditor to generate Energy Efficiency Measures (EEMs)

Implement EEMs
Install and put in place EEMs as laid out by Energy Auditor

Document Compliance
Document building's numbers through the Clean Buildings Portal



Best Practices

EVALUATE EUI AHEAD OF TIME

Measuring EUI (Energy Use Intensity) at current loads before the project start ensures that benchmarks can be measured, reported, and maintained.

ALIGN WITH PLANNED CAPITAL IMPROVEMENTS

By coordinating with existing schedules and maintenance needs, the needed improvements can be seamlessly integrated.

LEVERAGE LOW-COST OR NO-COST OPTIONS

There are several solutions that require little additional equipment or labor and can be implemented with minimal cost and impact.

APPROACH THE BUILDING HOLISTICALLY

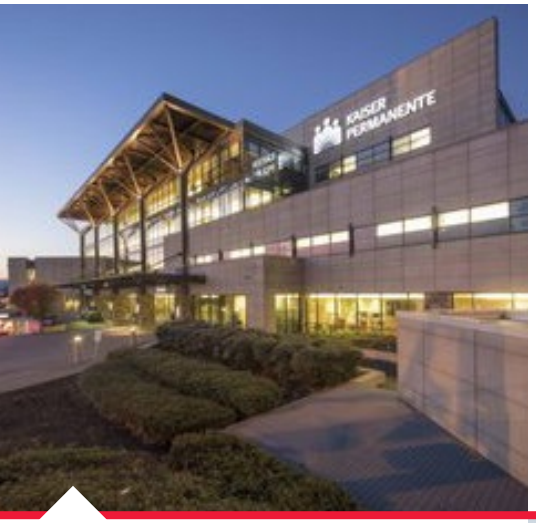
Consider the building as a whole, including envelope, footprint, systems, and more.

Why PAE?

With decades of experience with high performance building design across Washington (offices in Seattle and Spokane), PAE can provide guidance on a best pathway to compliance. We can offer customized energy audit and data analysis that act as an independent 3rd party analysis within your firm's current maintenance schedule and goals. As a service-based firm, we are not here to sell you equipment.

WHO WE WORK WITH:

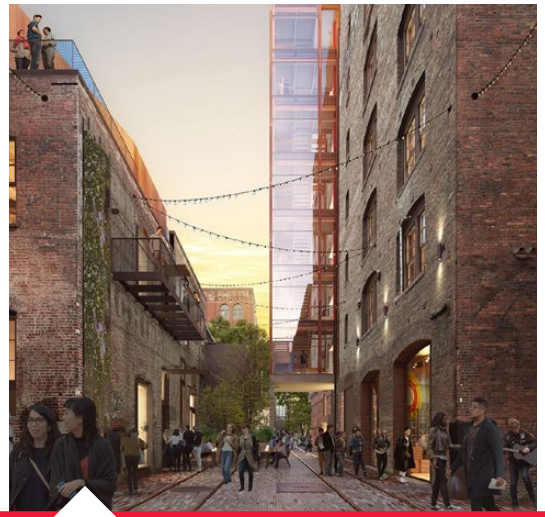
- Architects
- General contractors
- Mechanical and electrical contractors
- Owner's existing service providers



Overlake Hospital

BELLEVUE, WA | NBBJ

For the large medical campus, PAE audited the existing systems and provided a report detailing a recommended path best comply with the Clean Buildings Standard. By assessing where the most significant opportunities for energy savings were, the report also recommended site specific systems to be upgraded.



Gracemont Building, Bush School

SEATTLE, WA | SHKS ARCHITECTS

This distinguished 1916 mansion needed extensive renovations to comply with the new energy standard. Existing conditions included uninsulated masonry, windows with unknown performance values, and gas boilers. The team executed a complete overhaul of the limited spaced systems, adding a DOAS with heat recovery, hydronic heating and cooling with air-to-water heat pump, partial cooling/natural ventilation, all LED-lighting, and low-flow water fixtures.

Kaiser Bellevue

BELLEVUE, WA | ZGF

As part of a planned equipment upgrades and space improvements for this large medical center in downtown Bellevue, PAE is incorporating HVAC and electrical system advances that will reduce the overall EUI by more than 50%. The team worked closely with the client to evaluate multiple system options and select the best approaches to minimize operational costs and improve system reliability.

419 Occidental

SEATTLE, WA | SHED ARCHITECTURE

A retrofit and upgrade for a historic adaptive re-use development that includes the renovation and restoration, 419 Occidental breathes new life into a 1906 warehouse. With a historic façade outside and a core and shell office and retail building inside, the team recommended balanced cost and performance to recommend the best systems to reach the target EUI.