

# Reducing Climate Pollution from Seattle's Largest Buildings

March 23, 2022



**NW Energy Coalition**  
for a clean and affordable energy future



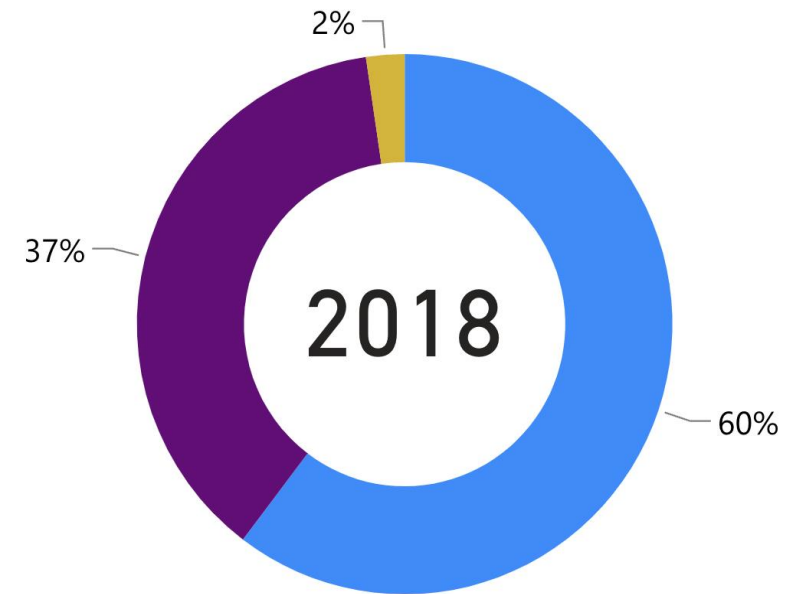
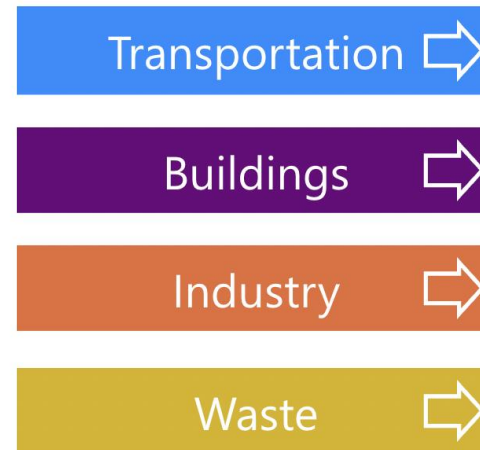
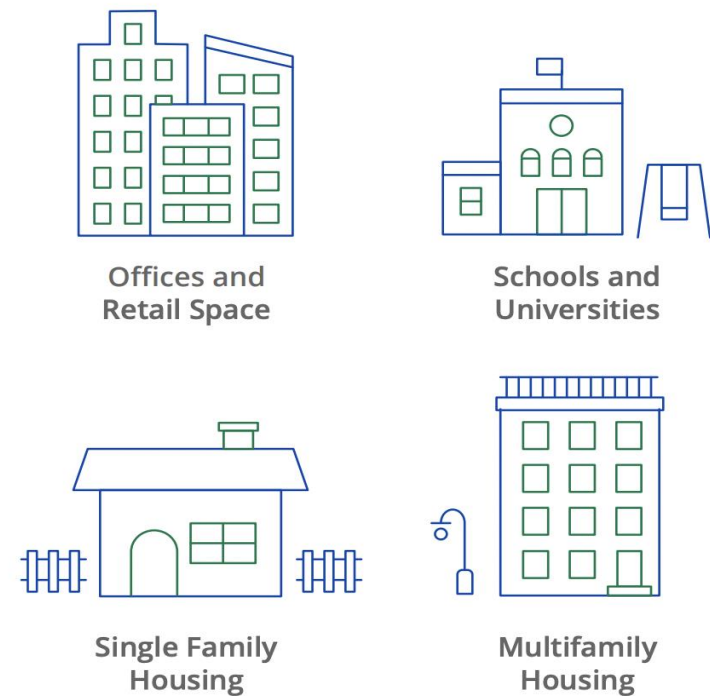


# Agenda

- Background
- Seattle Executive order
- Our BPS Blueprint Ideas
- Discussion
- Getting Involved
- Resources

# Background: Building emissions

- Buildings are a significant chunk of Seattle's core GHG emissions (37%)

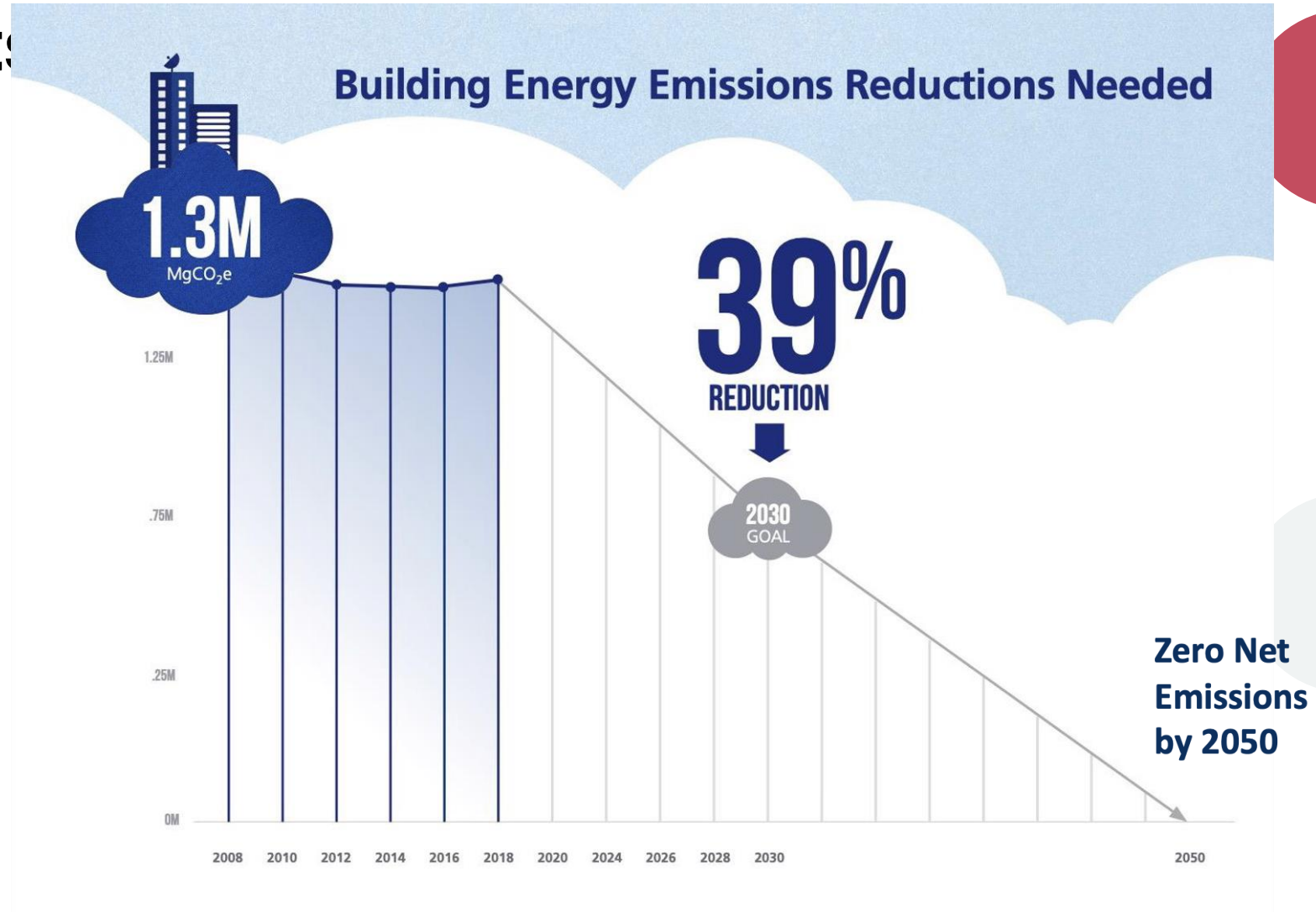


**3,105,177**  
metric tonnes of CO<sub>2</sub>e in 2018

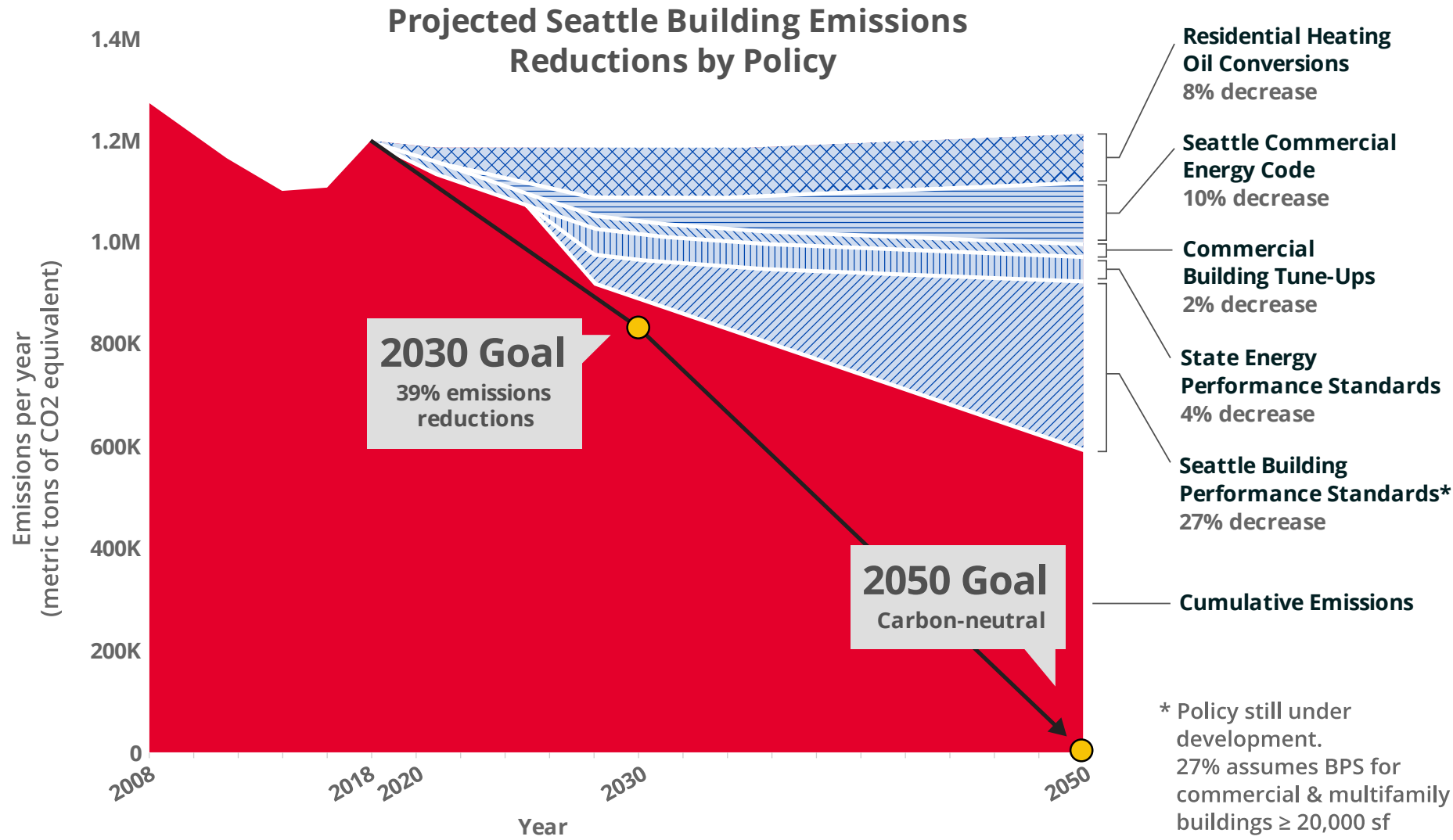


# Background: Targets

- Seattle has a target to curb commercial building emissions by 39% by 2030
- We need to cut fossil fuel use and energy use to curb building emissions
- New code generally affects new construction – how can we impact existing buildings?



# Background: Other policies



# Executive Order

- Nov 2021: Seattle Mayor issued an Executive Order requiring major steps to curb emissions from buildings and transportation
  - Included a carbon-based Building Performance Standard (BPS) to help buildings achieve carbon neutrality no later than 2050: **accelerating action toward resilient zero emission buildings**
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## Executive Order: What does it Require?

- Set carbon-based emission targets
- Apply to multifamily and commercial buildings over 20,000 sq. feet
- Include equity-focused support services for low-resource building owners
- Minimize risk of displacement and ensure BIPOC communities benefit from healthier living and working spaces
- Provide clean energy career initiatives to maximize benefits and opportunities for BIPOC and women



# Seattle BPS would likely go beyond the WA Clean Buildings Act

## WA Clean Buildings Act

- Buildings  $\geq$  50,000 sq. Ft.\*
- Commercial buildings\*
- Energy Use Intensity (EUI) targets
- ~950 buildings in Seattle would need to comply

## Possible Seattle BPS

- Buildings  $\geq$  20,000 sq. ft.
- Commercial & multifamily buildings
- Greenhouse Gas Intensity (GHGI) targets
- ~3,600 buildings would need to comply

*\*SB 5722 passed 2022 – some WA requirements will affect multifamily and smaller commercial buildings*

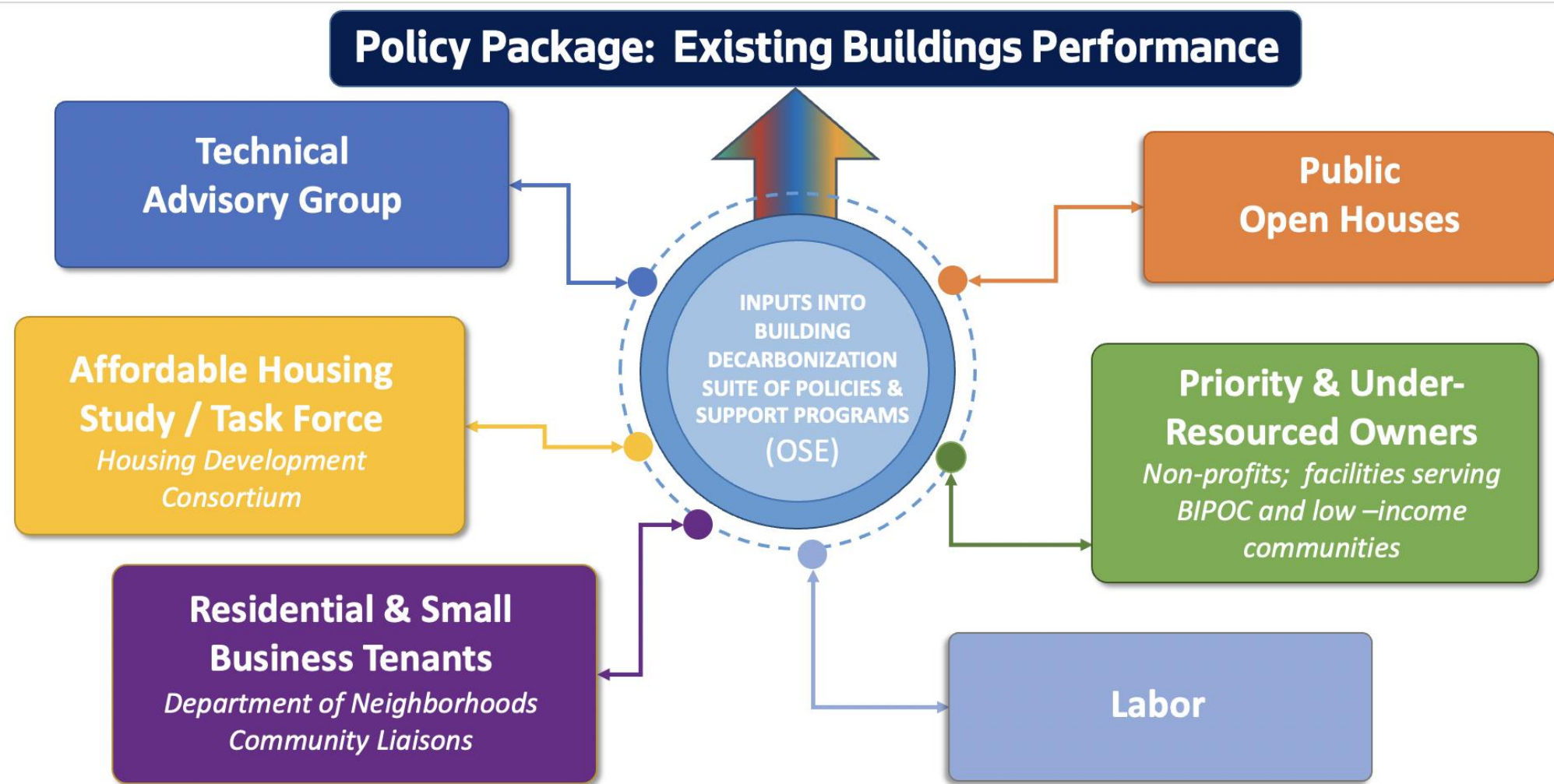




# Process

- Led by Seattle Office of Sustainability & Environment (OSE)
- Stakeholder outreach and policy development in the first half of 2022
- Draft ordinance submitted by July 2022 to Mayor's office
- Initial emission reduction targets for largest buildings would be required no later than 2026

# Stakeholder outreach by OSE





A photograph of the Seattle skyline as seen from across the water. The image shows several prominent skyscrapers, including the Smith Tower, under a clear blue sky. The water in the foreground is calm and greyish-blue.

## A BLUEPRINT FOR SEATTLE: REDUCING EMISSIONS FROM SEATTLE'S LARGEST BUILDINGS

**NOVEMBER 2021**

Prepared by the NW Energy Coalition

# Blueprint for a Seattle BPS

- Based on outreach to those in the building industry and those who would be affected by the policy
- Includes technical recommendations
- Also, supportive policies to meet our public policy goals

# ***Overall Recommendations***

- Accelerate timeline to better align with climate goals
- Build upon existing policies & programs
- Plan for each building
- Vital to include supportive policies







*We recommend:*

## **Strengthening the BPS to better align with Seattle's climate goals**

- Require that all buildings emit zero GHG emissions by 2040 and that newer buildings reach this target by 2030
- Develop interim targets depending on a building's baseline emissions

*We recommend:*

**Seattle BPS should build upon and coordinate with existing policies & programs**

- WA Clean Buildings Act
  - Seattle Benchmarking Program
  - Seattle Building Tune-ups program
  - Seattle Energy Code
  - Seattle City Light (SCL) efficiency programs
- 





*We recommend:*

## **Planning for each building**

- Building owners should create a Strategic Decarbonization Plan (SPD) to embed BPS targets into long-term capital planning and replacement cycles
- In some cases, building owners can create a decarbonization plan that reaches the BPS goals at a slower pace due to unusual circumstances – this plan would be legally binding

*We recommend:*

# Supportive Policies

- Technical resources
  - Financing assistance
  - Incentives for early adopters
  - Anti-displacement policies
  - Workforce development
  - Robust stakeholder outreach
- 







# Discussion

- What are other considerations or ideas to ensure equitable distribution of benefits in the implementation of the policy?
- Are there other key support mechanisms that should be considered?





# Get Involved

- **Now:** Participate in an upcoming OSE Online Open House: April 5 at noon and others to follow
- **Now:** Host your own briefing on the policy to your organization and members
- **Now and Later:** Express your interest to your City Councilmembers and the Mayor's office
- **Later:** Give public comment in support of a strong BPS policy





# Resources

- [Blueprint](#) for Seattle's BPS
- [Executive Order](#)
- Seattle's Office of Sustainability & Environment's [page on BPS development](#)



# Thank you!

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