

CBPS Updates, BEACON Fellows, and Compliance Review

Presenters

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2/28/2025



Washington State
Department of
Commerce

We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES AND FACILITIES



CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

Upcoming in 2025



Training Series

- **Exemptions- Jan. 23, 2025**
[slide deck](#) and [recording](#)
- **Clean Buildings 101- Feb. 12, 2025**
[slide deck](#), [recording](#), and [Q&A](#)
- **Compliance for connected and campus-level buildings – Feb. 20, 2025**
[slide deck](#) and [recording](#)

Upcoming

- **Developing the EUlt for Tier 1 and Tier 2 buildings**

March 20, 2025, 10-11 a.m.

[Register for training on developing the EUlt](#)

- **April**

- Benchmarking for multifamily
- Tier 2 compliance

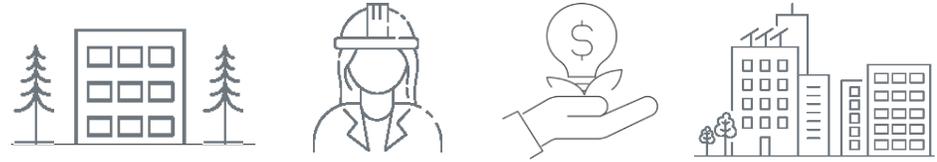
- **May**

- Decarb District Energy System
- CB 101

- **June**

- Portal training – New features, grouped buildings, T2 applications

CBPS Funding Support



Tier 1 Incentive Program- \$75 million

- 7 applications approved
- \$5 million dollars reserved

OPEN

Tier 2 Incentive Program- \$150 million

- July 2025 launch
- Guidelines developed

COMING
SOON!

Energy Audits for Public Buildings- \$14.5 million

- 92 applications approved
- 313 buildings

CLOSED

Clean Buildings Performance Grant- \$45 million

- Over 275 applications received!

CLOSED

Energy Efficiency Conservation Block Grants Program (EECBG)

- \$2,046,501 awarded in 2024

CLOSED

Energy Efficiency Retrofits Grants

- \$14.3 million awarded in 2024

CLOSED

Clean Buildings Performance Standard:

Compliance and Exemption Application Dashboard



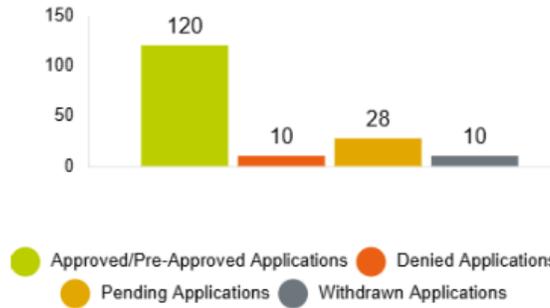
Total Applications

Submitted Compliance & Exemption Applications

168

Overview by Status

Compliance & Exemption Applications by Status



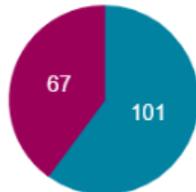
Status Breakdown



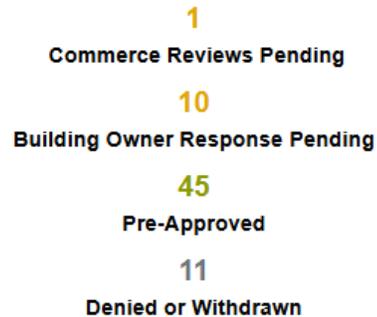
Overview by Application Type

Compliance & Exemption Applications by Type

- Early Compliance
- Exemption



Exemption Application Status



Early Compliance Application Status



District Energy Systems, Decarb Plans

- Introduced in HB1390 2023
- Adds a section to the Clean Buildings Performance Standard
 - Based on ASHRAE Standard 100-2018
 - WAC 194-50 – Rules for compliance and administrative requirements.
- **Mandatory**
 - State Campus District Energy Systems
- **Optional**
 - Campus District Energy Systems
- **15+ year timeline**

**DECARB PLAN
DUE DATE**

June 30, 2025





Tier 2 Building Notification



Agency Request Legislation HB1543/SB5514

- **HB1543/SB5514**
- Reflects recommendations from the [2024 Clean Buildings Workgroup Report](#)
- **Three key components of the bill:**
 - authority to create and adopt alternate compliance pathways with the CBPS
 - Ability to grant timeline extensions to building owners working toward compliance
 - introduce additional exemption categories to the standard



Portal Updates and Redesign

- **New features!**
 - Grouping, connected, and campus-level
 - Form B updates
 - Form C updates
 - Shared access simplified
 - Landing page and building details update
- **Tier 2:**
 - Data pool
 - Early compliance
 - Exemption
 - Incentive application

Other project updates

- EMP and O&M templates
- QEM training and certification

BEACON Project

Building Efficiency and Clean Operations Network (BEACON)



BEACON Project

- **Building Owner Support**
- **Workforce Development**
- **\$10 million from US Department of Energy**
 - \$7.78 million for BEACON
 - \$2.22 million for a study to shape future performance metric
- **Jan 2025- Dec 2029**

THIS IS A
GREEN
SPACE



Vision and Goals



Vision

Support building owners throughout Washington State with the CBPS compliance by developing locally accessible staff capacity resulting in strong implementation and compliance with the law, while developing the Clean Buildings workforce creating a multiplier effect that grows good-paying jobs in the buildings and energy efficiency industries in the region.

Goals

- Help large commercial and multifamily buildings in underserved communities meet compliance with the CBPS
- Serve at least 2,000 buildings
- Train and sustain a Clean Buildings workforce by training at least 60 BEACON fellows

BEACON Fellow



Building Owner Support

- Building owner outreach and education
- provide no-cost energy services to owners/operators of large commercial and multifamily buildings
- prioritize capacity to buildings in areas identified as underserved and overburdened
- Connect building owners to incentives and grants



Workforce Development

- 60 fellows in three years
- Pay and benefits
- Training and certifications
- Support and mentorship
- Work experience
- Networking opportunities

How it works

Services

- Benchmarking
- EMP and O&M assistance
- Exemption applications
- Connect to resources and funding
- Community outreach and education

- **SEI Climate Corp**
 - Employer of record
 - HR needs: pay and benefits
- **Additional training: BOC level 1, CBPS requirements, Green Buildings Practicum**
- **Fellows can start quarterly (fall, winter, spring, and summer)**

Wanted: Hosts

We would like to invite the community and technical colleges to be part of this project. There are several ways that you can participate including:

- Share information about the BEACON project with building owners and other colleges.
- Help SEI recruit potential Fellows from local communities.
- Host BEACON Fellows to support work on campus and other covered buildings in your area.
- Convene meetings of BEACON partners as needed.

Compliance Application

- **Tier 1 compliance application**
 - Signature Feature
 - Building Owner - **Required**
 - Qualified Person- **Required**
 - Energy Manager- **Required**
- **Tier 1 exemption application**
 - Building Owner - **Required**
 - Qualified Person- **NOT Required**
 - Energy Manager- **NOT Required**

Pro tip: Create a SAW account and request shared access



Compliance Application Review

CBPS Tier 1 Compliance Review Example: Clover Park Technical College

Compliance Application Review

CBPS Compliance Review Checklist

- Compliance Review Summary
- Form B
- Form C
- Attachments
 - Energy Management Program
 - 5.1 Establish EMP
 - O&M Program
 - 6.2 O&M Program
 - L2: O&M Program Execution
- Compliance Report

Compliance Review Summary:		
Building ID(s): PIERCE3070 Clover Park TC – Bld #24	Building Address: 4500 Steilacoom Blvd SW, Lakewood, WA 98499	GFA: 65,306
EUI: 78 (College/University) SNF of 0.9	Form C WNEUI: 42.6	
<p>Notes:</p> <p>Form A: QP listed as ATS Automation – does this need to be a specific person or can they use the company as the QP? EMP lists Emily Stege as the QP.</p> <p>Form B: College/University with shift normalization factor of 0.9 and EUI reduction for more recently built building (permitted 2018)</p> <p>Form C: Portal noted 10% difference in shared meters (form c) and ESPM property annual energy use.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><small>Warning: On the ENERGY STAR Portfolio Manager (ESPM) website, the energy use of the shared meters doesn't equal the ESPM property's annual energy use. This may be because there are solar or wind meters which are not shareable, or that all meters are not shared correctly. If there are no solar or wind meters, please double-check that all meters are shared properly in ENERGY STAR Portfolio Manager. ESPM Property Site Total: 2,754,519 Sum of Meters: 2,060,955 Diff: 10%</small></p> </div> <p>However, meter data in both locations is exact same – not sure how the portal is identifying a discrepancy.</p> <p>EMP: Meets requirements of the standard.</p> <p>O&M: Meets requirements of the standard. Example maintenance checklists provided – O&M states that completed maintenance checklists are available per request. They are scanned in to central drive and available to all maintenance personnel.</p>		

Compliance Review: Summary & Form B

Compliance Reporting Paths

- Meeting the EUIt
- Investment Criteria with a Measurable EUI
- Investment Criteria without a Measurable EUI
- Exemption
- Tier 1 Incentive Program

Building Details

WA Building ID	PIERCE3070
County Parcel ID	0220363037
Commerce Friendly Name *	Clover Park TC - Building #24
Parent Property Name	
Address Line 1 *	4500 Steilacoom Blvd SW
Address Line 2	
City *	Lakewood
Zip Code *	98499
County *	Pierce
Owner Reported GFA *	65306

Form B - Activities/EUIt

Building ID	Owner	Parcel ID	ESPM ID	Permission	Climate Zone	# Owner	Owner Reported GFA	Address	City	Zip
PIERCE3070	CLOVER PARK TECH COLLEGE	0220363037	19056615	Update, Application	4C	1	65,306	4500 STEILACOOM BLVD SW		
Owner	Parcel ID	#	Activity Type	Sub Type	Weekly Hours	Factor	Activity Gross Floor Area	Fractional Floor Area (%)	Climate Zone EUIt	Space EUIt
CLOVER PARK TECH COLLEGE	0220363037	4	Education	College/University	0-50 or less	0.9	65,306	100	102	78.03
Aggregated Totals:							65,306	100		78

Form C

Compare:

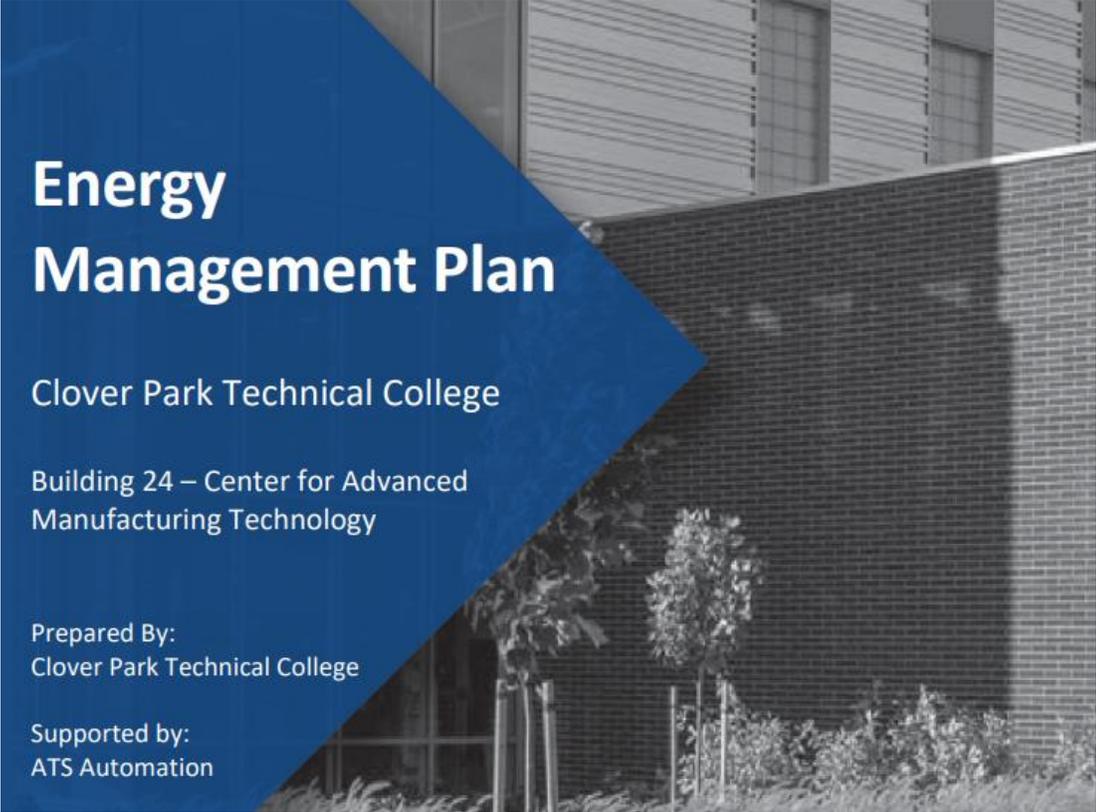
- Site address
- GFA

*** BASELINE APPLICATION ***

Property Details Last Checked: 04/15/2024, 07:08 AM

	Clean Buildings	Portfolio Manager
Building / Property	PIERCE3070	Clover Park Technical College #24 Manufacturing Technology
Address 1	4500 Steilacoom Blvd SW	4500 Steilacoom Blvd SW
Address 2		
City	Lakewood	Lakewood
State, Zip	WA, 98499	WA, 98499
Gross Floor Area	65,306 ft ²	65,306 ft ²
Occupancy Percentage		1 %
Site Energy (Annual)		2,754,519 kBtu
Energy Use Intensity (EUI):		42.2
Weather Normalized Energy Use Intensity (WNEUI):		42.6

Energy Management Plan & O&M Program Review

The cover of the Energy Management Plan report features a blue diagonal graphic on the left side. The background is a grayscale photograph of a brick building with windows and some trees in the foreground.

Energy Management Plan

Clover Park Technical College

Building 24 – Center for Advanced
Manufacturing Technology

Prepared By:
Clover Park Technical College

Supported by:
ATS Automation

Operations & Maintenance Program Summary

Clover Park Technical College

Prepared by:
Clover Park Technical College

Supported by:
ATS Automation

Latest Revision: 2/1/24

Example Review Checklist

5.1 Establish the Energy Management Plan	Pass	Fail	N/A	Notes				
5.1 An Energy Management Plan has been established and maintained in accordance with the standard.	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
5.1.1 The building owner has designated an energy manager (EM) to develop and maintain an energy management plan for the building. Energy Manager's name: <input type="text" value="Chris Ridler"/> Energy Manager's association with the building: <input type="text" value="Employee of Building"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
5.1.2.1 If applicable, energy accounting has been submitted in accordance with Section 5.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
5.1.2.2 WNEUI and EUI from initial compliance date for building: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">WNEUI from initial compliance year:</td> <td style="width: 30%;">42.6</td> </tr> <tr> <td>EUI from initial compliance year:</td> <td>42.2</td> </tr> </table>	WNEUI from initial compliance year:	42.6	EUI from initial compliance year:	42.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WNEUI from initial compliance year:	42.6							
EUI from initial compliance year:	42.2							
5.1.2.3 Documented annual updates of net energy use, WNEUI and EUI.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
5.1.2.4 Documentation of annual comparison of the net WNEUI and EUI to the energy target.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
5.1.2.5 Documentation of original, current and changes in the number of occupants, weekly operating hours, or time of day schedule for occupancy, production rates and energy using equipment that would have caused a change in the measured WNEUI and EUI.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
				5.1.2.6: If applicable, recommended energy efficiency measures (EEMs) were identified in the energy audit report(s) for this building.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
				5.1.2.7: If applicable, EEMs were implemented to ensure compliance with the standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
				5.1.2.8: Method developed to inform occupants about the benefits of efficient energy use and to instruct them in the use and adjustment of operable windows, HVAC system controls, and lighting system components and controls. This shall include materials (electronic or printed) as appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
				5.1.2.9: Training plan developed for the O&M personnel to operate the building systems to achieve established indoor environmental targets with optimum energy efficiency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Plan to make a plan once CPTC hires a full time energy manager

Report Example: Clover Park Tech

Application Review

Clover Park Tech

Instructions:

Review this document. Provide responses where indicated and make corrections or modifications to the application where requested. Please return this document to Commerce as an attachment with the resubmitted application.

Key terms:

Findings are significant issues identified in our review that may impact compliance for the building(s). Findings will likely require modifications and resubmittal of an application.

Concerns are issues identified where further clarification or more thorough documentation is requested. Concerns are not as severe as Findings but require more information prior to approving a compliance application.

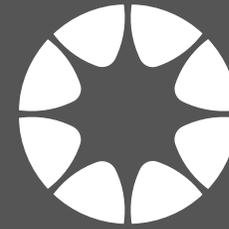
Recommendations do not typically require a written response but are areas identified that could use improvement in documentation. It is highly encouraged to implement recommendations, but not required for a building to comply with the standard.

Recommendations:

Recommendation 1 – Equipment Inventory & Life Expectancy

- **Issue Identified:** Many items in the equipment inventory list for Building 3 are listed as being beyond their life expectancy as per the Equipment Inventory table in the O&M Plan.
- The EMP states that the ASHRAE Life Expectancy Table is used as a determining factor for replacement, however multiple units are listed as beyond their life expectancy and there's no discussion of planned replacement/maintenance.
- **Reference in Standard:** Annex L: Operations and Maintenance Implementation. L2.1 – Inventory of Items to be Inspected and Maintained. L2.2.2 – Condition Indicators.

Recommendation: Commerce recommends including the abbreviated name from the Equipment Inventory list in the corresponding capital project items listed in the EMP. Recommend including a description of how the ASHRAE Life Expectancy tables are used, specifically when equipment or systems are beyond their life expectancy.



Washington State
Department of
Commerce

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Thank You!

www.commerce.wa.gov/cbps

buildings@commerce.wa.gov

360-725-3105