

May 4, 2021- Live Q&A Session

Submitted by: K. Ruuhela		Topic: Clean Buildings Performance Standard
Question:	Will all buildings that need to comply with the Standard be required to have a level 2 audit performed at some point on the path to compliance?	
Answer:	<p>Not all buildings will require a level 2 audit. Compliance can be achieved by meeting the energy use intensity target (EUI_t) or through the investment criteria. Buildings with a weather normalized EUI that is less than the building EUI_t prior to the compliance date meet the EUI_t performance metric requirements and will not require a level 2 audit.</p> <p>When the energy use intensity target (EUI_t) for a covered commercial building is not met, or the energy use intensity (EUI) or EUI_t cannot be calculated, compliance with the Clean Buildings Performance Standard shall be demonstrated through the investment criteria performance metric. The investment criteria performance metric requires a level 2 energy audit.</p> <p>If verification of compliance with the standard cannot be met by the scheduled compliance date, application for conditional compliance may be pursued and will require a level 2 energy audit.</p>	
Submitted by: K. Ruuhela		Topic: Early Adopter Incentive Program
Question:	Will any considerations for utility incentive availability be incorporated into the Early Adopter Incentive? For example, regardless of the reduction in overall energy use, any fuel switching from gas to electric fuel source equipment is typically not eligible for incentive in Snohomish County due to the separation of utilities (Snohomish PUD for all electricity and then PSE, Cascade Gas, etc. for natural gas).	
Answer:	<p>Utility incentives are independent from the Early Adopter Incentive.</p> <p>The Early Adopter Incentive is a performance based incentive for meeting the EUI_t. Incentives are paid based on the proportion of energy use reduction by fuel type. The Early Adopter Incentive is not incentivizing the fuel switch but the energy reduced.</p> <p>If a building owner chooses to fuel switch as a means to meet their target EUI then cost would be up to the building owner. The benefit would be meeting the target and gaining the one time performance incentive.</p> <p>We will need to consult with the assistant attorney general regarding the question of who pays the incentive if the building eliminates the fuel type. The law is clear that incentives are paid based on the proportion of energy use reduction by fuel type but there is no guidance on what happens if a fuel source is eliminated. Final guidance will be published in the Incentive Guidebook.</p>	
Submitted by: K. Ruuhela		Topic: Early Adopter Incentive Program

Question:	Will buildings seeking the Early Adopter Incentive be required to perform a Level 2 audit at some point in the process, whether that be in the initial building evaluation or in the post-implementation Measurement & Verification period?	
Answer:	<p>The level 2 audit is required before applying to the Early Adopter Incentive Program. A level-2 energy audit was identified because it provides a more detailed assessment of a buildings site's energy usage and a more comprehensive analysis of energy and cost savings. The Clean Buildings Standard requires an auditor to have a minimum of 3 years' experience and required certifications. We will review each application and the Clean Buildings Standard forms required to certify a building will meet their target EUI.</p> <p>Addition not stated during the live Q&A:</p> <p>As of publication of this document Commerce is evaluating alternative energy efficiency measure evaluation analysis acceptable in lieu of performing an ASHRAE level 2 audit as an application requirement.</p>	
Submitted by: R. Rothman		Topic: Early Adopter Incentive Program
Question:	How will building owners know if their utility is participating in the incentive program? Will there be a list of all required and voluntarily participating utilities	
Answer:	<p>Yes, there will be a list. We will post it on the Early Adopter Incentive Program webpage before July 1 and in the Clean Buildings Portal. Currently, we are gathering a list of utilities with over 25,000 customer who are required by law to participate in the incentive program, and utilities with less customers who are voluntarily participating.</p> <p>There is a scheduled utility webinar to confirm participation.</p>	
Submitted by: cgroll		Topic: Early Adopter Incentive Program
Question:	How about incentives for natural gas purchased from a broker?	
Answer:	<p>If an energy service provider does not pay public utility taxes they are not eligible to participate in the Early Adopter Incentive Program. A utility qualifies if they participate in the public utility tax (PUT). Light and power businesses or gas distribution businesses can participate in the credit. Please review the Department of Revenue (DOR) fact sheet.</p>	
Submitted by: Julia Weigel		Topic: Clean Buildings Performance Standard
Question:	Is it necessary to connect a building's ENERGY STAR profile to Commerce through the ESPM platform? Or is the connection through the Clean Buildings Portal enough	
Answer:	<p>Yes, it is necessary to connect the building's ESPM profile to Commerce. When an ESPM account is develop there is an option to share the account details with Commerce, by adding the organization account "State of Washington Clean Buildings Program" and set up a connection request. There will also be a specific report that will need to be completed within ESPM, known as Form C. This report will contain all the data metrics outlined in Normative Annex Z6.3.</p> <p>The Clean Building's Portal will not be connected to the building's ESPM by July 1. This feature will be available at a later date.</p>	

Submitted by: HCWH Climate		Topic: Early Adopter Incentive Program
Question:	So if PSE is a participating utility, do they have to provide incentives to all customers, including transport only customers?	
Answer:	Gas "transport-only" customers are not eligible for the Early Adopter Incentive Program.	
Submitted by: Geoff Glass		Topic: Early Adopter Incentive Program
Question:	For owners that have multiple buildings (with separate addresses; yet connected through a common energy distribution system - such as steam), how would you advise that we communicate to Commerce from the July 1 communication (from property tax records)?	
Answer:	The notification will not identify two buildings served by a common energy distribution system as one building. They will be identified as two different buildings. If the buildings are not submetered, they will need to comply through the investment criteria of the Clean Buildings Performance Standard.	
Submitted by: Geoff Glass		Topic: Early Adopter Incentive Program
Question:	Is there a State requirement for MWBE or competitive bidding as a condition for the incentive? I understand that this is an element of criteria for award, but is this a requirement to participate?	
Answer:	No, it is not a requirement. The business inclusion plan gives the applicant the opportunity to identify the small and diverse businesses/contractors used for the project.	
Submitted by: K. Ruuhela		Topic: Clean Buildings Performance Standard
Question:	Follow up to the PM question: We have several instances where 2 buildings will be considered as one building under the Standard (due to shared corridors). We already have a PM account that we've managed for years but this treatment of 2 buildings as "one" this will require us to set up a separate instance of these buildings in PM than what we currently have. Is this necessary?	
Answer:	In these instances where you have multiple parcels that are considered a single building based on the Clean Building Standard, they would need to develop a parent/child relationship within their ESPM account. The parent account will gather the data associated child properties to create one building. The staff at ESPM can provide assistance in setting a parent account. Review this "how to" document from ESPM for instructions.	
Submitted by: J. Weigel		Topic: Clean Buildings Performance Standard
Question:	What happens to unique building IDs for buildings that are grouped/separated differently than identified through ID distribution? Follow-up question: Is there some kind of form? How will the building owner request to make the correction?	

Answer:	<p>The building owner should communicate with Commerce that the building identified as two buildings is actually one building. Commerce will then correct the data on our end, to ensure that only one building is being reported.</p> <p>We are still working on what the preferred communication will be. There will be a way on the Clean Building Portal for building owners to submit changes such as address or building owner.</p>	
Submitted by: J. Weigel		Topic: Clean Buildings Performance Standard
Question:	<p>For buildings that will be required to do a Level 2 energy audit, what should be done if certain information isn't available? ex: window R value. Should auditors take make an educated estimate?</p>	
Answer:	<p>Any ASHRAE Level 2 audit has specific requirements. A certified energy auditor with 3 years of experience as required by the Standard will be able to address those issues within the audit.</p>	
Submitted by: Geoff Glass		Topic: Clean Buildings Performance Standard
Question:	<p>To follow up on Luke's comments regarding campuses served by a common owned energy distribution system (ie: steam), do I understand you to say that we are not allowed to use a "campus EUI" of all energy meters serving this interconnected campus for the purposes of meeting a target EUI? Did you mean that meeting "investment" criteria precludes EUI compliance with the target, rather we would need to do all EEMs meeting economic criteria (SIR ratio)?</p>	
Answer:	<p>The Clean Building Performance Standard is a building specific performance standard. There is no campus-wide criteria in the Clean Building Performance Standard, so you will have to treat every building individually. If you are unable to develop an EUI for a building, for example, it is served by a campus heating and cooling district system, you will need to complete a level 2 energy audit and comply with the investment criteria performance metric and not the EUI.</p> <p>There is an exemption when you do an audit on a building and it defines the cost-effective energy efficiency measures (EEMs) – and the audit will determine the net energy savings of those EEMs for that building. You can substitute some of those savings by making improvements to the central district heating system. For example, if the audit says you can save 20 EUI per square foot equivalency by implementing a list of EEMs. If you decide that it is more cost-effective to improve the district heating system, you can apply those savings to any building in which that system serves.</p>	
Submitted by: Amy Webber		Topic: Clean Buildings Performance Standard
Question:	<p>Will commerce provide examples of the practical application of these standards to different types of buildings to assist those building owners without the technical knowledge of the standards?</p>	
Answer:	<p>Commerce has been working on developing "checklist." These checklists cover specific topics such as meeting the Standard by meeting EUI performance metric or the investment criteria. They are available on the Clean Buildings webpage.</p>	