



BUILDING ENERGY PERFORMANCE STANDARDS

WHAT ARE THE BUILDING ENERGY PERFORMANCE STANDARDS?

The BEPS are a minimum threshold of energy performance for existing buildings that will be no lower than the local median **ENERGY STAR** score by property type (or equivalent metric). The standards were created in the **Clean Energy DC Omnibus Act of 2018** to drive energy performance in existing buildings to help meet the energy and climate goals of the Sustainable DC plan.

WHEN DO THE STANDARDS GO INTO EFFECT?

DOEE will establish the first set of standards by January 1, 2021. Standards will then be set every 6 years, creating BEPS periods (BEPS 1, BEPS 2, etc.).

HOW DO I KNOW IF IT APPLIES TO MY BUILDING?

If you are mandated to benchmark, the BEPS program applies to your building. As the benchmarking requirements apply to more buildings over time, the buildings will be required to meet the BEPS in the following periods:

- BEPS 1: Private buildings > 50,000 ft² and DC-owned > 10,000 ft²
- BEPS 2: Private buildings > 25,000 ft² and DC-owned > 10,000 ft²
- BEPS 3: Private buildings and DC-owned > 10,000 ft²

WHAT IF MY BUILDING DOES NOT MEET THE STANDARD?

Buildings not meeting the standard will be placed in a 5-year compliance cycle to follow one of the paths for compliance.

- Performance Path: Reduce energy usage 20%
- Prescriptive Path: Implement cost-effective energy efficiency measures
- Standard Target Path: For property types above the national median, reach the standard
- Alternative Compliance Paths: Allows an owner to apply to follow a path with special criteria

WHAT IS THE TIMELINE FOR THE IMPLEMENTATION OF BEPS?

During 2020, DOEE will be working with input from the BEPS Task Force and other DC government agencies to establish the rules and policies that will drive the program.

WHAT ASSISTANCE WILL BE AVAILABLE TO BUILDING OWNERS TO COMPLY WITH THE NEW STANDARDS?

Currently, a building owner can request technical and incentive assistance from the **DC Sustainable Energy Utility (DCSEU)** and use DC PACE as a funding avenue. The Act establishes additional funding for the Sustainable Energy Trust Fund (SETF) that will increase and enhance the efficiency programs offered in the District and launch the District's new **Green Bank**. With the assistance of partners, DOEE is also supporting the development of a **high performance building hub** to develop the capacity, training, knowledge, and confidence necessary for building owners to meet their energy efficiency goals.

WHAT CAN I DO NOW?

- Double-check your benchmarking data.
- Compare your 2019 scores to the 2018 median to get a sense of how your building is performing.
- Get an on-site energy audit to understand building characteristics, equipment, and energy use.
- Identify energy conservation measures.
- Engage with building tenants.
- Create an internal team to start aligning actions.
- Develop a strategic energy management plan.

THE CLEAN ENERGY DC PATHWAY:

The **District of Columbia Building Energy Performance Standards (BEPS)** are a key component of Mayor Muriel Bowser's vision for a Sustainable DC. In just one generation, the District will be the healthiest, most green and liveable city for all residents.

CONTACT US!

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