
CLEAN BUILDINGS FOR WASHINGTON ACT

HB 1257 / SB 5293

Unless we cut emissions from buildings, Washington won't meet its emission reduction goals: the Clean Buildings for Washington Act is critical for our clean energy future.

Washington's building emissions have risen 50% since 1990, undoing any progress we have made in other sectors. However, we have the means and the knowledge to reverse the trend. And we have an added incentive because we'll also:

- ☑ Create new jobs, from entry-level to highly skilled, all over Washington
- ☑ Help families and businesses save on their energy bills
- ☑ Make buildings healthier for employees and residents

This bill takes a comprehensive look at our current practices and past successes, and identifies next step policies to support better buildings for all in Washington.



Renew and Upgrade Large Existing Buildings

The legislation creates a nation-leading performance standard for large commercial buildings to spur retrofits and reduce energy use, and establish \$75 million in incentives for buildings that need more capital investments to reduce their energy use to the standard.

Address Gas Usage in Buildings

The bill requires gas utilities to set targets for energy efficiency, incorporating the costs of carbon into the calculation. The bill also allows these utilities to procure renewable natural gas—a substitute made from organic matter—to directly supply to customers.

Accelerate Innovation in New Buildings

This legislation looks toward the future and requires new large buildings with parking be “EV-ready” and have electric vehicle charging infrastructure in place and electric conduit available to serve more charging at spaces in the future.

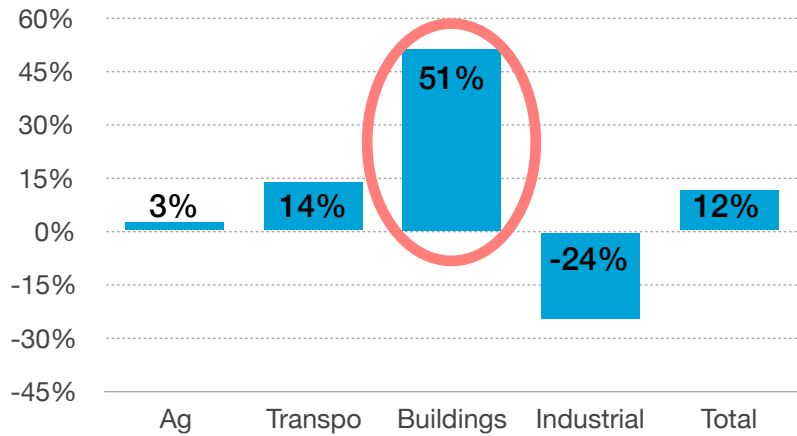
HB 1257 / SB 5293: What's Possible?

Building emissions are our fastest growing source, and this legislation takes decisive active on reducing climate harming pollution, **reducing emissions by 4.3 million metric tons by 2035** — more than a quarter of the way to meeting Washington's climate targets, and putting us on the trajectory to do much more.

In addition, the provisions of this bill can have a big impact on

family-wage jobs in the state, up and down the skill ladder. Deep building retrofits are a highly impactful, cost-effective way to reduce emissions, and these retrofits also generate more jobs than comparable investments in other clean energy sectors.

Change in Washington GHG Emissions, 1990-2015 - We need to act!



Large Commercial Performance Program

- Applies to buildings over 50,000 square feet, representing about 6% of commercial buildings but 20% of sector emissions
- Exceptions for industrial and agricultural buildings, owners experiencing financial hardship, historic aspects of buildings
- Technical assistance and alternate compliance
- \$75 million in incentives to help buildings accelerate achievement
- Multifamily buildings not subject to standard but eligible for incentives

Gas Utility Standards and Programs

- Requires gas utilities to undertake efficiency programs for customers, creating parity with large electric utilities in the state
- Directs utilities to account for the cost of carbon emissions from gas in planning efficiency programs, making more programs cost-effective
- Allows utilities to supply renewable natural gas, an organic substitute, directly to customers
- Tracks GHG emissions from the gas utility sector in a coordinated way

EV Readiness Requirements

- Directs new large buildings with parking to have EV charging infrastructure and charging conduit
- The greater of 1 space or 10% of spaces has charging infrastructure in place when constructed
- Electrical rooms are able to serve at least 50% of the spaces in the future
- This policy "future-proofs" buildings as electric vehicle infrastructure takes off: retrofitting a building for EV charging can cost at least 3x more per space than building it at the start