

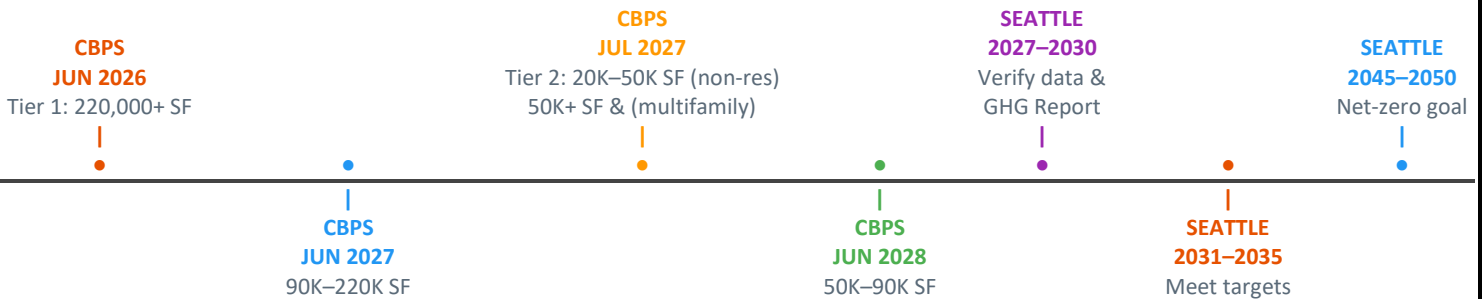
WA Clean Buildings & Seattle BEPS

Property Manager Quick Reference — What You Need to Know

⚠️ SEATTLE PROPERTIES: DUAL COMPLIANCE REQUIRED — Seattle buildings must comply with BOTH the state law (CBPS) AND the city law (BEPS). Meeting one does NOT satisfy the other.

WA STATE — CBPS (Energy)	SEATTLE — BEPS (Emissions)
<ul style="list-style-type: none"> What: State energy performance standard Measures: EUI (energy use per sq ft) Tier 1: 50,000+ SF non-residential buildings Tier 2: 20K–50K SF non-residential / 50K+ SF multifamily: Benchmark & Energy Management & Maintenance plans Requires: Benchmarking, Energy Mgmt Plan, O&M program In Addition: Tier 1 Must meet EUI targets every 5 years 	<ul style="list-style-type: none"> What: City emissions performance standard Measures: GHGI (greenhouse gas per sq ft) Applies to: Buildings 20,000+ SF Step 1: Verify benchmarking data (2027–2030) Step 2: Submit GHG Report & plan (2027–2030) Step 3: Meet emissions targets (2031–2035) Goal: Net-zero by 2045/2050

KEY DEADLINES



🔧 O&M PROGRAM MUST BE IN PLACE 1 YEAR BEFORE YOUR DEADLINE.

If your compliance date is June 2026, your Operations & Maintenance program must be implemented by June 2025.

PENALTIES FOR NON-COMPLIANCE

WA CBPS Penalties	Seattle BEPS Penalties
<ul style="list-style-type: none"> Tier 1 buildings: (50,000+ SF): Up to \$5,000 base + \$1.00–\$1.50/SF/year Tier 2 buildings: (20K–50K SF): Up to \$0.30/SF 	<ul style="list-style-type: none"> Benchmarking: \$2,000–\$4,000/year by size Inaccurate report: \$500 fine GHGI targets (from 2031): \$7.50–\$10.00/SF Low-income housing: reduced to \$2.50/SF

WHAT YOUR BUILDING NEEDS TO DO

1: Benchmark	2: Plan	3: Meet Targets
Track energy use in ENERGY STAR Portfolio Manager	Create an Energy Mgmt Plan & O&M program	Hit EUI (state) and/or GHGI targets (Seattle)

🏆 EARLY ADOPTER INCENTIVE AVAILABLE

WA offers \$0.30–\$2.00/SF for buildings demonstrating early compliance — act now to save.

Your nationwide one-stop Partner for Energy, Emissions, and Building Performance Standards

Focus on running your building, we'll handle compliance for both WA CBPS and Seattle BEPS.

(877) 892-0217 | 11400 West Olympic Blvd., Suite 200, Los Angeles, CA 90064

www.InsightEnergyConsulting.io | www.cbpscompliance.com