Tune-Ups Policy Overview & Accelerator Program

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What is the Seattle Building Tune-Ups Program?
What is a Seattle Building Tune-Up?

- Operational and maintenance improvements
- Can be considered a retro-commissioning lite
- Typically generates 10-15% savings
- Best practice for managing an efficient building

Not included in mandate

- Audits
- Capital investments
- Lighting upgrades
- Commissioning
- EUI or ENERGY STAR Targets
Why is the City of Seattle Mandating Building Tune-Ups?
32% of Seattle’s Emissions from Buildings

Source: 2014 Seattle Community GHG Inventory
Seattle Climate Action Plan
Our Progress to Date: We Have Work to do.....

Adopted Building Tune-Ups:

• Generate immediate savings
• Cost effective approach
• Practical, current best practice
Who Needs to Comply?

- All commercial buildings and spaces > 50k sf (excluding parking)
- Tune-Up every five years

Excluded from mandate

- **Single-family** residential buildings
- **Multifamily** residential buildings
- **Mixed-use** buildings < 50k SF of nonresidential space
- Buildings used primarily for **manufacturing or industrial uses**
Leading by Example

All City of Seattle-owned buildings must meet the Building Tune-Ups deadlines one year ahead of privately-owned buildings.

- Save tax payer dollars
- Reduce carbon
- Generate lessons learned
- Help improve implementation
What is Included in a Tune-Up?
## Two Types of Tune-Up Elements

<table>
<thead>
<tr>
<th>Operating Protocols</th>
<th>Maintenance &amp; Repair</th>
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</thead>
<tbody>
<tr>
<td>• HVAC systems</td>
<td>• HVAC systems</td>
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<td>• Lighting</td>
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<td>• Water heating</td>
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<td>• Water usage</td>
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<td></td>
<td>• Envelope</td>
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Examples of Tune-Up Requirements
Tune-Ups Compliance Process
READY TO GET STARTED?

- Identify compliance year
- Conduct a tune-up
- Find a Tune-Up Specialist
- Tune up your building
- Report to the City

Pursue alternative compliance
- Demonstrate tune-up equivalency or high performance
- Participate in the Accelerator Program (<100K sf)
# TUNE-UP SCHEDULE

*Ongoing, every five years*

<table>
<thead>
<tr>
<th>BUILDING SIZE*</th>
<th>DUE</th>
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<tbody>
<tr>
<td>200,000+ SF</td>
<td>Oct 1, 2018</td>
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<tr>
<td>100,000-199,999 SF</td>
<td>Oct 1, 2019</td>
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<tr>
<td>70,000-99,999 SF</td>
<td>Oct 1, 2020</td>
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<tr>
<td>50,000-69,999 SF</td>
<td>Oct 1, 2021</td>
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</tbody>
</table>

* Excluding parking*
Determine your compliance pathway

- **Tune-Up Your Building**
- **Tune-Up Accelerator Program (if <100K SF)**
- **Exemplary Performance or Low Energy Use (<20 EUI)**
- **Tune-Up Equivalency**
- **Limited Extensions and Single-Round Waivers**

*If not conducting a Tune-Up requests due 180 days before compliance deadline.*
Tune-Up Specialists must meet following qualifications

At least seven years experience **plus** one of the following:

- Professional Engineer PE
- Building Operator Certification BOC Level II
- Certified Energy Manager CEM
- Certified Commissioning Professional CCP
- Commissioning Authority CxA
- Existing Building Commissioning Professional EBCP
- Bachelor in Sustainable Building Science Technology BAS
**Conduct a Building Assessment**
- of building systems to identify operational or maintenance issues
- review benchmarking data and water bills

**Identify Corrective Actions**
- identify required operational and maintenance improvements

**Implement Required Actions**
- address all required corrective actions identified in the building assessment

**Verify Changes**
- confirm all corrected equipment and systems are functioning as intended
Report to City of Seattle

- Complete the online summary report (available 4/1/2018)
- Review with building owner
- Submit to the City for compliance review
<table>
<thead>
<tr>
<th>Assessment Element</th>
<th>Corrective Action</th>
<th>Tune-Up Finding</th>
<th>Status of Tune-Up Correction</th>
<th>Corrective Action Description</th>
<th>End Condition</th>
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</thead>
<tbody>
<tr>
<td>1. HVAC</td>
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<td>2. Lighting</td>
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<td>3. Domestic Hot Water</td>
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<td>4. Water Usage</td>
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<tr>
<td>5. Envelope</td>
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Alternative Compliance Pathways

**High Performance**
- Certified ENERGY STAR Score
- LEED Gold for O&M
- Living Building, Petal, or Net Zero Energy
- Low Energy Consumption

**Equivalent Process**
- Active Monitoring & Continuous Cx
- Completed RCx
- Implemented ASHRAE L2 Audit Recs
- Reduced EUI
- New Construction or Substantial Alteration

**Tune-Up Accelerator**
- Program for buildings 100K SF or less
- Funding sunsets after 2018
Under Limited Circumstances

Single-Round Waiver
- Demolition
- Major Renovation
- Financial Distress

Extension Requests
- Change of Ownership
- High Vacancy Rate
- Existing Mechanical Improvements
- Demonstrated 15% EUI Reduction
Building Tune-Up Accelerator
Tune-Up Accelerator Program

- <100,000 SF / Due 2020 or 2021
- Tune-up now to meet Seattle Building Tune-Ups requirements
- Financial incentives & enhanced technical support - sunsets after 2018
Incentives & support now

Tune-up early

Energy savings
Program Incentives

A. BASIC TUNE-UP
City Light incentive of up to $0.12 per SF for a tune-up that meets requirements

B. TUNE-UP PLUS
Plus standard incentives for energy-saving improvements like lighting, HVAC

C. BUILDING RENEWAL
Support for deeper investments like renovations or tenant improvements

2017 ➤ Q2 2019
Basic Tune-Up – 2 Steps

✓ $0.03 per SF paid upon completion of Building Assessment
  • Cost of Assessment submitted to City Light

✓ $0.09 per SF paid upon completion of Tune-Up Actions
  • Required tune-up corrective actions & verification
  • Completed & Tune-Up Accelerator Summary Report submitted
  • Operating hours worksheet submitted to City Light
  • Cost of Tune-Up submitted to City Light
Building Renewal

Resources for up to 25 participant buildings pursuing deeper energy savings through building renewal at three levels of project engagement.

- SPARK Analysis
- Technical Assistance for Goal Setting/Lighting/Controls Retrofit Evaluation/Envelope upgrades
- Engineering Analyses
- SCL and PSE standard incentives could apply for deep retrofits
Accelerator Process

- Apply to Accelerator Program by 12/01/17
- Find a Tune-Up Specialist & Create SOW TUA List
- City Light Participation Agreement
- Building Assessment $0.03 SF Incentive
- Corrective Actions & TUA Summary Report $0.09 SF Incentive*

Basic Tune-Up Tune-Up Plus Building Renewal

*up to 70% of project costs
How to Enroll

Available at:
www.seattle.gov/buildingtuneups click on Accelerator
“How to Enroll in the Accelerator”
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Seattle Office of Sustainability & Environment

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206-233-7184

seattle.gov/buildingtuneups, Click
An energy efficiency mandate that helps building owners identify smart, responsible ways to reduce energy and water costs.

Like cars and bikes, all buildings need to be tuned regularly to keep them running as efficiently as possible.