BOULDER, FORT COLLINS & ASPEN, CO · COLORADO CITIES

Boulder, Fort Collins & Aspen Laws

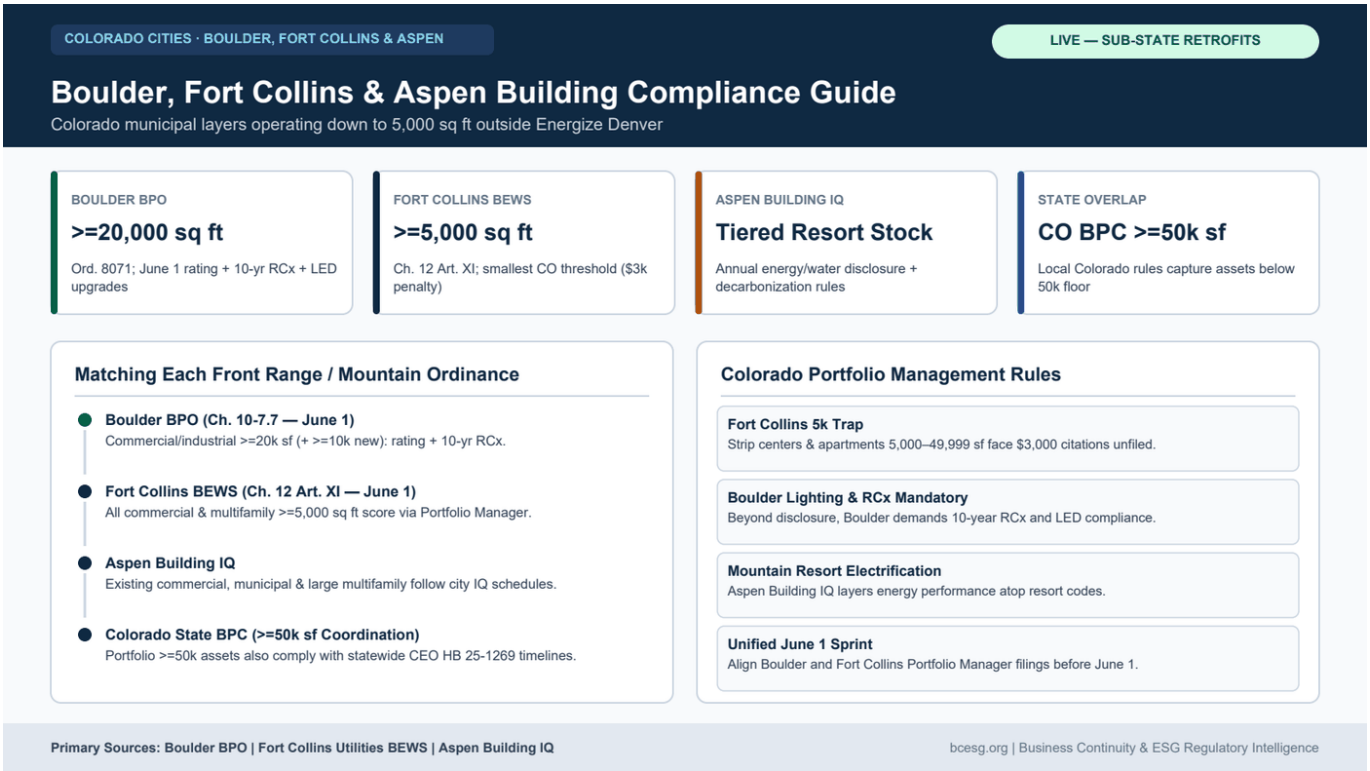
June 1 benchmarking down to 5,000 sq ft, 10-yr RCx/LED retrofits & CO BPC overlap

1. Statutory Scope, Thresholds & Key Dates

City & Citation	Threshold	Annual Timing	Mandates Beyond Benchmarking
Boulder BPO (Ch. 10-7.7)	Comm & ind >=20k sf (+ >=10k new)	Annual June 1	10-yr ASHRAE audits/RCx + LED lighting upgrades
Fort Collins BEWS (Ch. 12 Art. XI)	Comm & multifamily >=5,000 sf	Annual June 1	Benchmarking + public scoring ($3k fine risk)
Aspen Building IQ	Existing comm, municipal & large multi	Annual schedule	Benchmarking + decarb / efficiency improvements

2. Operational Requirements & Enforcement

- **5,000 Sq Ft Floor in Fort Collins:** BEWS sweeps nearly every multi-tenant commercial and multifamily building >=5,000 sq ft into June 1 reporting.
- **Boulder Demands RCx & LEDs:** Beyond June 1 benchmarking, Boulder Ch. 10-7.7 enforces 10-year retro-commissioning and LED upgrades.
- **CO BPC (>=50k) Co-Compliance:** Assets >=50,000 sq ft track both statewide Colorado BPC targets and city obligations cleanly.



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Front Range & Mountain Colorado Portfolio Execution Checklist

Step-by-step workflow from utility data verification through filing & compliance proof

Step	Owner / Team	Auditable Deliverable
1. Sub-50k Colorado Sweep	Asset Management	Flag >=5k Fort Collins, >=20k Boulder & covered Aspen properties.
2. Utility Portal Integration	Property Ops	Connect Xcel Energy (Boulder), Fort Collins Utilities, and Holy Cross/Black Hills (Aspen).
3. Boulder LED / RCx Status	Engineering / Legal	Confirm Ch. 10-7.7 one-time LED signoff & 10-yr RCx cycle records at diligence.

Key Questions & Edge-Case Rules

- **Why does Fort Collins BEWS apply to much smaller buildings than Colorado BPC?** While Colorado statewide BPC starts at 50,000 sq ft, Fort Collins Municipal Code Ch. 12, Art. XI covers commercial and multifamily properties >=5,000 sq ft due to direct Fort Collins municipal utility integration.
- **What does Boulder BPO require besides annual benchmarking?** Boulder BPO (Ord. 8071 / Ch. 10-7.7) mandates 10-year energy assessments and retro-commissioning (RCx) alongside verified one-time LED lighting upgrades for buildings >=20,000 sq ft.

Primary Sources & Statutory Citations

- City of Boulder — Building Performance Ordinance (BPO Ch. 10-7.7)
- City of Fort Collins Utilities — Building Energy & Water Scoring (BEWS)
- City of Aspen — Building IQ Ordinance

Canonical Guide: https://bcesg.org/boulder-bpo-fort-collins-bews-aspen-building-iq-colorado-guide/

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