SEATTLE, WA · SMC §§ 22.925 (BEPS) & 22.920

Seattle BEPS & Benchmarking

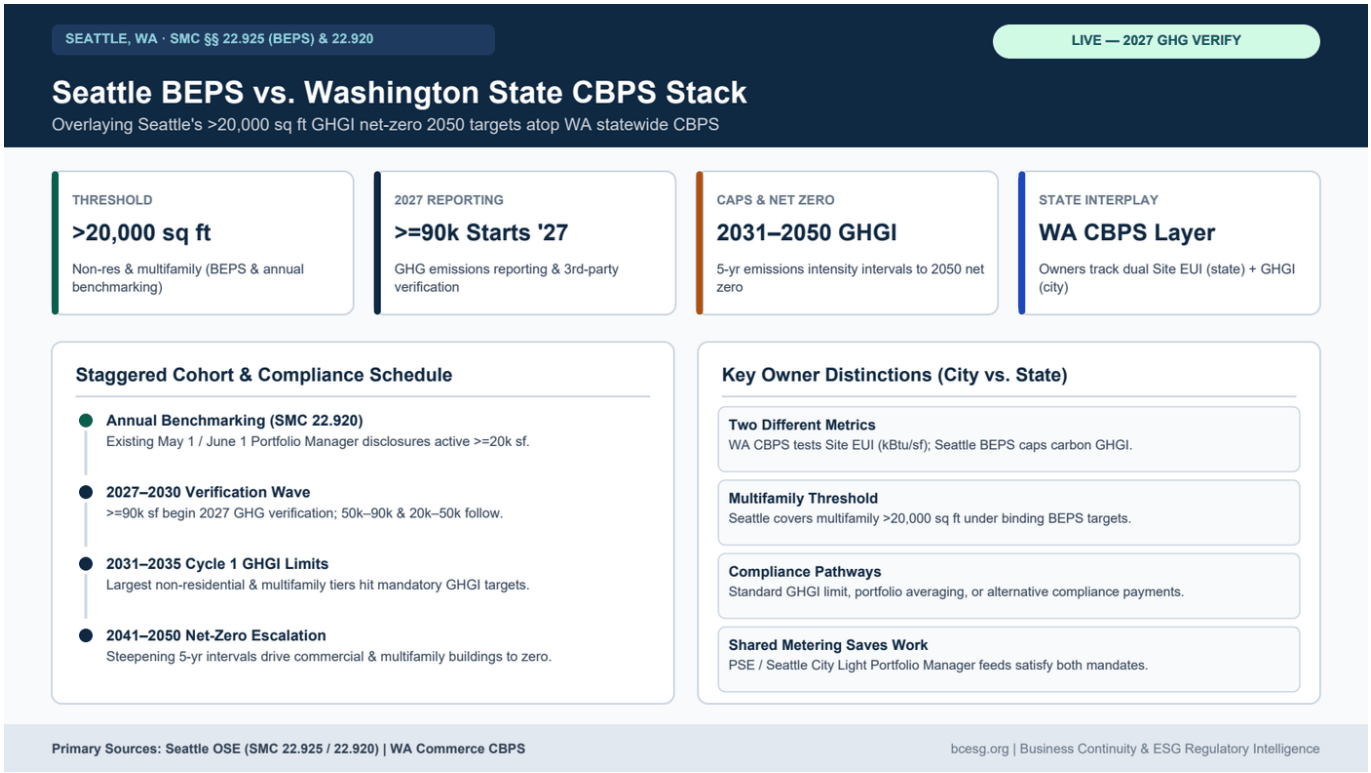
2027 GHG verification, 2031–2050 GHGI net-zero intervals & WA CBPS overlap

1. Statutory Scope, Thresholds & Key Dates

Obligation & Code	Covered Floor Area	Key 2026–2031 Timeline	Primary Compliance Metric
Seattle Benchmarking (SMC 22.920)	Nonres & multifamily >20,000 sf	Annual spring/June Portfolio Mgr	Whole-building Site EUI + ENERGY STAR
Seattle BEPS (SMC 22.925)	Nonres & multifamily >20,000 sf	2027 GHG verify (>=90k); 2031 caps	GHGI (kgCO2e/sf) to net-zero 2050
WA State CBPS Overlay	Tier 1 >=50k nonres; Tier 2 >=20k/multi	2026–2028 Tier 1; 2027 Tier 2	Weather-normalized Site EUI + EMP/O&M

2. Operational Requirements & Enforcement

- **2027 Verification Starts >=90k sf:** Seattle's largest properties file third-party verified GHG reports in 2027 ahead of mandatory 2031–2050 GHGI caps.
- **Multifamily Covered Under Caps:** Unlike WA CBPS Tier 1, Seattle BEPS imposes binding GHGI reduction intervals on multifamily buildings >20,000 sq ft.
- **Dual Metric Governance:** Owners must clear both Seattle BEPS carbon intensity (GHGI) and Washington CBPS energy intensity (Site EUI).



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Seattle BEPS + Washington CBPS Dual-Track Execution Plan

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

Step	Owner / Team	Auditable Deliverable
1. Cohort Confirmation	Compliance / Legal	Confirm property gross sq ft tier (>90k vs 50k–90k vs 20k–50k) under OSE rules.
2. Dual Utility Feed Audit	Property Ops	Lock Seattle City Light & Puget Sound Energy PM aggregation prior to spring close.
3. Fuel-Switching CapEx	Engineering / Asset Mgmt	Model heat-pump / domestic hot water electrification to satisfy GHGI + Site EUI together.

Key Questions & Edge-Case Rules

- **Does complying with Washington's statewide CBPS satisfy Seattle BEPS?** No. Washington State CBPS regulates energy consumption (Site EUI) whereas Seattle BEPS (SMC § 22.925) caps carbon emissions intensity (GHGI) toward net-zero 2050 and covers multifamily properties >20,000 sq ft.
- **When do Seattle BEPS requirements start taking effect?** Annual energy benchmarking under SMC § 22.920 is active now, third-party GHG reporting begins in 2027 for buildings >=90,000 sq ft, and mandatory 5-year GHGI emissions limits start in 2031.

Primary Sources & Statutory Citations

- City of Seattle OSE — Building Emissions Performance Standard (BEPS)
- Washington State CBPS Guide (Dual-Metric Context)

Canonical Guide: https://bcesg.org/seattle-beps-building-emissions-performance-standard-guide/

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