ST. LOUIS, MO · ORDS. 71132 (BEPS) & 70474

St. Louis BEPS & Benchmarking

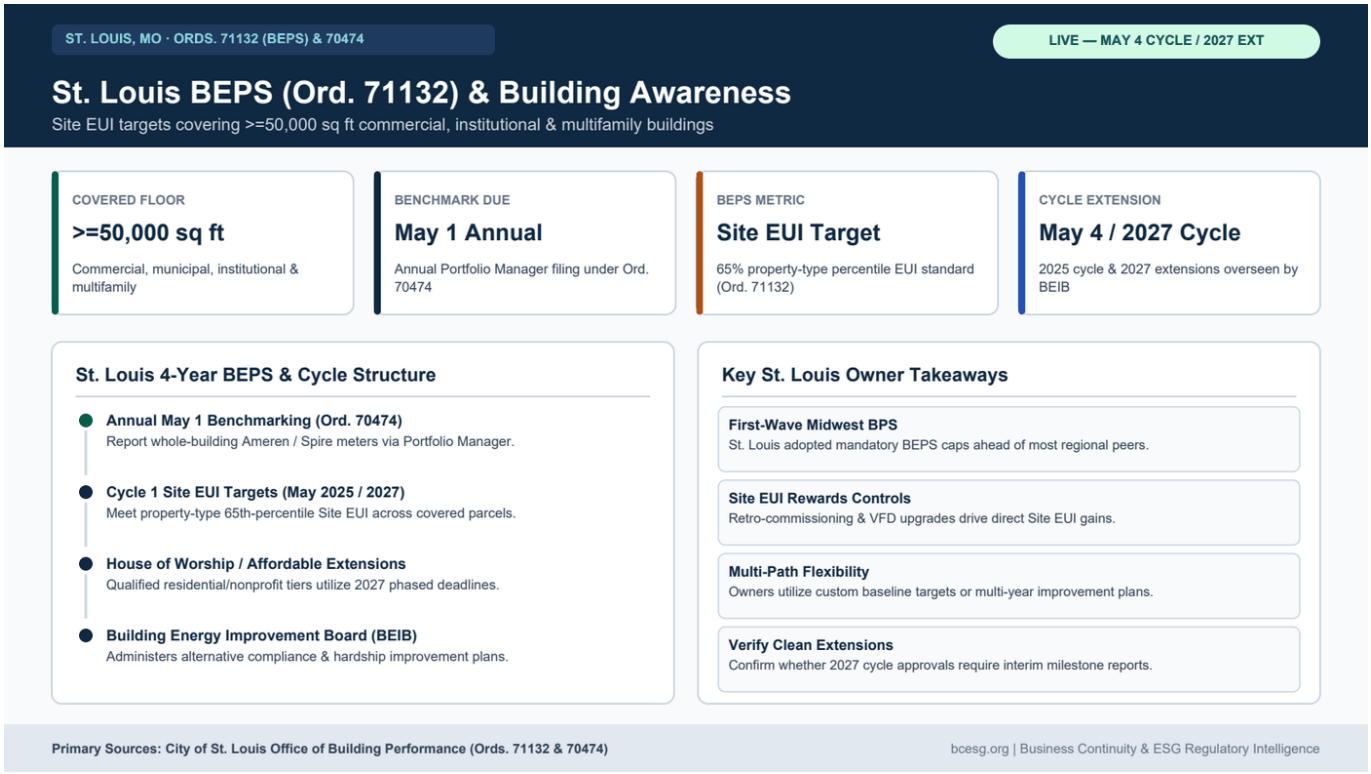
Site EUI performance cycles (>=50k sf), May 1 awareness filings & 2027 extension paths

1. Statutory Scope, Thresholds & Key Dates

Ordinance & Cycle	Covered Scope	Deadline / Cadence	Compliance Metric
Building Energy Awareness (Ord. 70474)	Commercial, inst & multifamily >=50k sf	Annual May 1	ENERGY STAR Portfolio Manager disclosure
St. Louis BEPS Cycle 1 (Ord. 71132)	Commercial, inst & multifamily >=50k sf	May 2025 / May 2027 ext	Property-type Site EUI targets (65% baseline)

2. Operational Requirements & Enforcement

- **Active Midwest Site EUI Standard:** St. Louis Ord. 71132 governs >=50,000 sq ft commercial and multifamily buildings on repeating 4-year Site EUI cycles.
- **May 1 Anchors Compliance:** Annual Portfolio Manager submissions under Ord. 70474 verify Site EUI progress and extension eligibility.
- **No Off-Site REC Credits:** Site EUI measures actual on-site energy consumed per sq ft, prioritizing retro-commissioning and HVAC retrofits.



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St. Louis Office of Building Performance Execution Checklist

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

Step	Owner / Team	Auditable Deliverable
1. Parcel Target Lookup	Compliance / Ops	Verify building property-type Site EUI goal & 2025/2027 status on BEIB portal.
2. Annual May 1 Filing	Property Manager	Submit Ameren/Spire whole-building PM uploads before May 1 cutoff.
3. BEIB Path Documentation	Engineering / Legal	File ASHRAE/RCx proof or Alternative Compliance Plan where Site EUI lags.

Key Questions & Edge-Case Rules

- **How does St. Louis BEPS differ from Kansas City's building energy ordinance?** St. Louis enforces mandatory 4-year Site EUI performance targets (Ord. 71132) alongside annual May 1 benchmarking (Ord. 70474), whereas Kansas City's EEO mandates annual May 1 energy/water benchmarking only without numeric performance limits.
- **Can renewable energy certificates satisfy St. Louis BEPS targets?** No. St. Louis Ord. 71132 measures Weather-Normalized Site EUI (kBtu/sq ft), requiring actual building energy efficiency improvements or qualifying BEIB alternative compliance pathways.

Primary Sources & Statutory Citations

- City of St. Louis Office of Building Performance — BEPS Targets (Ords. 71132 & 70474)
- Kansas City EEO Comparison Guide

Canonical Guide: https://bcesg.org/st-louis-beps-building-energy-performance-compliance-guide/

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