WASHINGTON STATE · RCW 19.27A.200–.240

Washington Clean Buildings Performance Standard (CBPS)

Tier 1 EUI targets (>50k sq ft) & Tier 2 benchmarking/EMP/O&M (>20k sq ft) under WAC 194-50

1. Statutory Scope, Thresholds & Key Dates

Building Category	Size & Property Scope	Statutory Duty & Next Deadlines
Tier 1 — Largest	Nonresidential, hotels, motels, dorms >220,000 sq ft	EUIt / LCCA + EMP + O&M due June 1, 2026 (active; 5-yr cycle)
Tier 1 — Mid-Large	Nonresidential, hotels, motels, dorms 90,001–220,000 sq ft	EUIt / LCCA + EMP + O&M due June 1, 2027
Tier 1 — Base	Nonresidential, hotels, motels, dorms 50,001–90,000 sq ft	EUIt / LCCA + EMP + O&M due June 1, 2028
Tier 2 — Small / MF	Commercial 20,000–50,000 sq ft & Multifamily >20,000 sq ft	Benchmarking + EMP + O&M due July 1, 2027 (no EUI cap yet)

2. Operational Requirements & Enforcement

- **Governance Mandate First:** Both Tier 1 and Tier 2 buildings must maintain an active Energy Management Plan (EMP) and Operations & Maintenance (O&M) program audited through the WA Commerce Clean Buildings Portal.
- **Investment Criteria Exit:** Tier 1 buildings unable to hit numeric EUIt targets can comply via a certified Life Cycle Cost Analysis (LCCA) installing cost-effective retrofits rather than paying $5,000 + $1.00/sq ft/yr penalties.
- **Multifamily Coverage:** Multifamily buildings >20,000 sq ft sit in Tier 2 (July 1, 2027), requiring benchmarking, EMP, and O&M without immediate EUI caps.



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Washington CBPS Execution Checklist (2026–2028)

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

Step	Owner / Team	Auditable Deliverable
1. Portal Claiming	Asset Mgmt	Verify WA Commerce Clean Buildings Portal building ID, square footage (excl. garage), and Tier 1/2 tiering.
2. EMP & O&M Setup	Chief Engineer	Appoint qualified Energy Manager and launch written EMP + 12-month documented O&M preventive logs.
3. Pathway Audit	PE / ASHRAE Auditor	Run Portfolio Manager EUI gap check; initiate ASHRAE Level 2 / LCCA study immediately if above EUIt.
4. Exemption / Filing	Compliance Lead	Submit conditional exemptions or Early Adopter Incentive claims ahead of June 1 / July 1 statutory dates.

Key Questions & Edge-Case Rules

- **Do multifamily apartment buildings have to meet EUIt energy caps under Washington CBPS?** Not under the current statutory cycle. Multifamily residential buildings greater than 20,000 sq ft fall under Tier 2, which requires ENERGY STAR Portfolio Manager benchmarking, an Energy Management Plan (EMP), and an O&M program by July 1, 2027, rather than numeric Tier 1 EUIt limits.
- **What happens if a Tier 1 building misses its June 1, 2026 compliance date?** The Washington Department of Commerce issues violation notices with mitigation windows before imposing statutory penalties up to $5,000 base plus $1.00 per square foot per year of continued non-compliance under WAC 194-50.
- **Does complying with Washington CBPS satisfy Seattle BEPS?** No. Covered Seattle buildings greater than 20,000 sq ft must comply with both statewide WA CBPS and Seattle's municipal Building Emissions Performance Standard (SMC 22.925), which introduces GHG emissions verification starting in 2027.

Primary Sources & Statutory Citations

- Washington Dept. of Commerce — Clean Buildings Performance Standard (CBPS)
- Revised Code of Washington — RCW 19.27A.200 (Clean Buildings Statute)
- Oregon Statewide BPS (Comparative Tier 1/Tier 2 Cousin) — BC ESG
- Washington, D.C. BEPS Pathways Guide — BC ESG

Canonical Guide: https://bcesg.org/washington-clean-buildings-performance-standard-cbps-guide/

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