



Building Energy Performance Standard - Draft Bill Summary January 15, 2020

The City of St. Louis seeks to adopt a Building Energy Performance Standard (BEPS) to reduce its greenhouse gas emissions, drive energy efficiency improvements in its buildings, and boost its economic growth and job creation. The proposed BEPS builds upon the Energy Awareness Ordinance passed in 2017, which requires buildings that are 50,000 square feet and above to report energy and water data annually to the City.

St. Louis' BEPS will require large commercial, multi-family, institutional, and municipal buildings (50,000 sq. ft. and above) to reduce energy use in order to meet an energy performance standard by May 2025, which will be reviewed and updated every four years. Performance standards will be measured in the amount of energy used per square foot at the building (site energy use intensity or EUI). The City will set a different performance standard for each building type based on the past two years of benchmarking data for that building type, and set standards no lower than the 65th percentile of site EUI for similar buildings in St. Louis.

The bill creates a nine-person Building Energy Improvement Board with representation from the building industry, utilities, and building owners. The board's role is three-fold: to oversee a rulemaking process that sets and updates performance standards for different building types; to advise, oversee and work with the Building Division to implement the ordinance; and to administer a process for buildings unable to meet the BEPS to propose an alternative compliance method and then rule on those proposals.

Once the performance standards are set, buildings will have four years to comply (initial standards set by May 4, 2021, first compliance due May 4, 2025). Building owners will use the free, online ENERGY STAR Portfolio Manager tool to document compliance with the BEPS as part of the existing annual benchmarking reporting process. Data verification will be required when compliance is due. The Building Energy Improvement Board will review and update the BEPS every four years, and will explore opportunities to incentivize early compliance, especially in cases where a building owner pursues and achieves significant savings beyond the performance standard.

The Building Division — working with the Building Energy Improvement Board, local utilities, and other partners — will provide as many resources as possible to assist building owners with compliance, including educational opportunities, continued one-on-one assistance with benchmarking, and financial and other resources.

The BEPS aligns with the [City of St. Louis' climate goals](#) and its [Pathways to 100% Clean Energy](#) report, which recommends a BEPS. Pursuing this policy also aligns with the City's goals in making significant carbon reductions and providing leadership to other cities through the American Cities Climate Challenge. In the longer term, to meet its climate goals, the City may consider lowering the square footage threshold for buildings that have to benchmark and meet a BEPS. The Building Division will continue to engage stakeholders in the process of identifying achievable next steps that support the City's goals. Additionally, the City and its partners are interested in seeing these efforts expand across the region.

The cost of this bill to the City will include the creation of a new Office of Building Performance to assist with the further implementation of benchmarking and the BEPS.