

A Game-Changing Opportunity: Building Performance Standards



**North American Insulation
Manufacturers Association
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About The Institute for Market Transformation (IMT)



Mission

Catalyze widespread and sustained demand for high-performing buildings.



How we work

Advancing policies and business practices that enable people to build and operate healthy, high-performing buildings.



Why Building Performance Standards?

- Buildings waste ~30% energy and role in decarbonizing energy supply is not defined by markets
- Current energy-related renovation rates: 2% of commercial buildings and <.5% of residential buildings
- **Building performance standards make performance meaningful to business:** shift from *a nice to have*
- **BPS establish the role of buildings in decarbonizing energy supply**

Photo: Onion Flats, by Sam Oberter

What Makes a BPS Different?

Requires
Improvement
Across a Wide
Range of
Buildings

Yields Deep
Retrofits at
Scale

Drives Private
Value, Creating
Investment in
Private
Buildings

Provides
Comprehensive
Approach to
Performance

Balances
Flexibility and
Immediate
Action

Sends Long-
Term Signal

BPS Around the United States

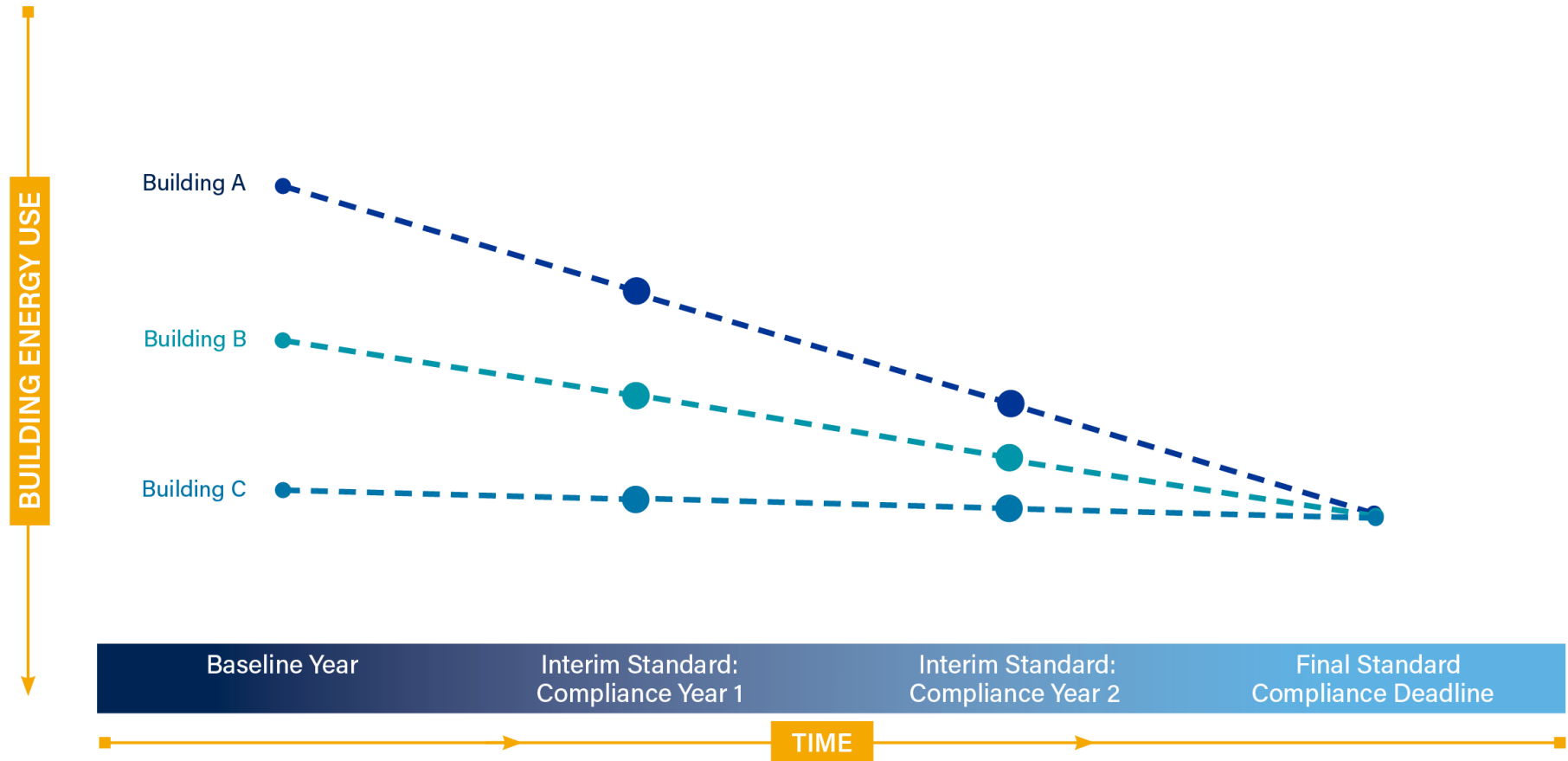
	Washington, DC	New York City	WA State	St. Louis, MO	Montgomery County
Year Adopted	2019	2019	2019	2020	Pending
First Compliance Deadline	2026	2024	2026	2025	~2026
Minimum Threshold Performance by building type	Standards set no lower than median ENERGY STAR score (or equivalent)	CO₂e emissions limits on a sq. ft. basis	Site EUI targets are 15% less than 2009-2018 averages	Standards set no higher than 35 th percentile site EUI (so 65+% of buildings must improve)	In development to be set in regulation, based on site EUI
Covered Buildings	Commercial and multifamily > 10K sq. ft.	Commercial and multifamily > 25K sq. ft.	Commercial > 50K sq. ft.	Commercial and multifamily > 50K sq. ft.	Commercial and multifamily > 25K sq. ft.
Compliance Cycle	5 years	Buildings must comply annually; limits get stricter every ~5 years	5 years	4 years (6 years for affordable housing and houses of worship)	Long-term target with 4 year interim check ins

IMT's BPS Model Ordinance

- IMT published the first model ordinance for building performance standards in January 2021
- Reviewed by expert stakeholders in real estate, equity, building science, building performance policy, law
- [Model ordinance](#)
- [Summary of ordinance](#)
- [Summary presentation](#)



IMT's BPS Trajectory Approach: Final and Interim Standards for Three Office Buildings

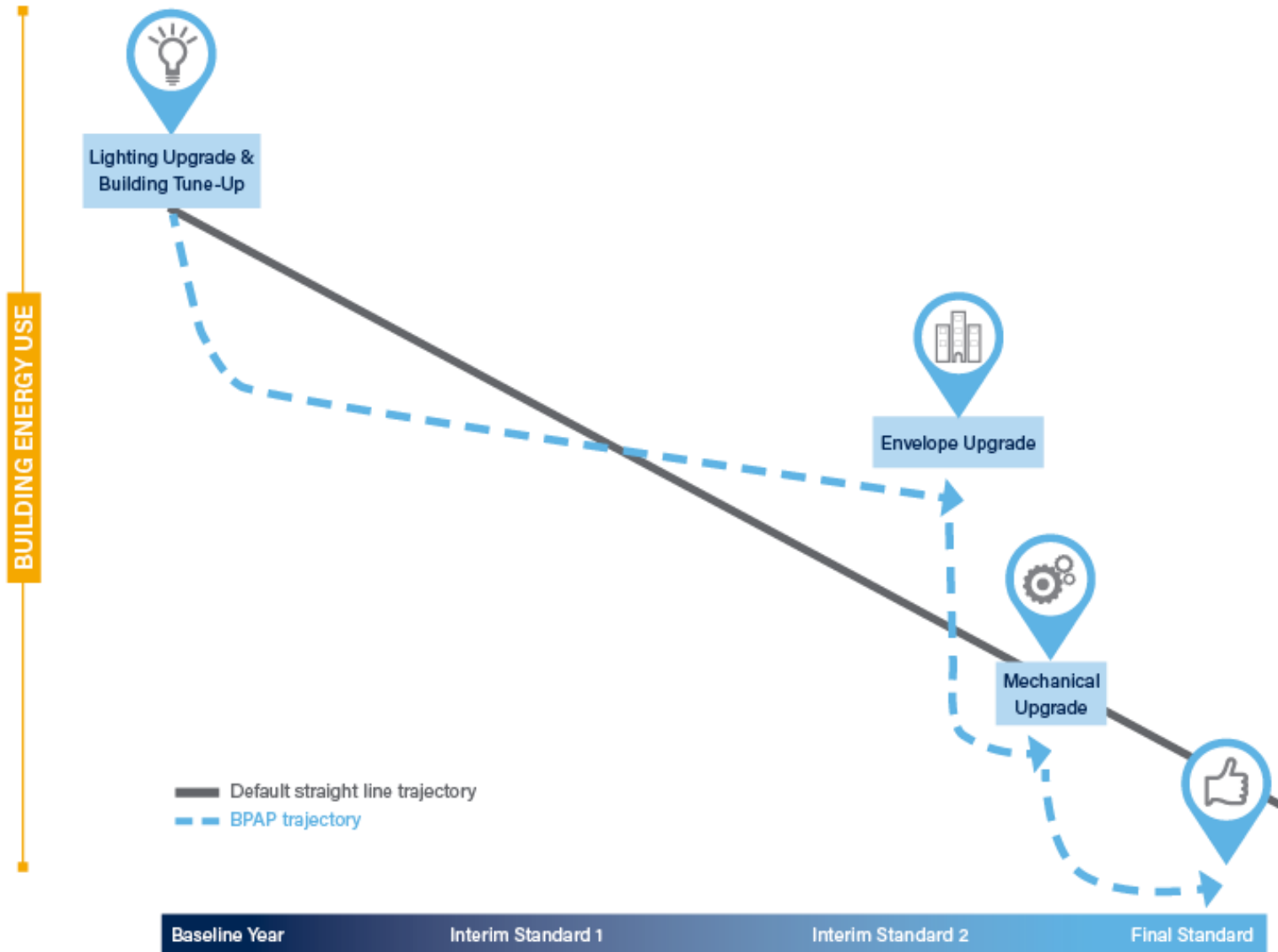




Compliance Flexibility: Building Performance Action Plan (BPAP)

- Method by which building owner can propose an alternative compliance plan to avoid penalties for missing upcoming standard(s)
- The BPAP, if approved, is a binding agreement between building owner and jurisdiction
- Newly created attachment to building's deed and any for-sale listings shall reference BPAP

BPAP Example: Building Ahead on Compliance



How IMT's BPS Strategy Addresses Building Performance



Standards Based on Performance Metrics

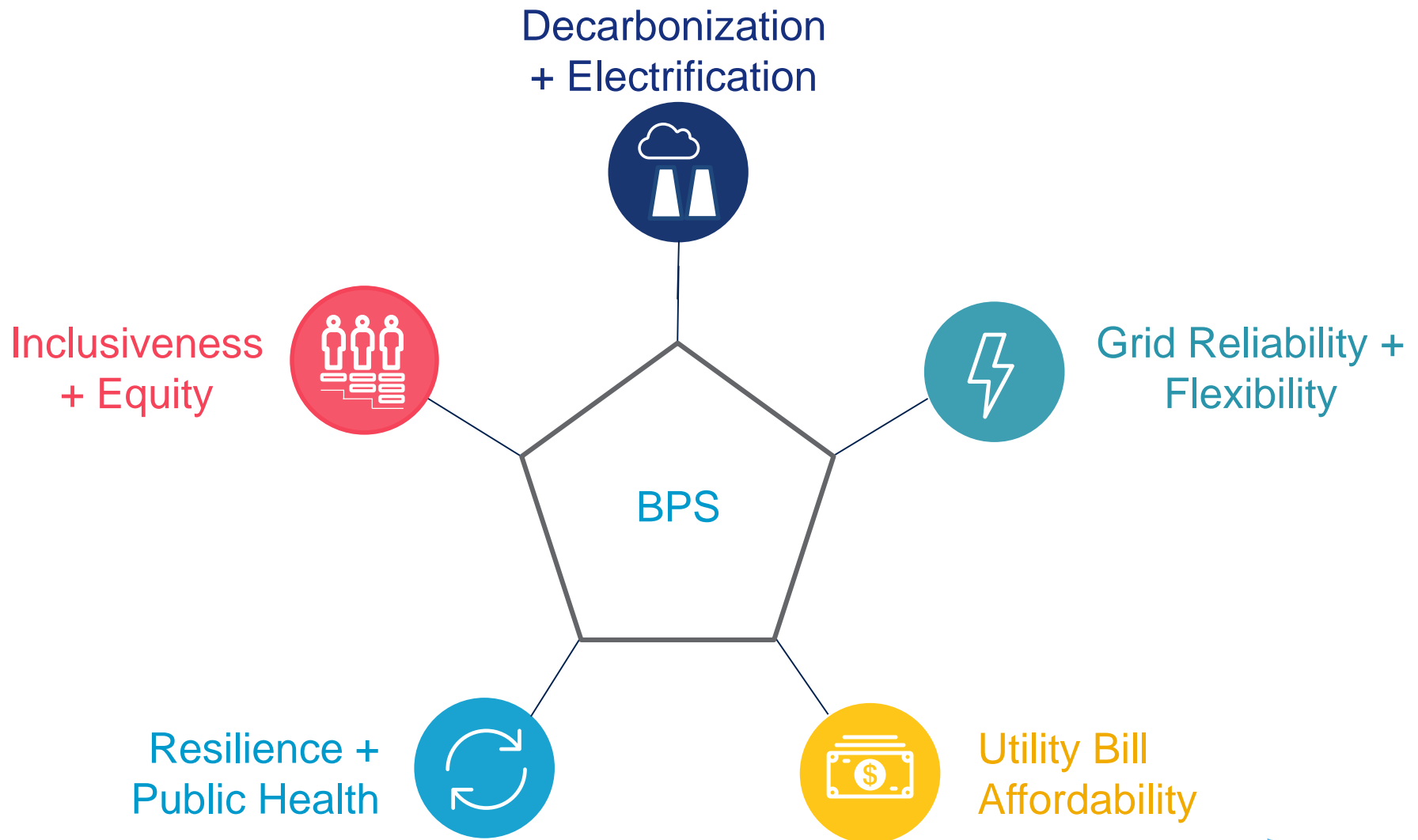
- Site Energy Use Intensity
- Onsite and District Thermal GHGs
- Water Use Intensity
- Coincident Peak Demand



Actions to Advance Community Priorities

- Exploring affordable housing protections
- Owners seeking additional flexibility could be required to advance community priorities

BPS: A Platform for Building Regulation



Community Priorities Policy Toolkit



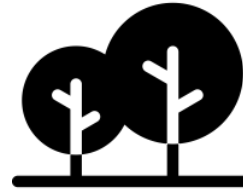
Health

- Ventilation system design – ASHRAE 62.1 compliant?
- CO2 monitoring ramping up to include PM, VOCs, etc.



Affordability

- Implementation support (\$\$+TA)
- Tenant Protections
- Rental Standards
- Reporting on energy burden impact



Resilience

- Risk & vulnerability assessments
- Grid Interactivity
- Compliance flexibility for adaptation measures



Economic Development

- Workforce development parameters
- Procurement standards

Community engagement



Building Turnkey Support Programs

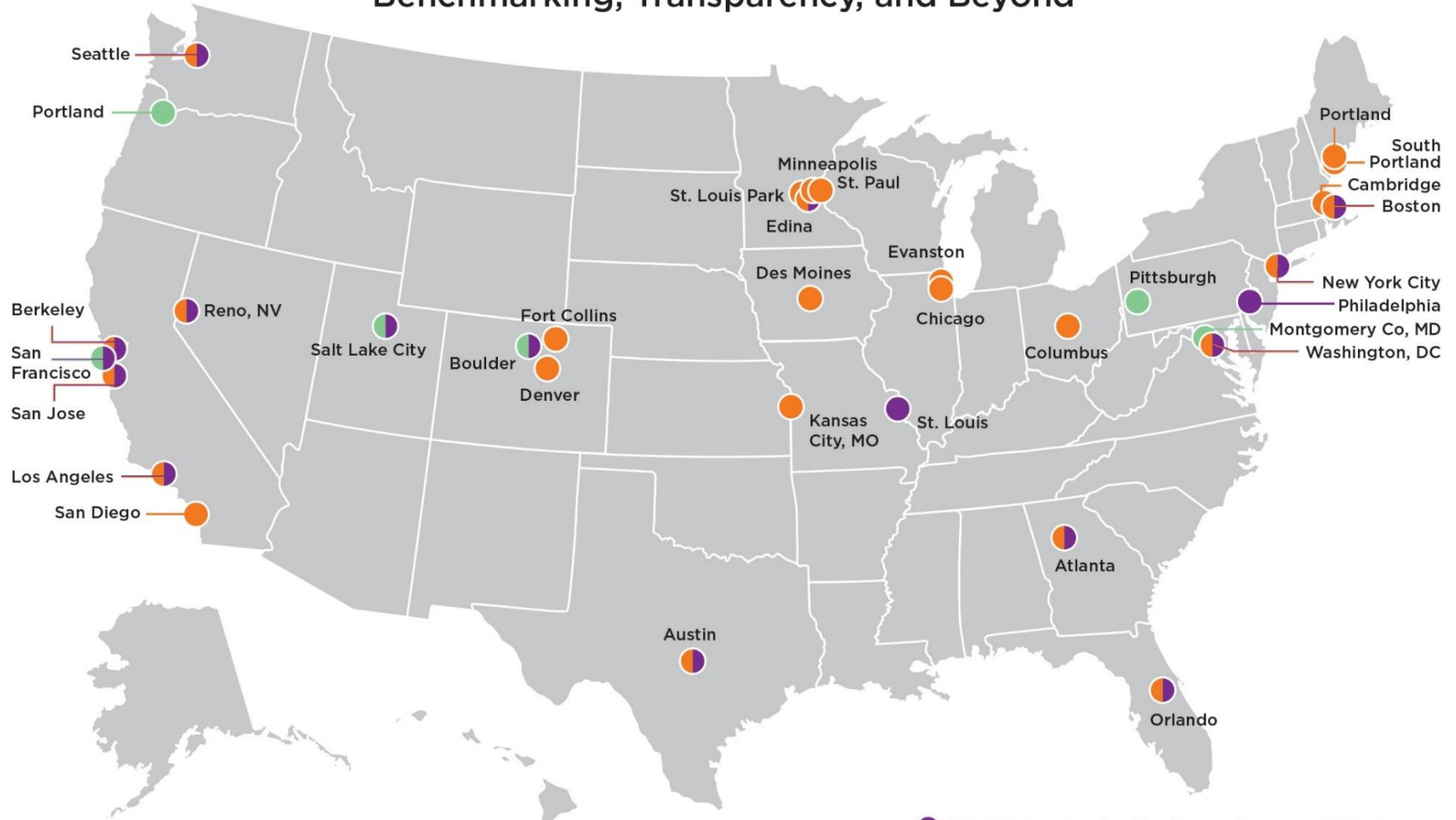
Goals:

- Deep retrofits
- Provide necessary compliance support to priority buildings, neighborhoods, and owners

Program Components:

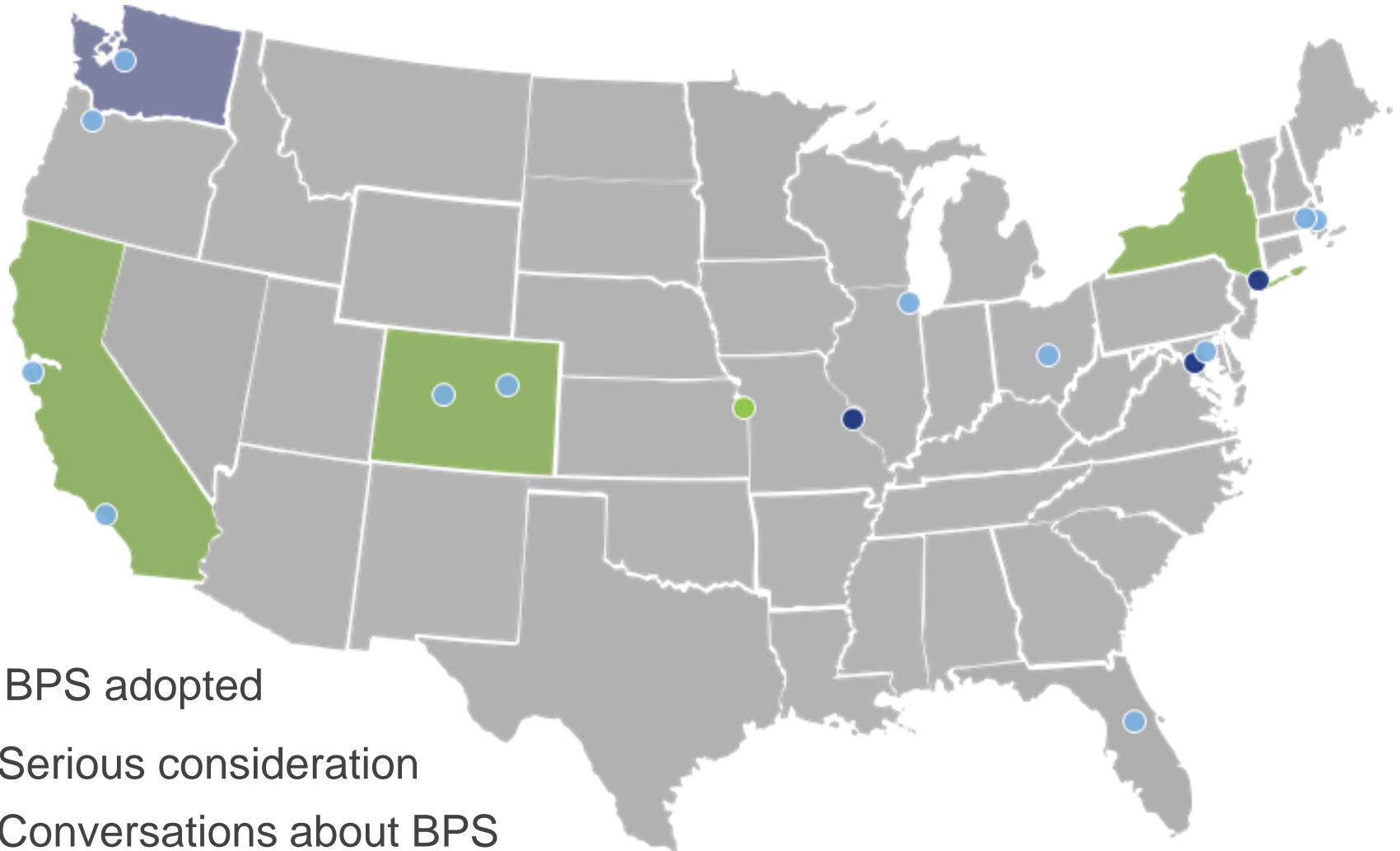
1. Turnkey technical assistance
2. Upfront capital
3. Mandate = BPS
Ideally this is a formal compliance option in order to take away owner uncertainty/risk of fine

U.S. City and County Policies for Existing Buildings: Benchmarking, Transparency, and Beyond



- Requirements of achieving performance targets or completing additional actions
- Benchmarking policy for public, commercial, and multifamily buildings adopted
- Benchmarking policy for public and commercial buildings adopted

BPS: The Near-Term Opportunity



- BPS adopted
- Serious consideration
- Conversations about BPS



Q&A

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