

Already a high performer?

We recognize many building owners are already making great strides toward achieving energy efficiency. To allow flexibility, building owners can submit documentation of one of the approved alternative compliance pathways.

To pursue alternative compliance, building owners must:

- Submit via the Seattle Services Portal an alternative compliance request with accompanying required documentation no later than 180 days prior to the building’s compliance date (see *schedule on next page*).
- Verify alternative compliance is achieved no more than three years prior to the compliance date, unless a different timeframe is specified.

ALTERNATIVE COMPLIANCE PATHWAYS

CERTIFIED ENERGY STAR® SCORE	<ul style="list-style-type: none"> • A certified ENERGY STAR score of 90 or above in buildings 100,000 SF or larger, excluding parking. • A certified ENERGY STAR score of 85 or above in buildings less than 100,000 SF, excluding parking. • Certification must be obtained in one of the two calendar years prior to the year of compliance.
CLEAN BUILDINGS PERFORMANCE STANDARD EARLY COMPLIANCE	<ul style="list-style-type: none"> • Achieve compliance with WA State Clean Buildings Performance Standard (CBPS) by the building’s tune-up deadline.
LIVING BUILDING OR PETAL CERTIFICATION	<ul style="list-style-type: none"> • International Living Future Institute (ILFI) Living Building Challenge Certification or Petal Certification including the Net Positive Energy Imperative.
NET ZERO ENERGY BUILDING CERTIFICATION	<ul style="list-style-type: none"> • ILFI Net Zero Energy Building Certification.
LOW EUI (<20 KBTU/SF)	<ul style="list-style-type: none"> • Buildings with a site Energy Use Intensity (EUI) equal to or less than 20 kBtu/SF/year for at least two of the three calendar years (ending in December) preceding the Tune-Up compliance date. A completed Energy Benchmarking Verification form is required for compliance.

ONGOING COMMISSIONING	<ul style="list-style-type: none"> Required documentation from data reports generated by a building automation system or by staff at least once per quarter over the two-year period prior to the alternative compliance submittal date. HVAC, lighting, and water heating systems must be analyzed, and evidence of identified corrective actions implemented.
COMPLETED RETRO-COMMISSIONING	<ul style="list-style-type: none"> Successful completion of a retro-commissioning program certified by a qualified Tune-Up Specialist. An acceptable retro-commissioning process can be no less stringent than Seattle City Light's (SCL) Existing Building Retro-Commissioning (RCx) and Puget Sound Energy's (PSE) Comprehensive Building Tune-Up Programs (CBTU).
IMPLEMENTATION OF ASHRAE LEVEL II AUDIT RECOMMENDATIONS	<ul style="list-style-type: none"> Completion and implementation of corrections from an energy use audit no less stringent than ASHRAE Level II, conducted and verified by an individual meeting the qualifications of a Tune-Up Specialist. A building owner must correct all deficiencies and implement all efficiency measures (capital and operational) with a projected simple payback period of three years or less as identified in the ASHRAE Level II audit.
REDUCED EUI 15% OR MORE	<ul style="list-style-type: none"> An annualized 15% reduction in weather-normalized site EUI relative to the building's prior two-year average site EUI, verified by a Tune-Up Specialist. Buildings are only eligible for this exemption if their weather-normalized EUI meets or is less than the Seattle weather-normalized median EUI for the relevant building type for one of the two years preceding the compliance date. See data.seattle.gov for benchmarking data.
NEW CONSTRUCTION OR SUBSTANTIAL ALTERATIONS	<ul style="list-style-type: none"> Newly constructed buildings or completed substantial alteration projects, as defined by the Seattle Energy Code (SEC) Section C503.8, completed no more than three years preceding the compliance deadline.

SECOND TUNE-UP CYCLE

BUILDING SIZE*	ALTERNATIVE COMPLIANCE DUE DATE	TUNE-UP SUMMARY REPORT DUE DATE
200,000+ SF	April 1, 2023	October 1, 2023
100,000-199,999 SF	April 1, 2024	October 1, 2024
70,000-99,999 SF	April 1, 2025	October 1, 2025
50,000-69,999 SF	April 1, 2026	October 1, 2026

* Excluding parking



seattle.gov/buildingtuneups | buildingtuneups@seattle.gov | 206-727-TUNE (8863)