



Comparison of U.S. Building Performance Standards

January 2026

Government	Policy Information			Description of Requirements			Compliance		Enforcement	Exemptions
City/County/State	Name	Year Enacted	Covered Buildings	Performance Metrics	Performance Targets/Standards	Compliance Cycle	Compliance Pathways	Alternative Compliance Pathways		
Boston, MA	Building Emissions Reduction & Disclosure Ordinance (Chpt VII, Sec 7-2.1 & 7-2.2)	2021	Comm & MF buildings ≥ 20,000 sq. ft., 15 residential units, All Public/ Gov't	Annual greenhouse gas (GHG) emissions (kgCO ₂ e/sq. ft./ year)	Building targets are set by building type on an emissions intensity basis, each building's target being multiplied by its gross floor area (blended average for multi-use buildings). Buildings must meet their targets annually starting in 2025, with the targets becoming more stringent every 5 years.	Every five years, starting in 2025 for buildings ≥ 35,000 sq. ft. and 2030 for those between 20,000 - 34,999 sq. ft.	Buildings must meet emissions targets based on their use type, or their individual compliance schedule aligned with a 50% reduction by 2030 and 100% reduction by 2050 targets. Buildings with more than one primary use may comply with a blended CO ₂ emission standard.	BERDO offers the following alternate compliance pathways: Individual Compliance Schedules with established declining emission standards in five year increments, provided that they reduce emissions by 50% by 2030 and 100% by 2050 from a baseline that is any year from 2005 to the first required reporting year on a linear or better basis. Hardship Compliance Plans for buildings such as historic building designations, affordable housing refinancing timelines, pre-existing long-term energy contracts without reopeners, or financial hardship. Alternative Compliance Payments: Buildings may mitigate emissions from energy use by paying an Alternative Compliance Payment (ACP) of \$234 per metric ton of CO ₂ e per year, with a cost review by the Review Board every 5 years. Such monies go into the Equitable Emissions Investment Fund, see Affordable Housing Provisions.	Emission Standards: Failure to comply with emission standards will result in a fine of \$1000 a day for non-residential buildings ≥35,000 sq. ft. or two or more buildings on a parcel ≥ 100,000 sq. ft. and for residential buildings ≥35,000 sq. ft. or with 35 dwelling units or more. Failure to comply with emission standards will result in a fine of \$300 a day for non-residential buildings ≥ 20,000 sq. ft. but < 35,000 sq. ft. and for residential buildings ≥ 20,000 sq. ft. but < 35,000 sq. ft. or with ≥15 dwelling units but < 35 dwelling units. Reporting Requirements: Failure to comply with reporting requirements will result in a fine of \$300 a day for non-residential buildings ≥35,000 sq. ft. or two	Does not cover state, county, or federal buildings. Exemptions for newly constructed buildings, those with permits for demolition, and those facing specific financial distress may be handled on a case-by-case basis by the BERDO office.

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								Additional compliance mechanisms include municipal aggregation, renewable energy certificates, power purchase agreements, and alternative compliance payments, contingent on approval by the review board.”	or more buildings on a parcel ≥ 100,000 sq. ft and for residential buildings ≥35,000 sq. ft. or with 35 dwelling units or more. Failure to comply with emission standards will result in a fine of \$150 a day for non-residential buildings ≥ 20,000 sq. ft. but < 35,000 sq. ft. and for residential buildings ≥ 20,000 sq. ft. but < 35,000 sq. ft. or with ≥15 dwelling units but < 35 dwelling units. Innacurate Report Information: Failure to accurately report information will result in a fine of \$1000-\$5,000 a day for all buildings ≥ 20,000 sq. ft.	
Cambridge, MA	Building Energy Use Disclosure Ordinance (Ordinance 2021-26)	2023	Comm ≥ 25,000 sq. ft., Public/ Gov’t ≥ 10,000 sq. ft.	GHG Intensity	Straight line trajectory from baseline to zero carbon by 2035 for buildings ≥ 100,000 sq. ft. and 2050 for buildings ≥ 25,000 - 99,999 sq. ft.	Five year compliance cycle, beginning in 2030 for buildings ≥ 100,000 sq. ft., and 2035 for those ≥ 25,000 sq. ft. These cycles will run until 2050.	Buildings must meet targets based on their use type, with targets becoming more stringent ever 5 year compliance cycle until net-zero in 2035 for buildings ≥ 100,000 sq. ft. and 2050 for buildings ≥ 25,000 - 99,999 sq. ft	Alternative compliance payments: One Alternative Compliance Credit shall be equivalent to one metric ton of Greenhouse Gas Emissions. In the first Compliance Period, each Alternative Compliance Credit shall cost \$234. Only non-residential buildings ≥ 100,000 sq. ft. can use verified carbon credits.	Up to \$300 per day per violation, each day counting as a separate violation.	Multifamily properties are not covered by this BPS. Exemptions for lack of certificate of occupancy, net zero emissions buildings, vacancy, demolition, or financial distress.

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Chula Vista, CA	Building Energy Saving (Ordinance 3498)	2021	Comm & MF buildings ≥ 20,000 sq. ft., 5 dwelling units units.	ENERGY STAR score or Weather Normalized Site EUI	<p>Conservation requirements differ based on property type. Non-residential and multifamily both have conditions under which they have the option of adhering to performance target requirements.</p> <p>Non-residential buildings are required to meet EITHER the performance targets OR both the audit requirements and minimum improvement requirements.</p> <p>Multifamily properties are subject to Multifamily Prescriptive Measure requirements; multifamily properties with significant common load are required to meet EITHER the performance targets OR both the audit requirements and minimum improvement requirements.</p>	<p>Compliance cycles are every five years for Conservation Requirements and every 10 years for Minimum Improvement Requirements. Multifamily prescriptive upgrades begin 2023 or later for both for buildings ≥ 20,000 sq. ft. and ≥ 50,000 sq. ft.</p>	<p>There are two compliance pathways: non-residential buildings and Multifamily buildings with significant owner-paid energy use must either (1) achieve a minimum EUI improvement or (2) complete an Energy Audit and Retrocommissioning and meet a smaller mandatory minimum improvement by the end of the next compliance cycle.</p> <p>The minimum improvement requirements (done in conjunction with the audit requirement) mandate that every ten years properties must demonstrate decreases in site EUI by at least baseline year ENERGY STAR Score 0-45 or EUI-WN 80+ : 30% baseline year ENERGY STAR Score 46-65 or EUI-WN 51-79: 20% baseline year ENERGY STAR Score 66-79 or EUI-WN 19-50: 10% baseline year ENERGY STAR Score 80+ or EUI-WN 0-18: none</p> <p>Multifamily buildings must perform a minimum number of prescriptive measures within all tenant spaces where utility costs are borne by tenants.</p>	N/A	<p>Non-compliance may result in a notice of failure to comply; on the 60th day following the issuance of said notice, public disclosure of non-compliance and monetary fines may be issued.</p> <p>Maximum fine amounts depend on property size: 20,000-49,999 sq. ft. up to \$750 50,000-99,999 sq. ft. up to \$1,500 100,000+ sq. ft. up to \$2,250.</p>	<p>The law does not apply to county, state, and federal buildings, Metropolitan Transit Service buildings, or buildings owned by the Chula Vista and Sweetwater School Districts.</p> <p>Properties meeting any of the following conditions are exempt from the performance standard requirements: Properties that have been occupied less than 5 years; Properties in financial distress; Properties with a permit for demolition that have already commenced demolition work; Properties that have not been previously subject to the benchmarking requirement.</p>

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Denver, CO	Energize Denver (Bill 21-1310)	2021	Comm & MF buildings ≥ 25,000 sq. ft.	Weather Normalized Site Energy Use Intensity (EUI) (kBtu divided by square footage)	Each covered building must meet a maximum site EUI standard based on its occupancy type by the year 2032. Buildings are required to meet interim performance targets in 2028 to ensure progress toward the final, 2032 standard. Final 2032 performance targets will be set for every covered building type such that 30% total weather normalized site energy savings across all covered buildings is achieved. Interim targets are determined according to the building's "trajectory" from its baseline site EUI performance in 2019 to the final site EUI standard for its property type. Performance targets are based on 2019 benchmarking data and national CBECS data. Buildings with insufficiency data will have a target that is 30% below their baseline EUI by 2032. No covered property shall have a 2032 site EUI target that is more than a 42% weather normalized site EUI reduction from their baseline year EUI.	Covered buildings must comply with interim performance targets in 2028 before meeting a final performance standard in 2032.	To comply buildings must meet the interim and final performance targets and maintain that level of performance afterward. The law allows buildings to deduct the value of investments in onsite or offsite solar from its measured site EUI.	Timeline Adjustment Pathway: The owner of a covered building may apply to change the compliance timeline due to end of major equipment system life, energy service capacity constraints, district steam loop system limitations, the timing of a major renovation, electrification, or other similar reason. Interim Compliance Hold: The owner of a covered building may apply to request a 24-month delay on the performance requirements due to temporary circumstances that make reaching a target by the prescribed deadline difficult. Penalties will not be assess during this delay. Circumstances include qualifying financial distress, financial solvency concerns, lease termination timing, redevelopment plans, demolition, or change in building ownership. Once the covered building is no longer experiencing circumstances requiring the hold, the owner may apply for the timeline adjustment option. Customized Target Adjustment Option: Building owners can also apply for a custom target adjustment if they cannot meet final target and have already received all	\$0.15/kBtu penalty for building that has three target year measurement periods; or missed target by more than 5%; or if a newly constructed building. Assessed in 2027, 2030, then annually if the building has not met the 2030 target, or in 2032 or after. \$0.23/kBtu penalty for building has two target year measurement periods. Assessed in 2026/2030 or 2028/2032, then annually if the building has not met the final target. \$0.35/kBtu penalty for building has one target year measurement period due to a timeline extension. Assessed in 2030 or 2032, then annually if the building has not met the final target. \$0.10/kBtu added to the penalty rate for timeline extensions submitted after the end of the target	Exemptions currently exist for stand-alone parking garages; buildings that are used for the generation of power produced and sold commercially and that meets the definition of the Energy/Power Station building type.

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								<p>standard target adjustments. Not all building types are eligible, please refer to the City’s technical guidance for more information.</p> <p>Additional pathways available for Manufacturing/ Agricultural/Industrial (MAI) properties and Residential Condominiums.</p>	<p>year measurement period that needed adjustment.</p> <p>\$10.00/square foot for existing buildings that have never benchmarked, or the last benchmarking report was before the 2019 baseline. Assessed 2026/2030, then annually if the building has not met the final target.</p> <p>Annual penalty of \$2000 can be levied for failing to correct benchmarking errors, or knowingly submitting inaccurate information, or withholding information.</p>	
Evanston, IL	Healthy Buildings Ordinance (Ordinance 1-O-25)	2025	Comm & MF buildings > 20,000 sq. ft. Public/ Gov’t buildings > 10,000 sq. ft.	Site EUI; GHG Emissions; Percentage of electricity usage sourced through renewable electricity	By 2050, each covered property must meet and maintain the following performance standards: (1) Maximum normalized site EUI, (2) zero normalized onsite and district thermal greenhouse gas emissions, and (3) 100 percent of electricity usage sourced through renewable electricity.	Five year compliance cycle, first compliance deadline of 2030 and every five years thereafter	Covered properties must meet the interim performance standards every year beginning in 2031. Every 5 years, interim performance standards incrementally become more stringent.	If an interim or final performance standard cannot be met, owners of covered properties may apply for the following alternative compliance pathways at least 6 months before the reporting deadline. If a building owner believes a covered property cannot reasonably meet one or more of the interim or final performance standards, the owner may propose an Alternative Compliance Pathway Plan (ACPP), which shall include, at a minimum, options for timeline adjustments, and/or adjustments or exemptions to one or more of the performance standards for	A building owner who fails to meet compliance shall be required to pay a fine, which will be determined by the City Manager and be based on (a) the total number of interim of final performance standards the owner has failed to comply, (b) the assessed value of the covered property, (c) the magnitude of non-compliance under each performance metrics. Failure to report will result in the assumption of	Condominium buildings less than 50,000 sq ft; properties owned by the federal government. The following buildings are exempt from compliance requirements: buildings that have been issued a demolition permit; properties that did not have a certificate of occupancy or temporary certificate of

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								a covered property whose owner submits a request at lest 180 days prior to any performance standard submission deadline. Rules for alternative compliance will be developed; ACCPs are binding and tied to the property, not the owner. ACCPs must be communicated prior to the sale of a covered property.	poor performance. The revenue generated by the fines will support compliance efforts.	occupancy for all twelve months of the year prior to the current benchmarking deadline; properties that have arrears of property taxes or water or refuse charges within the two years prior to an interim or final performance, on the Cook County annual tax lien sale list; properties that have a court-appointed receiver in control of the property due to financial distress; properties that have a senior mortgage subject to a notice of default.
Maryland (MA)	Climate Solutions Now Act (SB 528)	2022	Comm, MF buildings, & Public/ Gov't ≥ 35,000 sq. ft.	Net direct emissions standards (kg CO2e per square foot). Site EUI standards (kBtu per square foot) to be adopted in 2027.	Existing buildings over 35,000 square feet achieve a 20% reduction in net direct greenhouse gas emissions on or before January 1, 2030, as compared with 2025 levels for average buildings of similar construction; and net-zero direct greenhouse gas emissions on or before January 1, 2040.	Five year cycles, starting in 2030, with final standards in 2040.	Buildings must meet interim and final net direct emissions standards according to their property type.	Regulation includes an alternative compliance pathway allowing the owner of a covered building to pay an alternative compliance fee for every metric ton of net direct emissions in excess of the net direct emissions standard in a given calendar year. These fees begin at \$230 per metric ton of excess CO2e in 2020 dollars, adjusted for inflation, for 2030. The fee rate increases by \$4 per metric ton of CO2e per calendar year	See "Alternative Compliance Pathways".	Single family, fast food restaurants, food services, restaurants, parking , designated historic property, public or nonpublic elementary or secondary school buildings, manufacturing buildings, agricultural

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								in 2020 dollars, adjusted for inflation, in each calendar year.		buildings, buildings owned by the federal government, drinking water treatment & distribution buildings, and hospitals. Excludes energy use and emissions associated with steam-based equipment sterilization in medical and life sciences buildings from BEPS limits for those buildings. Other exemptions: <ul style="list-style-type: none">• No Certificate of Occupancy for all 12 months prior to compliance date• Building unoccupied• Financial distress• Building was demolished during calendar year• Properties are exmpt from establishing baseline performance if building was less than 50% occupied for at least 180 days. A building may not receive exemption from establishing baseline performance for more than three years
Montgomery County, MD	Building Energy Use Benchmarking and Performance Standards (Bill 16-21)	2022	Comm, MF, & Public/ Gov't, buildings ≥ 25,000 sq. ft.	Normalized Site EUI.	Trajectory approach; Site EUI targets are set by property type. A covered building's final performance standard will not require a reduction of greater than 30% from the covered building's performance	Five years. Uses IMT's trajectory approach. Requirements phase-in by building type/size. Properties will	Building owners must achieve their interim and final performance standards, beginning in 2028 for the largest buildings and running until 2036.	Timeline adjustments and custom targets are both opportunities provided under Montgomery County's Building Performance Improvement Plan (BPIP) Path. The path supports buildings that cannot reach one or more targets because	Any violation to BEPS regulations is a Class A violation. A Class A Criminal Violation can result in a maximum fine of \$1,000 or a maximum jail term of 6 months. A Class A Civil Violation can	Single family homes. Buildings where 10% or more of their total floor space is used for warehousing or self-storage. Exemption criteria was updated to exempt covered buildings for

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					baseline.	have to meet one interim standard five years from their start date and a final standard five years after that.		of economic infeasibility or other circumstances outside the owner’s control, such as characteristics inherent to the building or the building’s equipment lifecycles, occupancy, or financing.	result in a maximum penalty of \$500 for the initial offense and \$750 for a repeat offense.	which more than 50% of the total floor space is used for industrial uses where the majority of energy is consumed for manufacturing, the generation of electric power or district thermal energy to be consumed offsite; public assembly in a building without walls; or transportation, communication, and utilities infrastructure.
Newton, MA	Building Emissions Reduction and Disclosure Ordinance (BERDO) Newton	2024	Public/ Gov’t & Comm buildings ≥ 20,000 sq. ft.	CO2 Emissions (kgCo2/SF/yr)	Emissions standards must be met across 5 periods. Each covered building shall reduce their emissions in alignment with the standards of each respective period. Emissions standards require covered buildings reach net-zero emissions by period 5 (2050), and this must be maintained indefinitely.	Five year cycle, beginning in 2027 for the largest buildings and continuing until 2050.	BERDO’s CO2 Emissions Standard reduction schedule sets out five emissions standards that covered buildings must meet between now and 2050, with 2027 being the earliest compliance date for the largest buildings. Building owners must comply with emissions standards established for their property type.	Alternative Compliance Payments: The initial cost of an Alternative Compliance Payment shall be \$234 per metric ton of CO2. This cost will be reviewed every five years. Individual Compliance Schedules: Owners of Buildings or Building Portfolios may apply for an Individual Compliance Schedule Individual Compliance Schedules must establish declining CO2e Emissions standards in 5- to 6- year increments, and such standards must (i) decline on a linear basis, (ii) reduce Emissions 40 % by period 3, and (iii) reduce Emissions 100 % by period 5; and use a baseline from any year between 2013 and the first required reporting year. Hardship Compliance Plans: A Building Owner may apply to the BERDO Administrator for a Hardship Compliance Plan if there are extraordinary	If a building owner does not comply with the applicable emissions standard in a calendar year, each day of that calendar year the violation is not corrected shall be deemed a seperate violation and subject to a penalty of (i) \$1,000/ day for residential and non-residential buildings greater than or equal to 35,000 sqft., (ii) \$300/ day for residential and non-residential buildings between 20,000-35,000 sq. ft.	MF buildings are not currently included in Newton’s BERDO but are included on the covered building list in anticipation that this sector will be added to BERDO at a later date.

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								characteristics or circumstances associated with the building in complying with the standards. Such characteristics or circumstances may include historic Building designations, pre-existing long-term Energy contracts without reopeners, or extraordinary financial hardship. Implementation guidelines will be further detailed in the Regulations.		
New York City, NY	Sustainable Buildings NYC (Local Law 97)	2019	Comm & MF buildings ≥ 25,000 sq. ft.	Annual greenhouse gas (GHG) emissions (tCO2e/sq. ft.)	Performance targets are set to reduce the GHG emissions by the city's largest buildings by 40% by 2030 and 100% by 2050.	Emissions limits become increasingly stringent every five years. Covered buildings must comply annually beginning in 2024.	Buildings must meet the standard annually, but buildings can use RECs and offsets to compensate for going over the emissions limits. There are restrictions for how RECs and offsets can be used.	<p>Affordable Housing Reinvestment Fund (AHRF): The AHRF is a third party fund established by the department in collaboration with the New York City Department of Housing Preservation and Development to receive, encumber, and distribute funds for qualifying building electrification projects and generate offsets for such activities. AHRF offsets may be applied to reduce an eligible building's annual emissions up to a maximum of 10% of a building's annual emissions limit.</p> <p>Prescriptive Pathway: Buildings not covered by LL 97's emissions limits (some affordable housing, multifamily with more than 35% of units subject to rent regulations, places of worship), must comply with a prescriptive list of energy conservation measures.</p> <p>Additional pathways include: Extensions For Income-Restricted Housing, Good</p>	<p>Exceeding annual building emissions limit: Civil penalty of not more than an amount equal to the difference between the building emissions limit for such year and the reported building emissions for such year, multiplied by \$268.</p> <p>Failure to file a report: Penalty no more than an amount equal to the gross floor area of such covered building, multiplied by \$0.50, for each month that the violation is not corrected within the 12 months following the reporting deadline; provided, however, that an owner shall not be liable for a penalty for a report demonstrating compliance with the requirements of this article if such report</p>	The following property types are exempt: Single family housing, buildings owned by the City of New York, buildings owned by the New York city housing authority, rent regulated accommodation, houses of worship, industrial facilities primarily used for the generation of electric power or steam.

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								Faith Efforts, and temporary Target Adjustments.	is filed within 60 days of the date such report is due. False statement: Fine of not more than \$500,000 or imprisonment of no more than 30 days, or both, in addition to a civil penalty of not more than \$500,000.	
Oregon (OR)	Energy Performance Standards (HB 3409)	2023	Public/ Gov't & MF ≥ 35,000 sq. ft., Comm ≥ 20,000 sq. ft.	EUI	EUI targets set by building type and will become increasingly stringent over repeating five-year cycles. EUI targets are based on ASHRAE 100 median EUIs.	Compliance cycles will run over a five-year period, with initial compliance years beginning as follows: June 1, 2028 - Comm ≥ 200,000 sq. ft. June 1, 2029 - Comm ≥ 90,000 sq. ft. June 1, 2030 - Comm ≥ 35,000 sq. ft.	Compliance will generally require either meeting energy use intensity (EUI) targets, or meeting conditional compliance requirements that ODOE establishes (such as energy audits, energy investments, and energy management plans).	Conditional compliance, which will require an energy management plan, a program for B.O.M. to achieve applicable EUI, making investments to hit EUI, and submitting audits linked to ASHRAE Standard 211 audits. Oregon Participating Campus District Energy System: Allows large campuses with centralized heating and/or cooling systems to comply through a decarbonization plan rather than meeting individual building performance targets. The decarbonization plan must provide a strategy for up to 15 years to reduce greenhouse gas emissions and create a roadmap to replace fossil fuels. Investment Criteria: Path for complying when a building cannot meet targets. Instead of meeting performance requirements, the building owner must show that all cost-effective energy efficiency measures (the “optimized bundle”) are implemented.	\$5,000 plus continuing violation which may not exceed a daily amount of \$1/yr/sf ft	Primary use for is manufacturing or another industrial use, as defined in accordance with the following use designations of the International Building Code; designated as an historic property under a state or local statute, ordinance, rule or other legislative act designated as an historic property under a state or local statute, ordinance, rule or other legislative act. Also exemptions for buildings without an occupancy permit, facing financial distress, tax lien etc.

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Seattle, WA	Building Emissions Performance Standard (Ordinance No. 126959)	2023	Comm, & MF buildings ≥ 20,000 sq. ft.	Greenhouse gas emissions intensity targets (GHGIT), measured as a value of kgCO2e units per square foot per year (kgCO2e/SF/yr)	Building owners shall reduce the GHGIs of covered buildings to meet their standard GHGITs for each compliance interval. Greenhouse gas emissions intensity targets (GHGIT) are determined by building activity type; the director can revise GHGIT five years prior to the start of a compliance cycle. Once buildings have achieved net-zero emissions, building owners shall maintain covered buildings at net-zero emissions thereafter.	Five year compliance cycle, starting in 2031, running until 2050.	Path A: Meet GHGITs at each five-year compliance interval. Path B: Small modifications like extensions, emissions deductions for certain energy uses or a compliance payment. Path C: Special consideration and flexibility for extenuating circumstances.	Alternative Compliance Payments: building owners can meet up to a 100% of required emission reductions via payment. The payments should be, at the minimum, \$1,250 for buildings ≤50,000 sq. ft. and \$2,500 for buildings >50,000 sq. ft. Payments are calculated using: ACP = total annual MTCO2e/yr * 5 * cost of MTCO2e (\$/MTCO2e) total annual MTCO2e = [compliance GHGI (kgCO2e/SF/yr) - GHGIT (kgCO2e/SF/yr)] * grossfloor area /1000. Prescriptive Options: multifamily building can use prescriptive options in place of meeting GHGIT during the 2031-2035, 2036-2040, or 2041-2045 compliance interval, such as replacing fossil fuel hot water systems with electric (in compliance with current energy codes), replacing fossil fuel HVAC heating systems with electric, etc. Multiple other Alternative Compliance Pathways available including GHGI target adjustments, timeline adjustments, etc.	Failure to comply will result in a penalty of \$2.50/square foot for low-income housing/ low-rent multifamily buildings, \$7.50/ square foot for other multifamily housing, and \$10.00/square foot for nonresidential buildings. Failure to report, or reporting inaccurate information, may result in flat fines of \$15,000 and \$7,500, dependent on building size.	Industrial buildings.
St. Louis, MO	Building Energy Performance Standards (Ordinance 71132)	2020	Public/ Gov't, Comm, & MF ≥ 50,000 sq. ft.	Site energy use intensity (EUI)	Standards to be set no lower than the 65th percentile by property type, so that at least 65% of the buildings of the property type have a higher EUI. The Office of Building Performance will issue new performance standards at the end of	Every four years, beginning May 2021. Each compliance cycle followed by one year to set standards for next cycle. For qualified affordable	There are two preferred compliance pathways under the St. Louis BEPS: the Performance Path and the Early Adopter Path. Performance Path: the building's site EUI is equal to or lower than the standard. Early Adopter Pathway: Properties that both hit the	Narrow the Gap Path: Alternate compliance pathway for properties that are unable to hit their target by reducing their EUI to halfway between their property baseline and target. This is only available to properties that submitted a valid 2018 report and only possible during the first two compliance cycles.	If data is not reported and an alternative compliance plan is not presented within 60 days of the compliance date, a fine between \$1 - \$500 is issued for each day beyond the 60 days. Withholding and/or denial of occupancy permits.	Single family housing; primarily used for industrial or manufacturing purposes, water treatment, communications infrastructure, or as a data center; stand alone parking lots or garages that are not a part of a larger

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					each compliance cycle.	buildings and houses of worship, every six years.	target for their property type AND achieve at least 20%/50% reduction in their EUI compared to the baseline year performance can be compliant for that cycle AND the next 1-2 Cycles.	Custom Alternative Compliance Path (CACP): Option for properties that are unable to hit the targets under the Performance Path and the Early Adopter Path, nor the Narrow the Gap path due to unique circumstances. CACP entails a third party audit (ASHRAE level 2 audit) and obtaining OBP approval of a proposed plan of action.		property. Other exemptions: Demolition permit issued or demolition is planned during the compliance cycle; Financial hardship or if compliance would not be in public interest; Primary use of building is industrial; Property is communications infrastructure; Property is owned by the state or federal government.
Washington State (WA)	Clean Buildings Performance Standard (HB 1257)	2019	Public/ Gov't ≥ 10,000 sq. ft. Comm & MF ≥ 20,000 sq. ft.	Weather-normalized Energy Use Intensity. The department may also develop targets for alternative metrics related to energy use and GHG emissions if alternative metrics are included in ASHRAE standard 100-2018 or subsequent versions.	EUI targets must be no greater than the average energy use intensity for the building's occupancy type with adjustments for unique energy-using features. EUI targets initially based on ASHRAE standard 100- 2018. Proposed rules set first target at 15% below average EUI for building type. Develop and implement Operations & Maintenance Program and Energy Management Plan.	Compliance cycles are every five years, with initial compliance beginning as follows: Tier 1: Comm ≥ 220,000 sq. ft. June 1st 2026. Tier 1: Comm 90,001 –220,000 sq. ft. June 1st 2027. Tier 1: Comm 50,000 –90,000 sq. ft. June 1st 2028. Tier 2: Comm 20,000 –49,999 sq. ft. and MF ≥ 20,000 sq. ft. July 1st, 2027.	Buildings must meet the EUI target specified for their building type, or satisfy an investment criteria pathway consisting of an energy audit identifying all cost effective energy efficiency measures. Complete one of the following: Target EUI path: benchmark building's performance and calculate EUI target. Meet target by compliance deadline (conditional compliance period of 180 days); Investment Criteria path: Conduct an audit and identify all EEMs. Identify an optimized bundle of EEMs that provides maximum energy savings without resulting in a savings-to-investment ratio of less than one. The optimized bundle of measures shall be implemented based	Conditional Compliance is a temporary method of compliance. For Tier 1 covered buildings, owners must demonstrated they have implemented energy use reduction strategies required by the standard but not demonstrated full compliance with the energy use intensity target or investment criteria. For Tier 2 Buildings, owners must demonstrate they have benchmarked the building energy use in accordance with the standard, and provide an additional 180 days for the owner to demonstrate full compliance with the energy management plan (EMP) and operations and maintenance (O&M) program documentation. Additional pathways include: District Energy System Decarbonization Pathway, and temporary compliance deadline extensions.	The Department of Commerce may impose a penalty up to \$5,000 plus an amount based on the duration of any continuing violation. The additional amount for a continuing violation may not exceed a daily amount equal to \$1 per gross square foot of floor area. The Department may raise penalty rates to adjust for inflation. Administrative penalties collected must be deposited into the low-income weatherization and structural rehabilitation assistance account.	Federal buildings and buildings belonging exclusively to recognized Tribes are not required to comply with the standard. Historic buildings do not need to meet any requirement that would compromise their historical integrity. Also buildings that are primarily used for industrial, manufacturing, or agricultural purposes. Other exemptions: • No Certificate of Occupancy for all 12 months prior to compliance date • Average occupancy less than 50% • Building meets conditions of financial hardship

Government	Policy Information			Description of Requirements			Compliance		Enforcement	Exemptions
City/County/State	Name	Year Enacted	Covered Buildings	Performance Metrics	Performance Targets/Standards	Compliance Cycle	Compliance Pathways	Alternative Compliance Pathways		
							on the schedule established within the energy management plan. Develop and implement Operations & Maintenance Program and Energy Management Plan. The investment criteria shall be documented using a Level 2 energy audit and by performing the life-cycle cost analysis (LCCA).			
Washington, DC	Building Energy Performance Standards and Benchmarking (D.C. Law 22-257)	2018	Public/ Gov't ≥ 10,000 sq. ft. Comm & MF ≥ 50,000 sq. ft.	ENERGY STAR score or an equivalent metric (source EUI for buildings ineligible for ENERGY STAR).	For buildings that are eligible for an ENERGY STAR score, the building energy performance standard shall be no lower than the District median ENERGY STAR score for buildings of each property type. The District Department of Energy & Environment (DOEE) will issue new performance standards every six years.	Compliance cycles are 5 years long. While standards are recalculated every 6 years.	Performance Pathway: Reduce site EUI 20% Standard Target Pathway: Reach the standard for the building's property type (only available for property type groups performing above the national median) Trajectory Pathway: This pathway is based on building-specific performance targets against long-term goals starting with the second compliance cycle, beginning on January 1, 2028. It will be designed in rulemaking by DOEE.	Alternative Compliance Pathways are divided into the following: Deep Energy Retrofits, which are broken down into accelerated savings recognition ACP option and the extended deep energy retrofit ACP option. New Construction and Change of Property Type. Baseline Adjustments, such as a baseline year shift or a baseline site EUI modification. Or a Custom Application, which will be considered by the DOEE. Does not accept third-party building certifications as an ACP option.	The alternative compliance payment is based on the gross floor area of the building that was reported on the building's most recent benchmarking report. The BEPS Compliance Regulations establish the maximum alternative compliance payment amounts with the maximum payment for buildings at \$10 per each square foot of gross floor area. The maximum payment for a building shall be no greater than \$7,500,000. For college/university campuses and hospital campuses, there is a single maximum payment amount of \$7,500,000. The maximum alternative compliance payment	Single family properties are exempt. Buildings that are demolished immediately before the beginning of or during a compliance cycle are not subject to BEPS after they are demolished. Federal buildings and buildings belonging exclusively to recognized Tribes are not required to comply with the standard. Historic buildings do not need to meet any requirement that would compromise their historical integrity. Other exemptions: - No Certificate of Occupancy for all 12 months prior to compliance date - Average occupancy less than 50% - Primary use of building is industrial Primary use of building

[illegible]

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West Hollywood, CA	Equitable Building Performance Standards (EBPS)	2025	Public/ Gov't, Comm, & MF buildings ≥ 20,000 sq. ft., 5 dwelling units units	Site EUI and/or GHGI	The Department shall set final performance standards that collectively reduce the aggregate GHG emissions attributable to all covered buildings by at least 80% by 2035. No later than January 1, 2026, the Department shall set interim and final performance standards.	Every four years on May 15th, starting in 2028.	Building Performance Pathway: A covered property will be considered compliant through the Building Performance Pathway if it achieves its specified Performance Targets by the end of the applicable compliance cycle.	Building Performance Action Plan (BPAP) - allowed only for interim standards, not for the final. Subject to the approval of the Department. Requires audits/retro commissioning, retrofit plan, cost-benefit analysis, Distributed Energy Resources analysis, etc. documentation to the Department: A current benchmarking report and either a summary of a comprehensive energy audit report or a summary of a retro-commissioning report; a Distributed Energy Resources (DER) Opportunity Report; retrofit measures and analysis; and community services and benefits.	Failure to comply with performance standards: Fines equal to Social Cost of Carbon per unit CO2e not reduced, enforced annually until compliant. Details will be established through rules and regulations. Failure to comply with annual benchmarking requirements and performance standards: Up to \$10/sq ft × Gross Floor Area, enforced annually until compliant or a BPAP approved. Failure to provide accurate information: Providing inaccurate report information will result in a fine of \$1000.	Single-family, 2–4 unit multifamily, residential condominiums, Non-City public buildings, Broadcast antennas, Utility pumping stations. To be eligible for an exemption, a covered property must meet the following criteria: The building did not have a certificate of occupancy for more than half of the baseline year prior to the compliance cycle; the building was fully vacant for more than half of the calendar year required for benchmarking; a demolition permit was issued and demolition prior to the next applicable performance standard begins; the building is facing financial hardship; the building is a cultural resource (subject to historic protections) and requesting target adjustments.