Pathway Forward

Understanding Clean Buildings

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Three Paths, Two Options, One Outcome.

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Additional resources (clickable)

Questions? We've got your back.

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01 Early Adopter Incentive Guide.
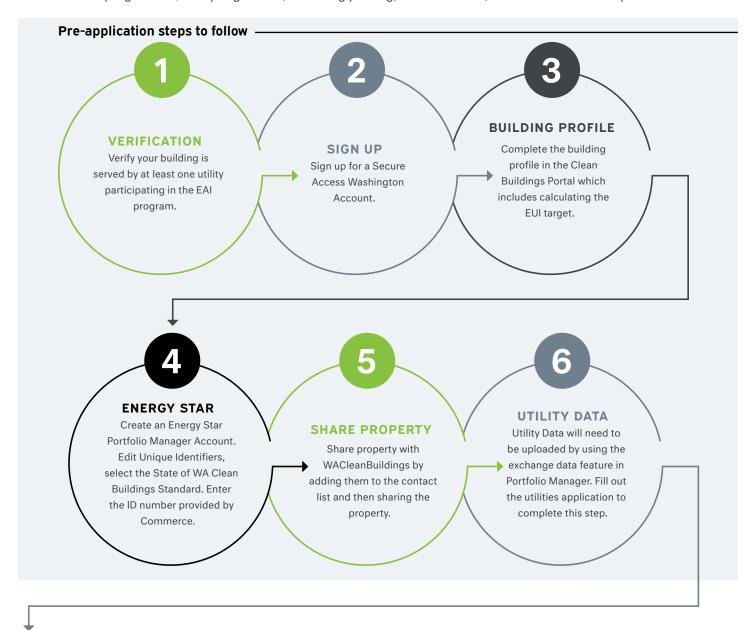
WA CLEAN BUILDINGS STANDARD — EARLY ADOPTER INCENTIVE PROGRAM

The objective of Washington States Clean Buildings Performance Standard is to lower costs and pollution from fossil fuel consumption in the state's existing buildings, large commercial buildings. An early adopter incentive program was created to promote early compliance with the Standard to eligible building owners. The state has set aside $75 million for this one-time incentive program of $0.85 per gross SF, excluding parking, unconditioned, or semi-conditioned spaces.

Pre-application steps to follow

1 VERIFICATION
Verify your building is served by at least one utility participating in the EAI program.

2 SIGN UP
Sign up for a Secure Access Washington Account.

3 BUILDING PROFILE
Complete the building profile in the Clean Buildings Portal which includes calculating the EUI target.

4 ENERGY STAR
Create an Energy Star Portfolio Manager Account. Edit Unique Identifiers, select the State of WA Clean Buildings Standard. Enter the ID number provided by Commerce.

5 SHARE PROPERTY
Share property with WACleanBuildings by adding them to the contact list and then sharing the property.

6 UTILITY DATA
Utility Data will need to be uploaded by using the exchange data feature in Portfolio Manager. Fill out the utilities application to complete this step.

THE APPLICATION WILL BE SUBMITTED TO COMMERCE THROUGH THE CLEAN BUILDINGS PORTAL AND REQUIRES THE FOLLOWING

A. Form A, B, and C which are for reporting building information, activities, and target EUI.

B. The Department of Energy Audit template which basically follows the ASHRAE 211-2018 excel spreadsheet.

C. And the business inclusion plan, building improvement plan, and if applicable, the equity and inclusion incentive qualifications form.

Clean Buildings Operating Shifts Table.

	BUILDING ACTIVITY TYPE[1,2]				WEEKLY HOURS[1,2]		
NO.	PORTFOLIO MANAGER TYPES	PORTFOLIO MANAGER SUB-TYPES	SUB-TYPES DETAILED	NOTES	<50	51-167	168
1	Banking/financial services	Bank Branch		3	0.8	1.0	1.5
2	Banking/financial services	Financial Office		3	0.8	1.0	1.5
3	Education	Adult Education		4	0.9	1.1	1.9
4	Education	College/University		4	0.9	1.1	1.9
5	Education	K-12 School	Elementary/Middle School	4	0.9	1.1	1.9
6	Education	K-12 School	High school	4	0.9	1.1	1.9
7	Education	Preschool/Daycare		4	0.9	1.1	1.9
8	Education	Vocational School		4	0.9	1.1	1.9
9	Education	Other -Education		4	0.9	1.1	1.9
10	Entertainment/public assembly	Aquarium		4	0.6	1.1	1.6
11	Entertainment/public assembly	Bar/Nightclub		4	0.6	1.1	1.6
12	Entertainment/public assembly	Bowling Alley		4	0.6	1.1	1.6
13	Entertainment/public assembly	Casino		4	0.6	1.1	1.6
14	Entertainment/public assembly	Convention Center		4	0.6	1.1	1.6
15	Entertainment/public assembly	Fitness/Health Center/Gym		4	0.6	1.1	1.6
16	Entertainment/public assembly	Ice/Curling Rink		4	0.6	1.1	1.6
17	Entertainment/public assembly	Indoor Arena		4	0.6	1.1	1.6
18	Entertainment/public assembly	Movie Theater		4	0.6	1.1	1.6
19	Entertainment/public assembly	Museum		4	0.6	1.1	1.6
20	Entertainment/public assembly	Performing Arts		4	0.6	1.1	1.6
21	Entertainment/public assembly	Race Track		4	0.6	1.1	1.6
22	Entertainment/public assembly	Roller Rink		4	0.6	1.1	1.6
23	Entertainment/public assembly	Social/Meeting Hall		4	0.6	1.1	1.6
24	Entertainment/public assembly	Stadium (Closed)		4	0.6	1.1	1.6

	BUILDING ACTIVITY TYPE[1,2]				WEEKLY HOURS[1,2]		
NO.	PORTFOLIO MANAGER TYPES	PORTFOLIO MANAGER SUB-TYPES	SUB-TYPES DETAILED	NOTES	<50	51-167	168
25	Entertainment/public assembly	Stadium (Open)		4	0.6	1.1	1.6
26	Entertainment/public assembly	Swimming Pool		4	0.6	1.1	1.6
27	Entertainment/public assembly	Zoo		4	0.6	1.1	1.6
28	Entertainment/public assembly	Other - Entertainment/ Public Assembly	Entertainment/ Culture	4	0.6	1.1	1.6
29	Entertainment/public assembly	Other - Entertainment/ Public Assembly	Library	4	0.6	1.1	1.6
30	Entertainment/public assembly	Other - Entertainment/ Public Assembly	Other public assembly	4	0.6	1.1	1.6
31	Entertainment/public assembly	Other - Entertainment/ Public Assembly	Recreation	4	0.6	1.1	1.6
32	Entertainment/public assembly	Other - Entertainment/ Public Assembly	Social/meeting	4	0.6	1.1	1.6
33	Entertainment/public assembly	Other - Recreation		4	0.6	1.1	1.6
34	Entertainment/public assembly	Other - Stadium		4	0.6	1.1	1.6
35	Food sales and service	Bar/Nightclub		4	0.6	1.1	1.5
36	Food sales and service	Convenience Store with Gas Station		4	0.5	0.9	1.3
37	Food sales and service	Convenience Store without Gas Station		4	0.5	0.9	1.3
38	Food sales and service	Fast Food Restaurant		4	0.6	1.1	1.5
39	Food sales and service	Food Sales	Grocery/food market	4	0.5	0.9	1.3
40	Food sales and service	Food Sales	Convenience store with gas	4	0.5	0.9	1.3
41	Food sales and service	Food Sales	Convenience store with gas	4	0.5	0.9	1.3
42	Food sales and service	Food Sales	Other food sales	4	0.5	0.9	1.3
43	Food sales and service	Food Sales	Fast food	4	0.6	1.1	1.5
44	Food sales and service	Food Sales	Restaurant/cafeteria	4	0.6	1.1	1.5
45	Food sales and service	Food Sales	Other food service	4	0.6	1.1	1.5
46	Food sales and service	Restaurant		4	0.6	1.1	1.5
47	Food sales and service	Supermarket/ Grocery Store		4	0.5	0.9	1.3
48	Food sales and service	Wholesale Club/ Supercenter		4	0.6	1.0	1.5
49	Food sales and service	Other - Restaurant/Bar		4	0.6	1.1	1.5
50	Healthcare	Ambulatory Surgical Center		4,7	0.8	1.1	1.3
51	Healthcare	Hospital (General Medical & Surgical)*			1.0	1.0	1.0

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	BUILDING ACTIVITY TYPE[1,2]				WEEKLY HOURS[1,2]		
NO.	PORTFOLIO MANAGER TYPES	PORTFOLIO MANAGER SUB-TYPES	SUB-TYPES DETAILED	NOTES	<50	51-167	168
52	Healthcare	Medical Office		4,7	0.8	1.0	1.5
53	Healthcare	Outpatient Rehabilitation/ Physical Therapy		4,7	0.8	1.1	1.3
54	Healthcare	Residential Care Facility			1.0	1.0	1.0
55	Healthcare	Senior Care Community			1.0	1.0	1.0
56	Healthcare	Urgent Care/Clinic/ Other Outpatient		4,7	0.8	1.1	1.3
57	Healthcare	Other - Specialty Hospital			1.0	1.0	1.0
58	Lodging/residential	Barracks			1.0	1.0	1.0
59	Lodging/residential	Hotel	Hotel		1.0	1.0	1.0
60	Lodging/residential	Hotel	Motel or inn		1.0	1.0	1.0
61	Lodging/residential	Multifamily Housing			1.0	1.0	1.0
62	Lodging/residential	Prison/ Incarceration			1.0	1.0	1.0
63	Lodging/residential	Residence hall/ Dormitory			1.0	1.0	1.0
64	Lodging/residential	Residential Care Facility			1.0	1.0	1.0
65	Lodging/residential	Senior Care Community			1.0	1.0	1.0
66	Lodging/residential	Other - Lodging/ Residential			1.0	1.0	1.0
67	Mixed use	Mixed Use Property		6			
68	Office	Medical Office		4,7	0.8	1.1	1.3
69	Office	Office	Admin/professional office	3	0.8	1.0	1.5
70	Office	Office	Bank/other financial	3	0.8	1.0	1.5
71	Office	Office	Government office	3	0.8	1.0	1.5
72	Office	Office	Medical office (diagnostic)	4	0.8	1.1	1.3
73	Office	Office	Other office	3	0.8	1.0	1.5
74	Office	Veterinary Office		3	0.8	1.1	1.3
75	Office	Other - Office		3	0.8	1.0	1.5
76	Public services	Courthouse		4	0.8	0.8	1.1
77	Public services	Fire Station		3	0.8	0.8	1.1
78	Public services	Library		4	0.6	1.1	1.6
79	Public services	Mainling Center/ Post Office		3	0.8	1.2	1.3

	BUILDING ACTIVITY TYPE[1,2]				WEEKLY HOURS[1,2]		
NO.	PORTFOLIO MANAGER TYPES	PORTFOLIO MANAGER SUB-TYPES	SUB-TYPES DETAILED	NOTES	<50	51-167	168
80	Public services	Police Station		3	0.8	0.8	1.1
81	Public services	Prison/ Incarceration			1.0	1.0	1.0
82	Public services	Social/Meeting Hall		4	0.6	1.1	1.6
83	Public services	Transportation Terminal/ Station		4	0.6	1.1	1.6
84	Public services	Other - Public Service		4	0.8	1.2	1.3
85	Religious worship	Worship Facility		5	0.9	1.7	1.7
86	Retail	Automobile Dealership		4	0.6	1.0	1.5
87	Retail	Convenience Store with Gas Station		4	0.5	0.9	1.3
88	Retail	Convenience Store without Gas Station		4	0.5	0.9	1.3
89	Retail	Enclosed Mall		4	0.6	1.0	1.5
90	Retail	Lifestyle Center	Enclosed mall	4	0.6	1.0	1.5
91	Retail	Lifestyle Center	Other retail	4	0.6	1.0	1.5
92	Retail	Lifestyle Center	Retail store	4	0.6	1.0	1.5
93	Retail	Lifestyle Center					
94	Retail	Retail Store		4	0.6	1.0	1.5
95	Retail	Strip Mall					
96	Retail	Supermarket/ Grocery Store		4	0.5	0.9	1.3
97	Retail	Wholesale Club/ Supercenter		4	0.6	1.0	1.5
98	Retail	Other - Retail/Mall	Enclosed mall	4	0.6	1.0	1.5
99	Retail	Other - Retail/Mall					
100	Technology/science	Data Center					
101	Technology/science	Laboratory		3	1.0	1.0	1.0
102	Technology/science	Other - Technology/ Science	Other service	3	0.8	1.2	1.3
103	Services	Personal Services (Health/Beauty, Dry Cleaning, etc.)		4	0.8	1.2	1.3
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair shop	4	0.8	1.2	1.3
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle service/ repair shop	4	0.8	1.2	1.3
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle storage/ maintenance	4	0.8	1.2	1.3

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BUILDING ACTIVITY TYPE[1,2]					WEEKLY HOURS[1,2]		
NO.	PORTFOLIO MANAGER TYPES	PORTFOLIO MANAGER SUB-TYPES	SUB-TYPES DETAILED	NOTES	<50	51-167	168
107	Services	Other - Services		4	0.8	1.2	1.3
108	Utility	Energy/Power Station					
109	Utility	Other - Utility					
110	Warehouse/storage	Self-Storage Facility		4	0.8	1.0	1.4
111	Warehouse/storage	Distribution Center		3	0.8	1.0	1.4
112	Warehouse/storage	Nonrefrigerated Warehouse		3	0.8	1.0	1.4

Notes

1. Do not count the hours when the property is occupied only by maintenance, security, the cleaning crew, or other support personnel. Do not count the hours when the property is occupied only by maintenance staff.

2. Working hours are based on the average use over the twelve-month period selected to document energy use in Form C.

3. The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.

4. The weekly hours are the hours that be majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, the hours each separate activity is open to the public.

5. The weekly hours the facility is open for operation, which may include worship services, choir practice, administrative use, committee meetings, classes, or other activities.

6. Must use Section 7.2.3 method for mixed-use buildings.

7. Health care buildings may use other weekly hours if they are required to operate building systems additional hours to protect patient and staff safety. Provide documentation of the requirement in the energy management plan.

8. Refrigerated warehouse greater than 167 hours assumes the workers on shift are loading and/or unloading vehicles.

03 EUI Target Table.

NO.	PORTFOLIO MANAGER TYPES	PORTFOLIO MANAGER SUB-TYPES	SUB-TYPES DETAILED	NOTES	CLIMATE ZONE 4C (WESTERN) EUI$_T$	CLIMATE ZONE 5B (EASTERN) EUI$_T$
1	Banking/Financial Services	Bank Branch			69	71
2	Banking/Financial Services	Financial Office			69	71
3	Education	Adult Education			49	51
4	Education	College/University			102	102
5	Education	K-12 School	Elementary/Middle School		49	50
6	Education	K-12 School	High School		48	49
7	Education	Preschool/Daycare			59	59
8	Education	Vocational School			49	51
9	Education	Other - Education			49	51
10	Entertainment/Public Assembly	Aquarium			55	59
11	Entertainment/Public Assembly	Bar/Nightclub			55	59
12	Entertainment/Public Assembly	Bowling Alley			73	78
13	Entertainment/Public Assembly	Casino			55	59
14	Entertainment/Public Assembly	Convention Center			50	52
15	Entertainment/Public Assembly	Fitness Center/ Health Club/ Gym			73	78
16	Entertainment/Public Assembly	Ice/Curling Rink			73	78
17	Entertainment/Public Assembly	Indoor Arena			67	70
18	Entertainment/Public Assembly	Movie Theater			67	70
19	Entertainment/Public Assembly	Museum			67	70
20	Entertainment/Public Assembly	Performing Arts			55	59
21	Entertainment/Public Assembly	Race Track			67	70

BUILDING ACTIVITY TYPE[1,2]

NO.	PORTFOLIO MANAGER TYPES	PORTFOLIO MANAGER SUB-TYPES	SUB-TYPES DETAILED	NOTES	CLIMATE ZONE 4C (WESTERN) EUI$_T$	CLIMATE ZONE 5B (EASTERN) EUI$_T$
	BUILDING ACTIVITY TYPE[1,2]					
22	Entertainment/Public Assembly	Roller Rink			73	78
23	Entertainment/Public Assembly	Social/Meeting Hall			50	52
24	Entertainment/Public Assembly	Stadium (Closed)			67	70
25	Entertainment/Public Assembly	Stadium (Open)			67	70
26	Entertainment/Public Assembly	Swimming Pool			73	78
27	Entertainment/Public Assembly	Zoo			55	59
28	Entertainment/Public Assembly	Other - Entertainment/Public Assem bly	Entertainment/Culture		67	70
29	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Library		56	59
30	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Other Public Assembly		55	59
31	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Recreation		73	78
32	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Social/Meeting		50	52
33	Entertainment/Public Assembly	Other - Recreation			73	78
34	Entertainment/Public Assembly	Other - Stadium			67	70
35	Food Sales and Service	Bar/Nightclub			361	378
36	Food Sales and Service	Convenience Store with Gas Station			244	253
37	Food Sales and Service	Convenience Store without Gas Station			260	269
38	Food Sales and Service	Fast Food Restaurant			427	454
39	Food Sales and Service	Food Sales	Grocery/Food Market		191	198
40	Food Sales and Service	Food Sales	Convenience Store with Gas		260	269
41	Food Sales and Service	Food Sales	Convenience Store with Gas		244	253
42	Food Sales and Service	Food Sales	Other Food Sales		184	189
43	Food Sales and Service	Food Sales	Fast Food		427	454
44	Food Sales and Service	Food Sales	Restaurant/Cafeteria		361	378
45	Food Sales and Service	Food Sales	Other food service		293	308

	BUILDING ACTIVITY TYPE[1,2]				CLIMATE ZONE 4C (WESTERN)	CLIMATE ZONE 5B (EASTERN)
NO.	PORTFOLIO MANAGER TYPES	PORTFOLIO MANAGER SUB-TYPES	SUB-TYPES DETAILED	NOTES	EUI$_T$	EUI$_T$
46	Food Sales and Service	Restaurant			361	378
47	Food Sales and Service	Supermarket/Grocery Store			191	198
48	Food Sales and Service	Wholesale Club/Supercenter			68	75
49	Food Sales and Service	Other - Restaurant/Bar			361	378
50	Healthcare	Ambulatory Surgical Center			90	96
51	Healthcare	Hospital (General Medical & Surgical)*			215	215
52	Healthcare	Medical Office		3		
53	Healthcare	Outpatient Rehabilitation/ Physical Therapy			90	96
54	Healthcare	Residential Care Facility			78	82
55	Healthcare	Senior Care Community			78	82
56	Healthcare	Urgent Care/Clinic/Other Outpatient			90	96
57	Healthcare	Other - Specialty Hospital			196	196
58	Lodging/Residential	Barracks			88	90
59	Lodging/Residential	Hotel	Hotel		68	72
60	Lodging/Residential	Hotel	Motel or Inn		74	77
61	Lodging/Residential	Multifamily Housing			32	33
62	Lodging/Residential	Prison/Incarceration			101	106
63	Lodging/Residential	Residence Hall/Dormitory			88	90
64	Lodging/Residential	Residential Care Facility			78	82
65	Lodging/Residential	Senior Care Community			78	82
66	Lodging/Residential	Other - Lodging/Residential			71	74
67	Mixed Use	Mixed Use Property		4		
68	Office	Medical Office		3	60	65
69	Office	Office	Admin/Professional Office		63	66
70	Office	Office	Bank/Other Financial		69	71
71	Office	Office	Government Office		66	69
72	Office	Office	Medical Office (Diagnostic)	3	60	65

NO.	PORTFOLIO MANAGER TYPES	PORTFOLIO MANAGER SUB-TYPES	SUB-TYPES DETAILED	NOTES	CLIMATE ZONE 4C (WESTERN) EUI$_T$	CLIMATE ZONE 5B (EASTERN) EUI$_T$
73	Office	Office	Other Office		66	68
74	Office	Veterinary Office			90	96
75	Office	Other - Office			66	68
76	Public Services	Courthouse			101	106
77	Public Services	Fire Station			65	68
78	Public Services	Library			56	59
79	Public Services	Mainling Center/Post Office			51	54
80	Public Services	Police Station			65	68
81	Public Services	Prison/Incarceration			101	106
82	Public Services	Social/Meeting Hall			50	52
83	Public Services	Transportation Terminal/ Station			55	59
84	Public Services	Other - Public Service			66	69
85	Religious Worship	Worship Facility			39	42
86	Retail	Automobile Dealership			59	66
87	Retail	Convenience Store with Gas Station			260	269
88	Retail	Convenience Store without Gas Station			244	253
89	Retail	Enclosed Mall		5	59	64
90	Retail	Lifestyle Center	Enclosed Mall	5	59	64
91	Retail	Lifestyle Center	Other Retail		55	62
92	Retail	Lifestyle Center	Retail Store		68	75
93	Retail	Lifestyle Center		4		
94	Retail	Retail Store			68	75
95	Retail	Strip Mall		4		
96	Retail	Supermarket/Grocery Store			191	198
97	Retail	Wholesale Club/Supercenter			68	75
98	Retail	Other - Retail/Mall	Enclosed Mall	5	59	64

	BUILDING ACTIVITY TYPE[1,2]				CLIMATE ZONE 4C (WESTERN)	CLIMATE ZONE 5B (EASTERN)
NO.	PORTFOLIO MANAGER TYPES	PORTFOLIO MANAGER SUB-TYPES	SUB-TYPES DETAILED	NOTES	EUI_T	EUI_T
99	Retail	Other - Retail/Mall		4		
100	Technology/Science	Data Center		6		
101	Technology/Science	Laboratory			237	249
102	Technology/Science	Other - Technology/Science	Other Service		66	69
103	Services	Personal Services (Health/ Beauty, Dry Cleaning, etc.)			66	69
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair Shop		36	39
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Service/Repair Shop		60	64
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Storage/ Maintenance		41	44
107	Services	Other - Services			66	69
108	Utility	Energy/Power Station		7		
109	Utility	Other - Utility		7		
110	Warehouse/Storage	Self-Storage Facility			36	44
111	Warehouse/Storage	Distribution Center			36	44
112	Warehouse/Storage	Nonrefrigerated Warehouse			36	44
113	Warehouse/Storage	Refrigerated Warehouse			121	126

Notes

1. Select the most specific building activity type that applies.

2. **For building type definitions see Energy Star portfolio manager definitions** except as follows:

   - Data center: Is an activity space designed and equipped to meet the needs of high density computing equipment, such as server racks, used for data storage and processing, including dedicated uninterruptible power supplies and cooling systems and require a constant power load of 75 kW or more. Gross floor area shall only include space within the building including raised floor computing space, server rack aisles, storage silos, control console areas, battery rooms and mechanical rooms for dedicated cooling equipment. Gross floor area shall not include a server closet, telecommunications equipment closet, computer training area, office, elevator, corridors, or other auxiliary space.

   - Urgent care center/clinic/other outpatient office means the buildings used to diagnose and treat patients, usually on an unscheduled, walk-in basis, who have an injury or illness that requires immediate care but is not serious enough to warrant a visit to an emergency department. Includes facilities that provide same-day surgical, diagnostic and preventive care.

3. All medical offices considered to be diagnostic type.

4. Must use of Section 7.2.3 method for mixed use buildings.

5. Suggest considering use of Section 7.2.3 method for mixed use buildings.

6. This is a building or activity without an energy target. Included to provide definition only.

7. This is a building or activity without an energy target. This may be exempt from the standard, see Section Z4.1 2, d.