

# OpenBlue

## Net Zero Buildings

# DC Building Energy Performance Standards (BEPS)



### What the law is about

The District of Columbia adopted Building Energy Performance Standards (BEPS) in the Clean Energy DC Act of 2018. It's part of a strategy to reduce greenhouse gas emissions and energy consumption 50% by 2032, as outlined in the [Sustainable DC plan](#). The law is implemented by the Department of Energy & Environment (DOEE).

Owners of privately-owned buildings larger than 10,000 square feet are required to annually benchmark their performance and report it to DOEE, with the first deadline on April 1, 2025. Buildings will enter the BEPS compliance cycle as follows:

- BEPS 1 – January 1, 2021: Private buildings larger than 50,000 sq. ft. and DC-owned buildings larger than 10,000 sq. ft.
- BEPS 2 – January 1, 2027: Private buildings larger than 25,000 sq. ft.
- BEPS 3 – January 1, 2033: Private buildings larger than 10,000 sq. ft.

Compliance cycles are five years long, with a gap year between each compliance period that allows DOEE to review the data and reset the standards for the next cycle. (Due to the pandemic, DOEE extended the end of the first compliance cycle by one year.)

Under BEPS, buildings must implement one of four compliance pathways:

1. [Performance based](#) – Buildings must reduce energy use intensity (EUI) by 20%.

2. [Standard target](#) – Buildings must meet the standard BEPS target for the property type.
3. [Prescriptive](#) – Buildings must meet reporting milestones across four phases.
4. [Alternative compliance pathway](#) – Buildings must achieve energy savings based on plans approved by DOEE.

The DOEE requirements for buildings that must comply with BEPS 1 include performance targets based on ENERGY STAR or Source EUI scores. For a full list of property types and their applicable standards, refer to the [DC Register](#). DOEE will establish new standards for BEPS 2, which will take effect on January 1, 2027.

### What it means for you

- You can learn more about BEPS requirements on DOEE's [website](#) and in its [online guidebook](#).
- Beginning in 2024, building owners are required to obtain third-party data verification of benchmarking data submitted for calendar year 2023.
- Failure to demonstrate compliance by the end of a compliance cycle will result in [alternative compliance penalties \(ACPs\)](#). The maximum ACPs are set to \$10 per square foot of gross floor area and are capped at \$7,500,000. ACPs will be reduced proportionally to the building's demonstrated performance, relative to its pathway target.
- Building owners may also be fined for violating reporting requirements or failing to meet deadlines during the compliance cycle.

## How we can help

Partner with Johnson Controls to develop an excellent sustainability and resiliency program to comply with Building Performance Standards laws. We'll build your business case to meet your needs, and we'll help balance the traditional conflict between cost savings and investment. We offer a wide assortment of building systems that can help you reduce your facility's emissions. We blend technical and operational expertise with our reputation for quality.

### Step 1: Assess your facility.

We look at current and anticipated use to understand present energy usage, plan for energy needs, and review indoor air quality. We also make sure all your systems are right sized for your facility, which is essential for efficient operation.

### Step 2: Help build your business case.

Our team develops models specific to your equipment and facility, giving you a clear picture of potential efficiency gains and lifecycle cost improvements. We draw on our industry know-how to incorporate additional opportunities to optimize performance.

### Step 3: Recommend next steps.

We lay out a step-by-step plan for you to modernize against your goals and budget. We give you a menu of options and recommendations that make sense for your facility, and we include a range of smart technologies, such as tools to support predictive maintenance.

### HVAC Equipment and Hydronic Systems

We offer the largest portfolio of HVAC equipment and controls in the world. With expertise in mechanical retrofitting existing systems, our team performs audits of the current equipment and identifies deficiencies that prevent you from meeting regulations and best practices in indoor air quality. From there our experts will design and recommend solutions to meet today's energy, decarbonization and healthy buildings initiatives.

### Building Automation Systems and Controls

Our next generation building automation systems make it possible to extend automated control to every building system from a single platform. We make everything from simple, configurable controls to highly programmable automation systems for entire facilities. Our systems allow you to improve control of your key systems and improve desired outcomes against your goals for indicators such as CO2, Energy Use Index (EUI), kWh, emissions intensity.

### Accessible Digital Tools

Our suite of tailored, AI-powered digital solutions optimize building performance through predictive maintenance, remote diagnostics, emission management, goal and targets, and more. Leverage our OpenBlue platform to integrate with Metasys and third-party BMS to deliver optimal building outcomes, ensuring compliance with building performance standards while also balancing comfort, air quality, costs and emissions.

### Water Usage Reduction

We supply the expertise and funding mechanisms to provide water and energy conservation solutions for businesses. By helping decrease water leakage and operational costs, we can reduce water consumption by up to 50 percent. Water heaters can be upgraded from fossil fuel fired to electric, or we can provide high efficiency or indirect options. Our experts are able to calculate the most effective ways to reduce water usage in sinks and toilets.

### Lighting

We partner with the world's premier lighting innovators to revolutionize interior and exterior lighting. Our experienced lighting engineers have designed and executed hundreds of millions of dollars in lighting projects around the world. By integrating the lighting systems to work in conjunction with existing building systems the result is a holistic system better suited for energy efficiency, convenience and security. From clinics to classrooms, these intelligent lighting systems provide advantages well beyond energy savings to help buildings run more efficiently.

## Your partner in sustainability and net zero

As leaders in sustainability and net zero, our approach brings together expertise with leading capability to deliver energy efficient outcomes through our building and infrastructure management services. Upon review of your goals and your facility, our team advises on all aspects of ESG and sustainability to provide a comprehensive roadmap of actions and solutions to meet the critical milestones.

## Ready to get started?

Contact your local Johnson Controls representative or visit [johnsoncontrols.com/BPS](https://johnsoncontrols.com/BPS)

