

OpenBlue

Net Zero Buildings

Bill 21-1310: Energize Denver



What the law is about

[Energize Denver](#) is a building decarbonization policy that includes a building performance standard (BPS) for Denver's largest buildings. Covered buildings must report their data by June 1st each year, which is then disclosed to the public.

The law is made up of three parts:

1. A BPS with energy efficiency requirements for large buildings
2. Prescriptive efficiency requirements for small commercial and multifamily buildings
3. Electrification requirements for space and water heating equipment for all buildings over 5,000 square feet

Each commercial and multifamily building 25,000 square feet and larger must meet a maximum site energy use intensity (EUI) standard based on its occupancy type by 2030. Buildings must also meet interim performance targets in 2024 and 2027. Solar use will be fully credited against site energy use to incentivize solar.

The law also requires smaller commercial and multifamily buildings between 5,000 and 24,999 square feet to certify that they have installed all LED lights, installed solar panels, or purchased off-site solar to meet 20% of the building's annual energy use. These requirements phase in over three years, beginning in 2025.

Denver will also mandate partial or full electrification of certain types of space and water heating equipment at the time of

replacement, beginning in 2025. Prior to that, Denver will require electrification feasibility reports from all buildings seeking permits to replace gas-fired equipment. Financial incentives are available to early adopters of heat pump technologies.

The law gives Denver's Office of Climate Action, Sustainability & Resiliency (CASR) the power to set new EUI targets for 2040 and 2050, if necessary to achieve the city's climate goals. Learn more about Energize Denver on the city's [website](#).

What it means for you

- If your building is over 25,000 square feet, you need to submit energy data by June 1st every year.
- Penalties for failing to comply with the BPS law vary, depending on which section of the law has been violated. Learn more on the city's [Enforcement Page](#).
- Denver has a [Smart Leasing Program](#) that can help address split incentives between landlords and tenants.
- Building owners can request EUI normalization based on usage for buildings such as data centers, and for additions such as EV charging stations.
- Target adjustment and normalization submissions are due by December 31, 2024, in order to be ready for the 2024 interim BPS target evaluation in 2025; guidance can be found [here](#).

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

