

OpenBlue

Net Zero Buildings

St. Louis Building Energy Performance Standard



What is the law about?

The Building Energy Performance Standard (BEPS) sets requirements for large buildings in the City of St. Louis to reduce their energy. The standard is measured in site energy use intensity (EUI) for each property type based on [local benchmarking data](#) that buildings are required to meet. The performance standard for each property type will be periodically updated.

BEPS covers municipal, non-residential and residential buildings in St. Louis over 50,000 square feet. There are four main compliance paths for covered buildings:

- **Performance Path:** A property that meets or exceeds the EUI standard for its property type is considered compliant for the current cycle.
- **Early Adopters:** As an incentive to invest in deeper energy upgrades, properties can achieve compliance for multiple cycles through two Early Adopter pathways:
 - **EA Path 1:** If, at the conclusion of cycle 1, a property's EUI is at or below the standard for its property type and the EUI of the property was reduced by 20% or greater compared to its 2018 property baseline, then the property will be considered compliant for cycles 1 and 2. The property must achieve both targets to be in compliance for two consecutive cycles.
 - **EA Path 2:** If, at the conclusion of cycle 1, the property's EUI is at or below the BEPS for its property type and the EUI of

the property was reduced by 50% or greater compared to its 2018 property baseline, then the property will be considered compliant for cycles 1, 2 and 3. The property must achieve both targets to be in compliance for three consecutive cycles.

- **Narrow the Gap Alternative Compliance Path:** A property that cannot meet its targets can achieve compliance by reducing its EUI to halfway between its property type baseline EUI and the target EUI. This is only available for the first two compliance cycles, and only to properties that submitted valid 2018 reports.

These performance standards can be achieved by making improvements to the property's overall performance, relative to the EUI standard.

What it means for you

- Failure to report energy usage could result in cash fines and denial of occupancy permits.
- Data from the second to the last year of each compliance cycle must be verified by an accredited third party.
- The benchmark year for meeting the BEPS performance standards is 2024.
- You can check your building's status at the [St. Louis benchmarking](#) website.
- You should familiarize yourself with the [BEPS Guidebook](#).

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

