

# OpenBlue Net Zero Buildings

## Washington State Clean Buildings Performance Standard



### What is the law about?

The Washington State (WA) [Clean Buildings Performance Standard](#) law (CBPS) provides opportunities for building owners to upgrade their assets, slash operating costs, and contribute to the state's climate goals. The [Clean Buildings Act](#) was formally adopted in July, 2019, and created energy performance standards for commercial and multifamily buildings larger than 20,000 square feet.

The law splits buildings into two tiers. Tier 1 covers all commercial buildings over 50,000 square feet. Compliance begins in 2026. Tier 2 covers commercial properties between 20,000 and 50,000 square feet and multifamily properties over 20,000 square feet. Rulemaking for Tier 2 is due to be completed by December, 2023.

Site energy use intensity (EUI) standards are due to be created for each property, with these standards being normalized for operating hours. The law will run on a five-year reporting implement an Operations and Maintenance Program and an Energy Management Plan per ASHRAE Standard 100-2018 ([with state amendments](#)).

There are three compliance pathways that Tier 1 buildings can follow:

1. [EUI Compliance Pathway](#)  
EUI targets are set for the building, and it must meet or exceed those targets.
2. [Investment Compliance Pathway](#)  
This pathway can only be utilized if EUI performance cannot be measured, calculated or met. An ASHRAE II audit must be performed by a qualified energy auditor, and all energy efficiency measures identified in the audit are evaluated. Those deemed cost effective must be implemented.
3. [Conditional Compliance Pathway](#)  
This is a temporary method that allows applicants additional time to verify and document compliance with the law. An ASHRAE II energy audit is required.

### What it means for you

- Tier 1 reporting begins June 1, 2026, for buildings over 220,000 sq. ft.
- Tier 2 reporting begins July 1, 2027.
- The WA Department of Commerce may impose a penalty up to \$5,000 on a building that doesn't comply, plus an amount based on the duration of any continuing violation. It may also raise penalty rates to adjust for inflation

## 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)

