

Background

Existing buildings in Redmond make up nearly 70% of our communitywide greenhouse gas emissions, making them one of our greatest opportunities for meaningful climate action. With the state’s Clean Buildings Law in effect, and impacting approximately 500 buildings in Redmond, the City is launching a new technical assistance program, called the Clean Buildings Incentive Program. The program provides no- and low-cost tailored support, resources, and guidance to increase compliance with the state law, accelerate energy savings, and create healthier, more resilient buildings across Redmond. This initiative advances 2025 ESAP Action 1.2: *Launch a Clean Buildings Incentive Program (CBIP)*.

About the Washington Clean Buildings Law

In 2019, the state passed the Clean Buildings Law, which requires commercial building owners to comply with standards that increase energy efficiency and reduce emissions of buildings. The legislature amended in the law in 2022 to expand the reach to new buildings types. Washington was the first state with a statewide building performance standard.

Table 1: Covered Buildings Under Washington Clean Buildings Performance Standard

| Tier 1 | Tier 2 |
|--|---|
| Greater than 50,000 SF | Between 20,000 and 50,000 SF |
| Does not include multifamily residential | Includes multifamily residential over 20,000 SF |
| Requirements 1. Benchmarking 2. Energy Management Plan 3. Operations and Management Program 4. Meeting Energy Use Intensity by bldg type | Requirements 1. Benchmarking 2. Energy Management Plan 3. Operations and Maintenance Program |
| Mandatory compliance begins in June 2026 for buildings over 220,000 SF | Mandatory reporting by July 1, 2027 |

How is the City Supporting Redmond Property Owners?

To support compliance with the state Clean Buildings Performance Standard, the City of Redmond, in partnership with the cities of Bellevue and Issaquah, will provide free technical assistance to eligible building owners. The goal of the program is to support increased compliance with the state requirement to maximize building efficiency in Redmond, reduce community greenhouse gas emissions, and support long term cost savings for building owners.

Under the Clean Buildings Incentive Program run by the partner cities, participants will be eligible for the following technical services:

- Energy Star Portfolio Manager qualified technical support for energy efficiency benchmarking
- Establishing and recommending a compliance path by building
- Building scoping assessment to identify energy saving opportunities
- Early Adopter Incentive application support
- Support for Puget Sound Energy Incentives and energy efficiency loans
- Access to trainings focused on energy benchmarking, operation and maintenance best practices and energy management planning
- Support for submitting early compliance documentation via the state’s Clean Buildings portal
- Access to Clean Buildings help desk and additional resources

Clean Building Incentive Program Implementation Update March 2026

The program will cover the first \$10,000 of costs for each building supported. For all services, costs are estimated to range from \$9,000 to \$25,000 depending on the complexity of the building and information available.

The program directly supports implementation of the 2025 ESAP (see Action 1.2: Implement technical support programs to assist compliance with Building Performance Standards with targeted support for multifamily and non-profit buildings).

Program Roll Out and Outreach

The program launched in March and will first target non-profit and multifamily buildings. Services covered by the City will have a financial cap per building to maximize the number of buildings served. The program will extend through December 2026, with an option to extend for 2027 should sufficient funding be allocated from the participating cities. Redmond has allocated \$80,000 through the end of 2026.

In preparation for the program launch, the partner cities hosted five educational webinars to make building owners aware of the state requirements and the services being offered.

Program Administration

This program is being offered in partnership with the cities of Bellevue and Issaquah via the Eastside Climate Partnership (ECP). The ECP was formed in 2023 through an interlocal agreement, which allows the partner cities to work collaboratively to create programs that reduce regional sources of climate pollution and advance collective sustainability.

While this will be the first year the CBIP will be offered in Redmond, Bellevue and Issaquah have conducted this technical assistance for the past two years. Bellevue is serving as the administrative leader for the program. The program's technical assistance provider is McKinstry, an energy services company to conduct the technical assistance. Bellevue is the contract holder for this services contract. McKinstry was selected through a robust formal bidding process. Redmond was part of the review panel and has been engaged through program development.

Several projects from this program will be selected to feature in case studies. These will be used to demonstrate what energy efficiencies a building owner can achieve through building management and upgrades. This will be used in continuing outreach to commercial building owners to encourage increasing the efficiency of buildings in Redmond. With increasing efficiency of buildings, Redmond will continue making progress on its goal of reducing emissions 95% by 2050.

Throughout the program metrics will be collected that will help refine the approach of future programming and demonstrate the dollars this investment leveraged to bring state and PSE incentives into our community. Additionally, metrics will show the reduction in emissions achieved through the program, and energy savings to buildings that implement recommended efficiencies.

Building owners can learn more and sign up at: [Sustainable Buildings](#).

More About Requirements Under the State Clean Buildings Law

In addition to the following documentation, Tier 1 buildings must meet an Energy Use Intensity Target (EUI_t). Energy Use Intensity is the amount of energy used per square foot per year. The EUI_t is determined by building use. As an example, City Hall has to meet the EUI_t for the Office Building use type, and in order to meet the target the City upgraded lighting, installed occupancy sensors, and is adjusting the schedule of heating and cooling of the building to increase efficiency and meet our EUI_t. If a Tier 1 building does not meet the EUI_t for their building type, they may be assessed fines by the state.

Energy management plans must contain:

- Identification of an Energy Manager
- Energy usage analysis and tracking
- Facility parameters
- Previous Energy Audit reports
- Implemented EEMs
- Occupant Energy Efficiency Instructions
- Operations and Maintenance personnel training plan
- Capital Management Plan
- Vendor Contact list for relevant equipment
- Lighting upgrade Procedure
- Additional EMP Procedures as specified in Section 5, ASHRAE Standard 100

Operations and Maintenance Plans must contain:

- Program Summary
- Inventory of items
- Performance Objectives
- Inspection and Maintenance tasks with Condition Indicators and task frequencies
- O&M Program Review and Improvement Procedure

These plans evaluate the following building systems:

- Building Envelope
- Domestic Hot Water
- Heating, Ventilation, and Air Conditioning
- Refrigeration
- Lighting
- Controls
- Electric Power Distribution and On-Site Power Generation