

SEATTLE STEAM COMPANY

MAY 2009

WE CAN HELP YOU INCREASE YOUR ENERGY EFFICIENCY

As a key driver behind making Seattle greener, Mayor Greg Nickels has been working hard to reduce greenhouse gas emissions in Seattle. Just last month he announced the Green Building Capital Initiative, a new set of policies and incentives to meet his challenge of reducing building energy usage by 20% between 2005 and 2020.

This Initiative was launched based on the understanding that building energy emissions represent a significant amount of the total carbon footprint of Seattle, and that there is a tremendous opportunity to reduce the footprint by increasing the energy efficiency in residential and commercial buildings.

In 2008, two Green Building Task Force teams (Existing Building and New Building) were assembled by the Mayor to provide “guidance and feedback on policy mechanisms that the City could employ to achieve the goals of the Green Building Capital Initiative”. The teams met throughout the year and provided recommendations to Staff on policy options, taking into consideration a vast number of influences and outcomes of such policy changes. The Green Building Capital Initiative, launched by the Mayor on April 22, is based on these policy recommendations for new and existing buildings.

The table on the right from the Mayor’s office broadly outlines five categories for Existing Buildings under consideration; Measurement & Disclosure, Financing, Incentives, Repayment Mechanisms and Upgrades.

Beginning in 2010, measurement and disclosure of energy usage WILL BE REQUIRED for commercial buildings larger than 50,000 square feet (and multi-family buildings with more than 20 units) using ENERGY STAR Portfolio Manager.

	Performance Measures	Prescriptive Measures
MEASUREMENT & DISCLOSURE	<ul style="list-style-type: none"> •Historical Energy Use •Energy Performance Rating or Label 	<ul style="list-style-type: none"> •Energy Measure Checklist
FINANCING	<ul style="list-style-type: none"> •Public Financing Pool (Local Improvement District or Bond Sale) •Private Financing Pool •Low-Interest Loans •Energy Efficiency Mortgages 	
REPAYMENT MECHANISMS	<ul style="list-style-type: none"> •Add-on to Property Taxes •On-Bill Financing 	
INCENTIVES	<ul style="list-style-type: none"> •Energy Efficiency Fee-bate •Energy Efficiency Tax Credit 	
UPGRADE REQUIREMENTS	<ul style="list-style-type: none"> •Minimum Energy Performance Upgrades 	<ul style="list-style-type: none"> •Prescriptive Measure Upgrades

Policies Considered by the Existing Buildings Committee

Seattle Steam Company believes that tracking energy loads is an essential first step in improving the energy efficiency of buildings.

We are now able to help our customers participate in this new benchmarking effort by offering direct access to ENERGY STAR certified engineers; professional engineers who can walk your engineering staff through the ENERGY STAR program, input data and, if needed, perform full building energy audits.

Please contact David Easton (206-658-2025, deaston@seattlesteam.com) for more information on ENERGY STAR benchmarking. More details on the Seattle Climate Protection Initiative can be found at: <http://www.seattle.gov/news/detail.asp?ID=9618&Dept=40>