

Washington Clean Buildings Performance Standard Overview



Trane's trusted energy experts can assist you with energy analysis & decarbonization to achieve your building's operational needs and CBPS compliance.

Contact our Washington Energy Services Team Today!

Phone: 425.643.4310

E-mail: Trane-pr@trane.com

What is the WA Clean Building Performance Standard (CBPS)?

The Washington Clean Buildings Act and subsequent clean buildings expansion bill of 2022 endeavors to reduce greenhouse gas emissions by requiring that owners of existing buildings larger than 20,000 square feet conform to state-mandated energy use intensity targets (EUI), or if they cannot, implement energy efficiency measures.

These buildings must report on benchmarking, energy management plans (EMPs), and operations and maintenance (O&M) programs, starting as early as July 2026.

- **Tier 1 Buildings:** existing commercial (non-residential) buildings whose floor area exceeds 50,000 gross square feet (excluding parking).
- **Tier 2 Buildings:** existing residential buildings or commercial buildings smaller than 50,000 square feet.

When does compliance reporting begin?

	Tier 1	Tier 2
<i>Covered buildings reporting schedule</i>		
2026	June 1 > 220,000 sq. ft.	
2027	June 1 > 90,000 sq. ft. but less than 220,001 sq. ft.	June 1 > 20,000 - < 50,001 sq. ft* <small>*includes all multifamily > than 20,000 sq. ft.</small>
2028	June 1 > 50,000 sq. ft. but less than 90,001 sq. ft.	

How will I fund these building improvements?

The Washington Department of Commerce offers an Early Adopter Incentive (EAI) Program that provides financial incentives to building owners who demonstrate early compliance.

TIER 1 EARLY ADOPTER INCENTIVE

One-time base incentive of \$2/square foot (excluding parking, unconditioned or semi-conditioned spaces) plus \$0.05/kBtu of energy saved over 15 EUI

TIER 2 EARLY ADOPTER INCENTIVE

Base incentive of \$0.30/square foot for building owners who benchmark their buildings' energy use, identify an EUI, and develop an EMP and O&M program

Multifamily building owners that sign an Anti-Displacement Agreement may be eligible for an enhanced incentive of \$0.75/square foot

Reference the [Tier 1 EAI Guidebook](#) and [Tier 2 EAI Guidebook](#) to determine if your building may be eligible to receive incentive funding and for application details.

How can I make WA CBPS work for me?

Washington State CBPS can be aligned with your building's pre-established energy goals – whether it be LEED certification, occupant comfort, reduced operating costs, or long-term sustainability. Regardless of your current energy initiatives, as a trusted building technologies and energy services company, Trane can help make CBPS work for you by simplifying compliance:

1. Benchmark & Categorize Building

Trane Support: Benchmarking setup, portfolio analysis, utility data integration, and emissions baseline mapping.

2. Develop & Implement O&M Program

Trane Support: Customizable O&M programs, service agreements, fault detection, and diagnostics.

3. Develop Energy Management Plan (EMP)

Trane Support: EMP development, remote monitoring, and energy coaching.

4. Conduct Energy Assessment

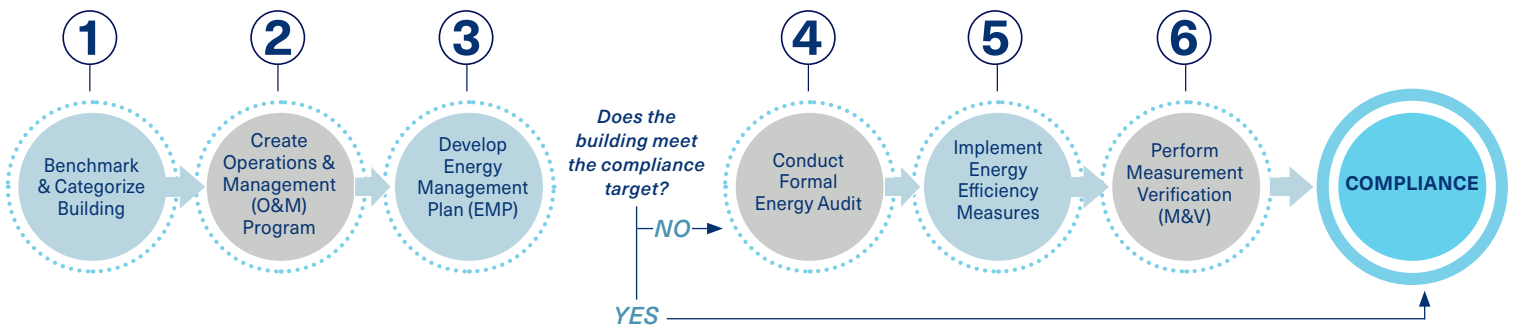
Trane Support: Comprehensive energy assessment services including system-level assessments and capital planning as part of a holistic plan.

5. Implement and Commission Energy Efficiency Measures (EEMs)

Trane Support: Project delivery, commissioning, equipment, controls, electrification, and integration with available rebates/incentives.

6. Perform Measurement & Verification (M&V)

Trane Support: Integrated Services, M&V dashboards, performance guarantees, and compliance reporting.



Contact our Energy Services Team

Trane's trusted energy experts can assist you with energy analysis and decarbonization to achieve your building's operational needs and CBPS compliance. Connect with our Washington Energy Services Team today!

Disclaimer: Trane does not provide tax, legal, or accounting advice. This material is for informational purposes only and it should not be relied on for tax, legal, or accounting advice. Tax law is subject to continual change. All decisions are your responsibility, and you should consult your own tax, legal, and accounting advisors. Trane disclaims any responsibility for actions taken on the material presented.



Trane – by Trane Technologies (NYSE: TT), a global climate innovator – creates comfortable, energy efficient indoor environments through a broad portfolio of heating, ventilating and air conditioning systems and controls, services, parts and supply. For more information, please visit trane.com or tranetechnologies.com.

TRANE

All trademarks referenced in this document are the trademarks of their respective owners.

© 2025 Trane. All Rights Reserved.

EDU-SLM005A-EN
9/18/2025