

Clean Buildings Performance Standards: Best Practices and Lessons Learned

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Meghan Reckmeyer, Environmental PM I
Air Quality and Sustainable Practices





Understanding Port of Tacoma and Northwest Seaport Alliance building portfolios



Navigating Clean Buildings Performance Standard (CBPS) requirements



Sharing key challenges and lessons learned

Port Overview

- The Port owns about half of the land (~2,500 acres) that makes up the Tacoma Tideflats.
- Over 100 leases including warehousing, logistics, recycling industries and terminal operators.
- Marine cargo operations managed by the Northwest Seaport Alliance.
- Marine cargo and real estate operations at the Port support more than 41,000 jobs.



Major Business Lines

Containers

Breakbulk

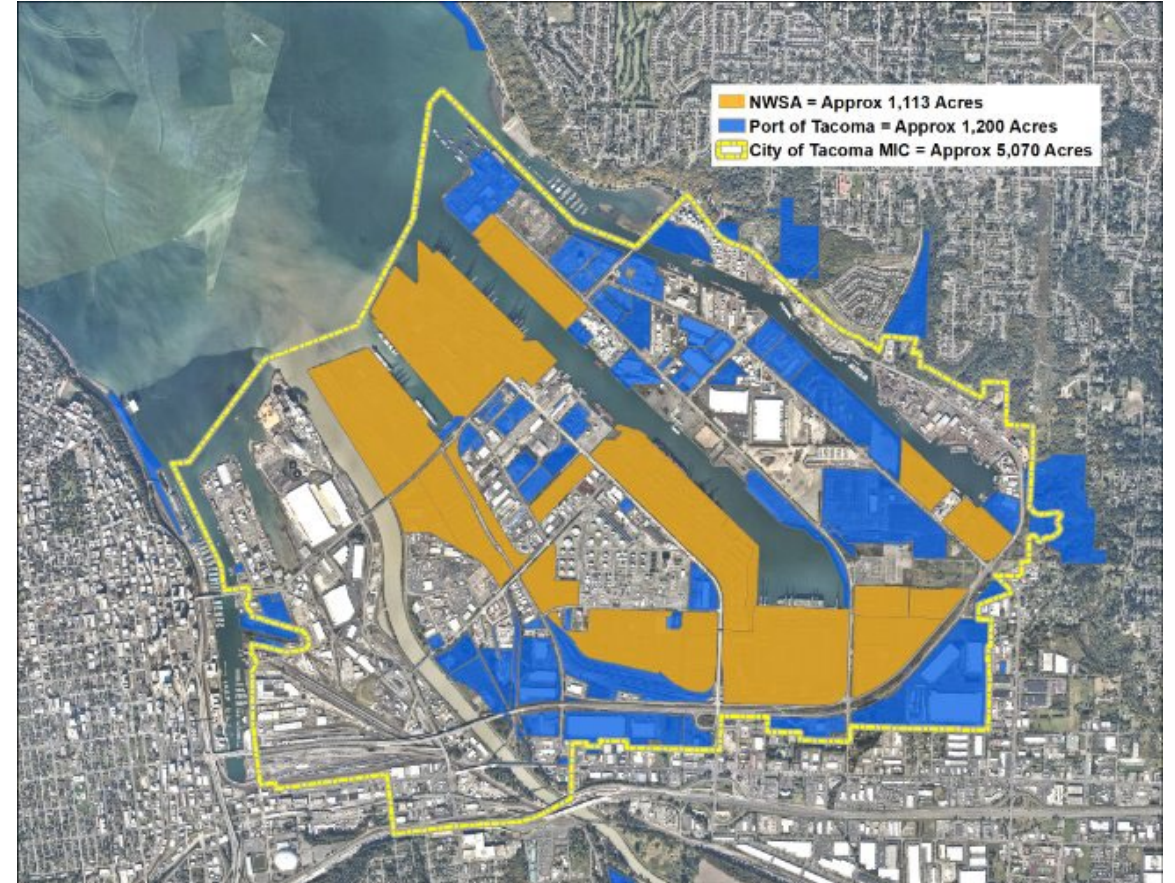
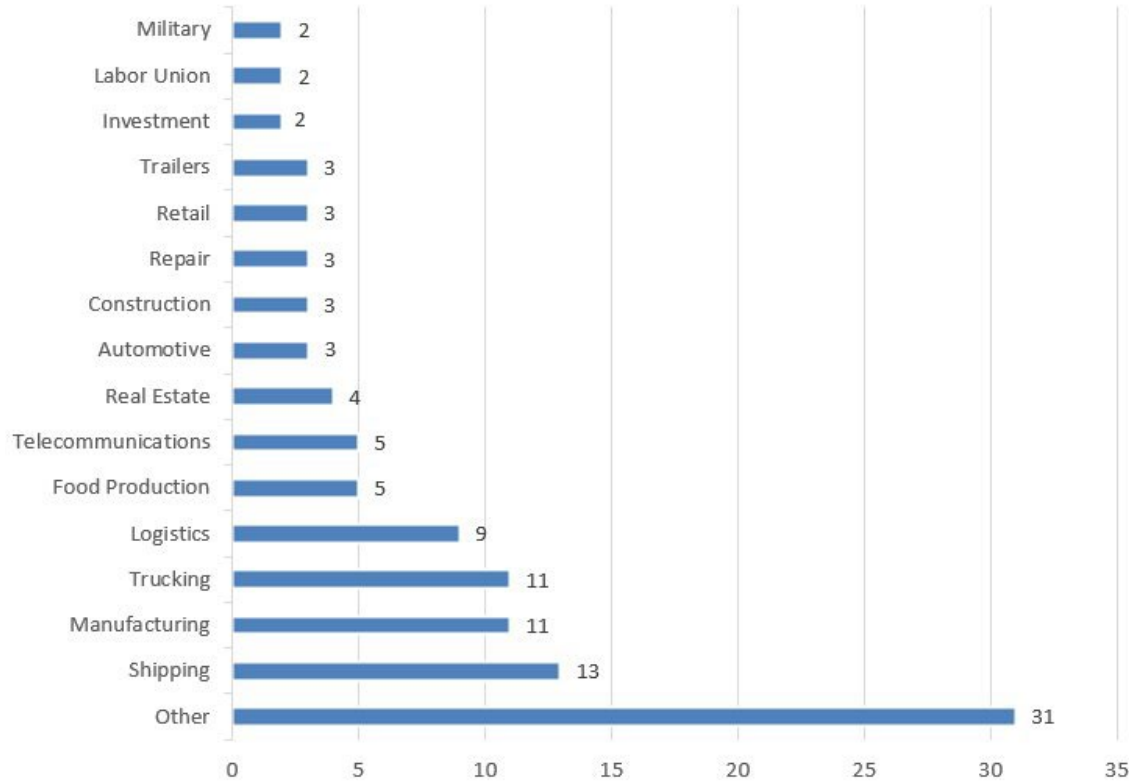
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Grain

Real Estate



POT Building Portfolio



Up to four Tier 1 and four Tier 2 buildings subject to CBPS

Marine Cargo Operating Partnership: Seattle + Tacoma

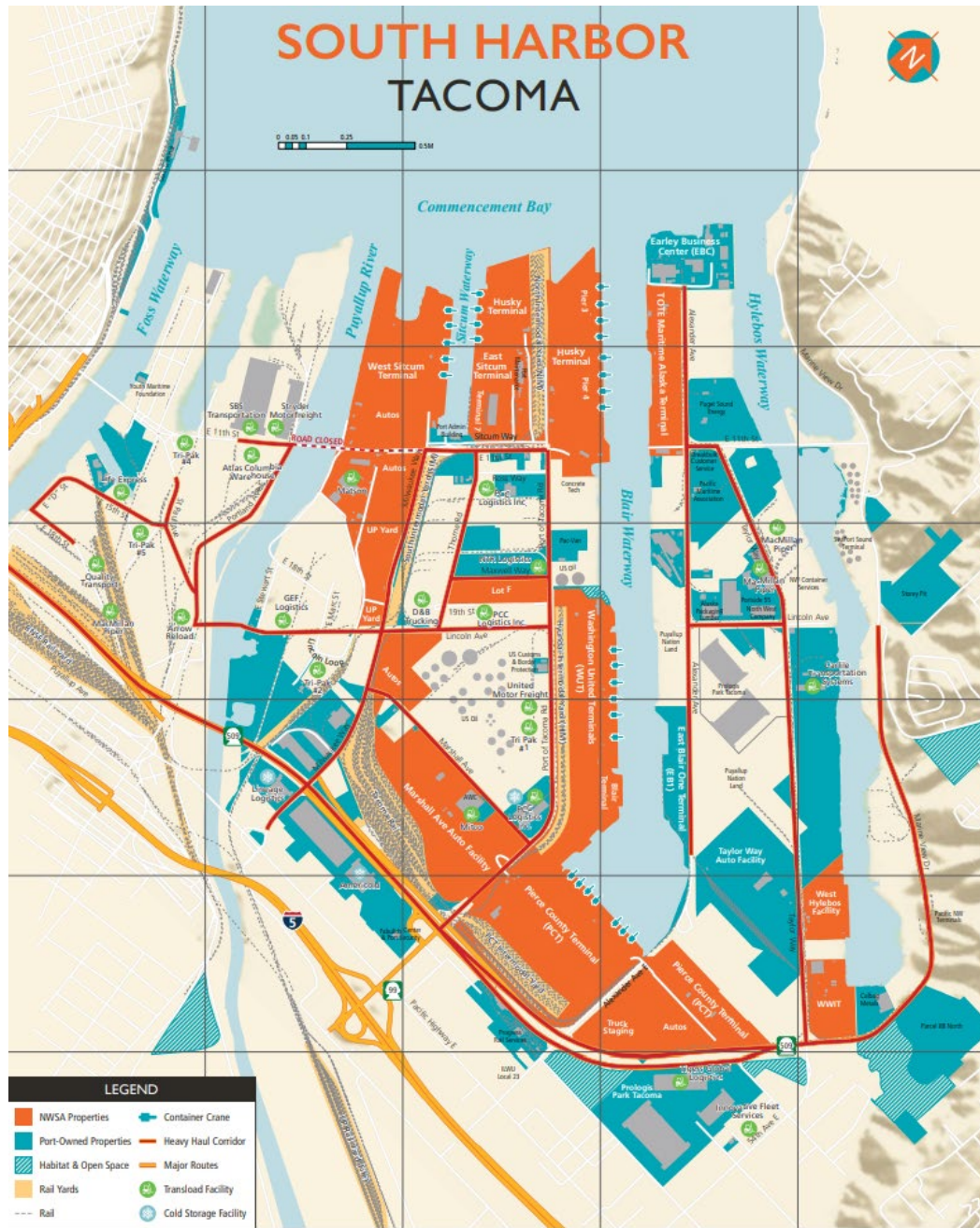


SOUTH HARBOR TACOMA

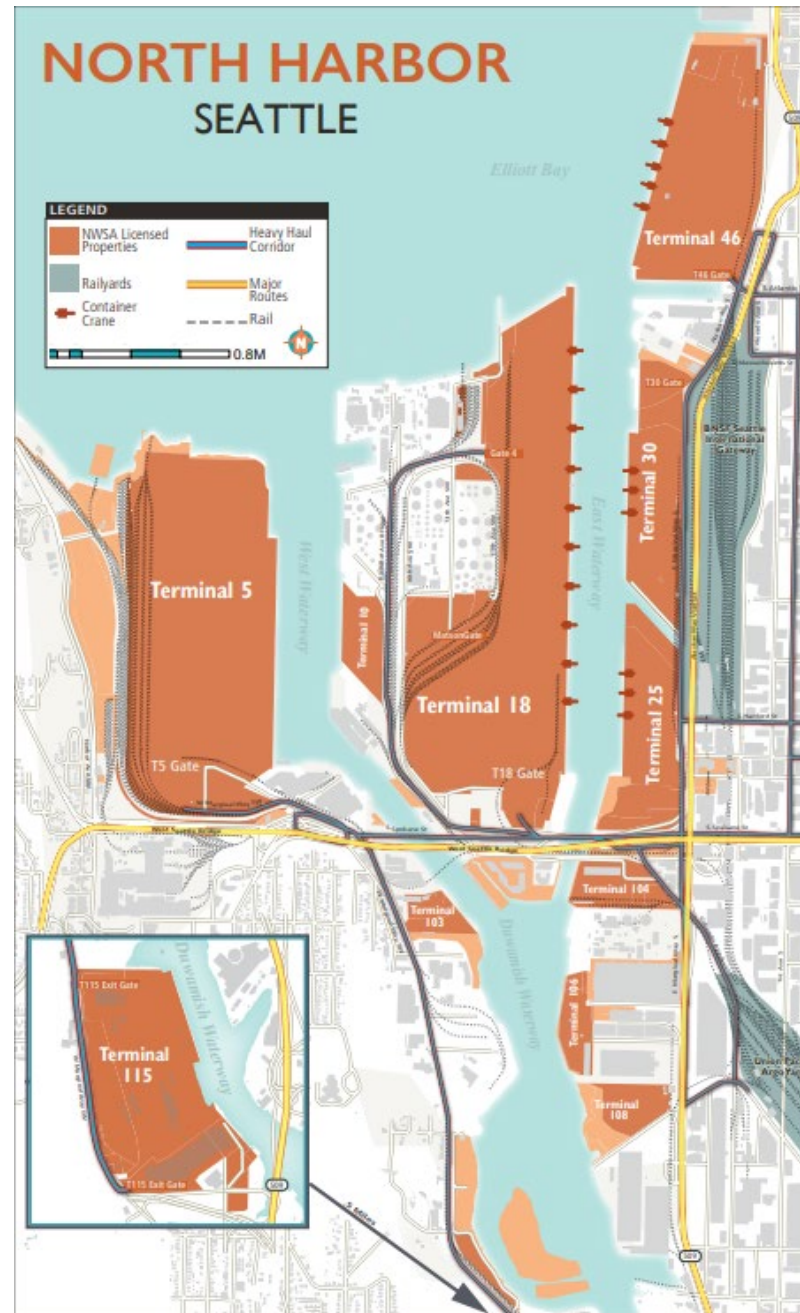
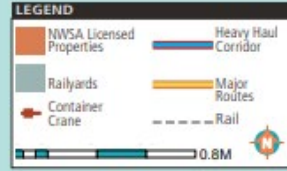
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Commencement Bay



NORTH HARBOR SEATTLE



Orange: Properties managed by the Northwest Seaport Alliance

North Harbor: 40 leases
South Harbor: 21 leases

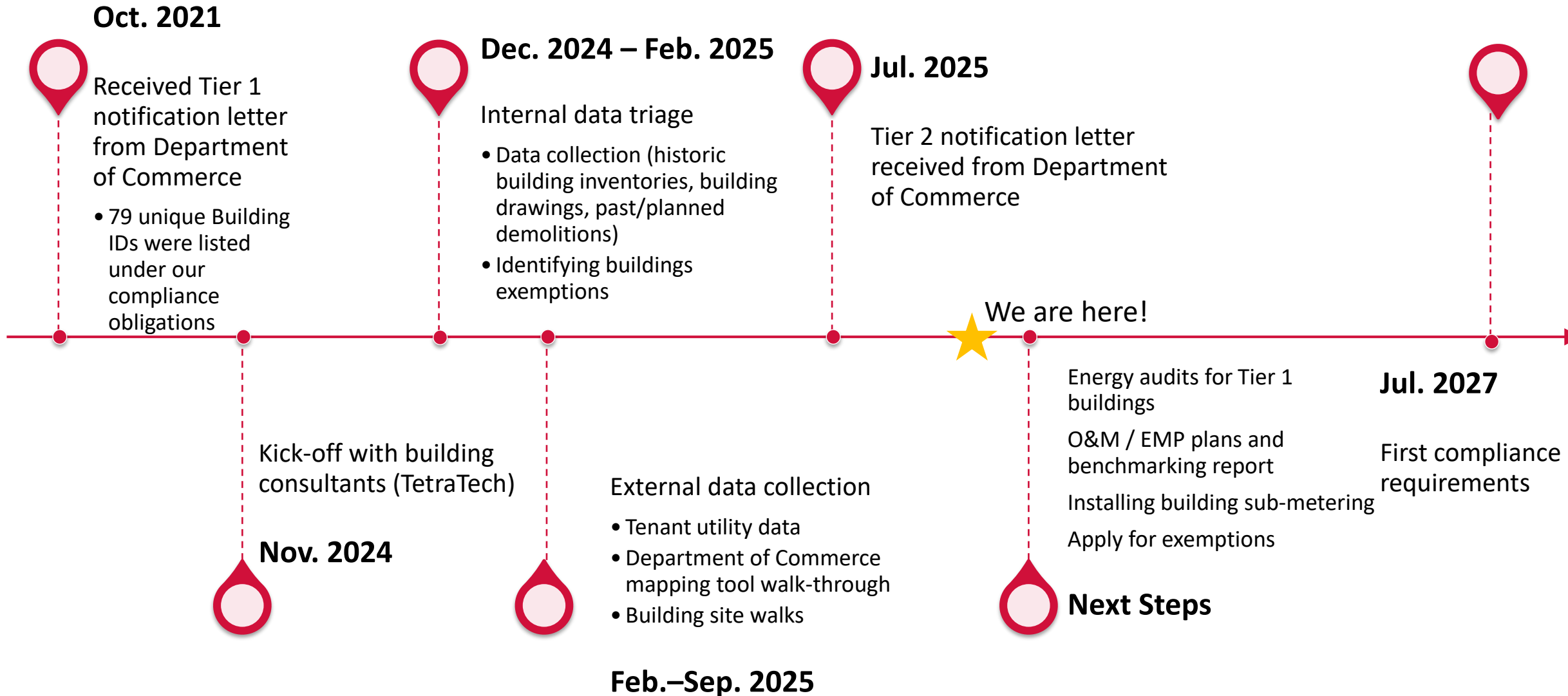
Buildings over 20K primarily unenclosed and/or unconditioned warehouse space

Up to two Tier 2 buildings subject to CBPS



THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

Moving Towards Compliance



Building Site Visits

- Purpose
 - Confirm conditioned status of warehouse space
- Challenges
 - Access to tenant-operated facilities
 - Obtaining heating capacity specifications for overhead heating units
 - Space heaters may push warehouse spaces into state's conditioned category

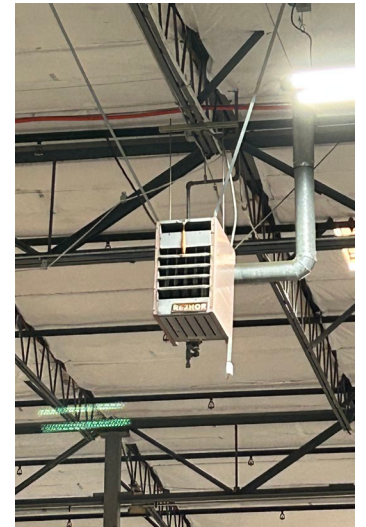
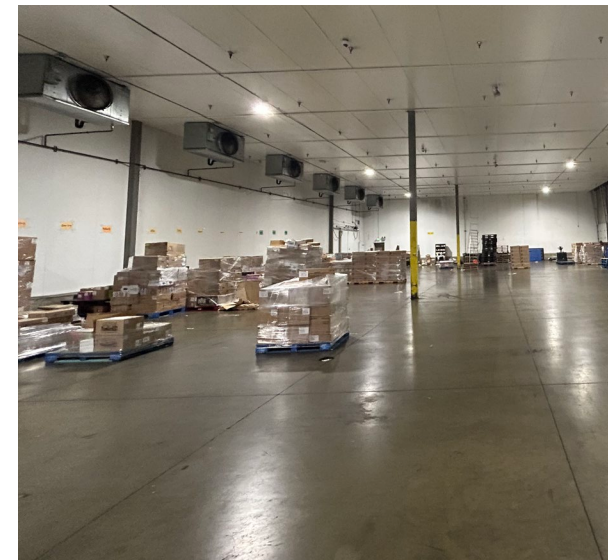


Space heaters at tenant-operated facilities subject to CBPS



Portrait of a Tier 1 Building

- Tenant-occupied; 92,000 sq ft
- Required site visit to confirm conditioned status of warehouse and cooled rooms
- Next Steps:
 - EUI assessment and potential Energy Audit
 - O&M Plan, EMP, and certified benchmarking report



Key Challenges

Coordination with tenants, utilities, and internal business units

Delays in data access and collection

Uncertainty on future use of Port assets

Unique and complex building portfolio

Takeaways / Lessons Learned



Need for interdepartmental coordination and awareness building



Start early on data collection



Work closely with Department Commerce to resolve data discrepancies



Integrate future CBPS requirements into long-term asset management strategy

- Finalize site walks and conditioned space calculations
- Building audits for covered Tier 1 buildings
 - Implement cost-effective energy efficiency measures for buildings that exceed the state's EUI target
- Verified benchmarking reports
- Adopt Energy Management Plans (EMP) and implement Operations and Maintenance (O&M) Plans
- Sub-metering buildings that are currently metered on a campus-level



Thank you

Questions & Discussion

Port of
Tacoma


THE NORTHWEST
SEAPORT ALLIANCE

Meghan Reckmeyer, Environmental Project Manager I
mreckmeyer@nwseaportalliance.com

- The 2019 and 2022 Clean Buildings Laws adopted a statewide energy efficiency performance standard to reduce fossil fuel consumption in buildings
- The laws set the following requirements:
 - Create an energy performance standard for non-residential buildings larger than 50,000 sq. ft
 - Require energy management planning and energy tracking for non-residential buildings between 20,000 and 50,000 sq. ft

- **Tier 1 buildings reporting schedule:**
 - **June 1, 2026** – More than 220,000 sq. ft.
 - **June 1, 2027** – More than 90,000 sq. ft. but less than 220,001 sq. ft
 - **June 1, 2028** – More than 50,000 sq. ft. but less than 90,001 sq. ft
- **Tier 2 buildings reporting schedule:**
 - **July 1, 2027** – More than 20,000 sq. ft. but less than 50,001 sq. ft.
and all multifamily residential buildings more than 20,000 sq. ft.

The building owner is responsible for CBPS Compliance

Compliance Requirements

- **Benchmark** by measuring and tracking energy use in a building over time.
- Implement an **operations and maintenance (O&M) program** in accordance with the standard.
- Create an **energy management plan (EMP)**.
- **(Tier 1 only)** covered buildings must meet an **energy performance metric** by either:
 - Meeting an energy use intensity target (EUI_t); or
 - Utilizing the “investment criteria” pathway. This compliance route includes performing an energy audit and implementing all cost-effective efficiency measures (EEM).