Port of Kalama

Clean Buildings Act Compliance

Washington Public Ports Association
Environmental Seminar
September 26, 2025

Don’t miss the boat

Compliance deadlines begin June 2026.

The process can be unexpectedly lengthy.

Key Topics

01

Port of Kalama

Summary

02

Building Portfolio

Situation

03

Experience

Action Steps

04

Outcome

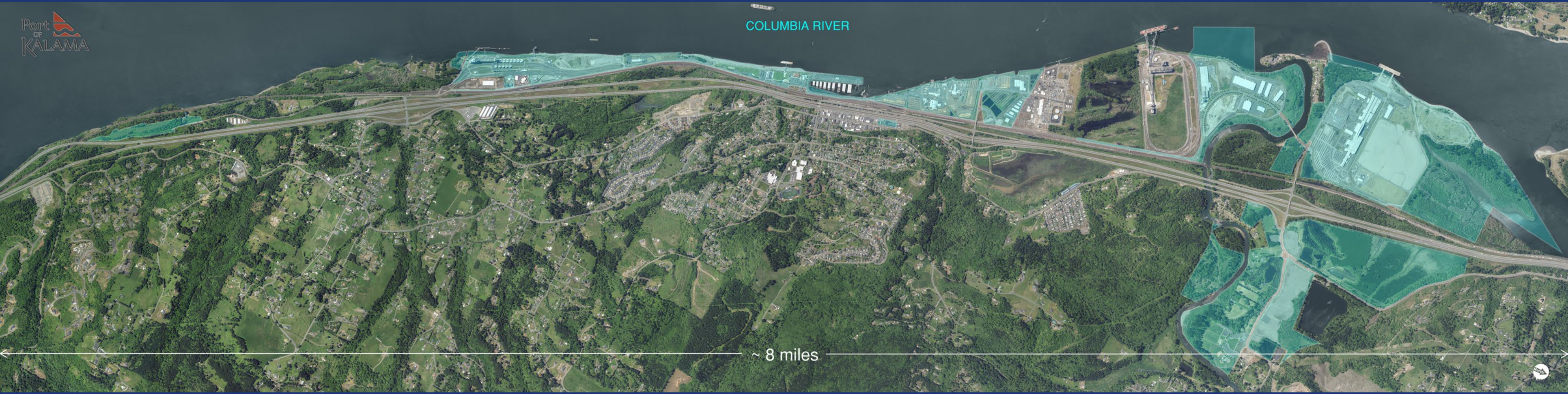
Projected Results

01

Port of Kalama

Today's Port of Kalama is built on decades of successful industry and agricultural export

Property



- 1,900 acres
- 50 employers
- 1,300 employees

Port of Kalama Summary

$4B+ Economic Impact

On the State of Washington

14M+ Tons Export

#1 wheat exporter in the country
1 soybean exporter on west coast
17 total volume in the US

No Taxes

Since 1996

22 Employees

Small staff with a big impact

Mission

To induce capital investment in an environmentally responsible manner to create jobs and to enhance public recreational opportunities.

01

Building Portfolio

The Port of Kalama has a variety of buildings subject to the Clean Buildings Act

Building Types

Light Industrial

Manufacturing warehouses with minimal office space

Building Types

Commercial

Hotel, public market and mixed use warehouse

Building Types

Professional

Port offices and interpretive center

Building Inventory

Tier 1

50,000+ square feet
June 2026
1 Building (exemption?)
110,000 square feet

Tier 2

20-50,000 square feet
July 2027
13 buildings (11 exemptions?)
441,000 square feet

CBA Inapplicable

Less than 20,000 square feet
17 buildings

03

CBA Experience

"A man who carries a cat by the tail learns something he can learn in no other way."
- Mark Twain

Process Foundation

- Spans real estate, environmental and facilities disciplines
  - Kalama manages through real estate
- Don’t miss this planning meeting
- We’re all in one office and work closely on most projects
- Cost of compliance
- WA Department of Commerce Assistance

Process Experience

Step 1 — Self perform or *contract*: *MacDonald-Miller Facility Solutions*

Step 2 — Collect *building plans*, *occupancy permits*, a *year of utility invoices* and *create/populate an Energy Star Portfolio Manager* account

Step 3 — Inspect buildings and establish use

Step 4 — Certified benchmarking report

Step 5 — Exemption application

Learning Curve

- Self performance requires professional credentials
- Substantial cost of compliance and reporting
- Newer buildings are likely compliant
- Compliance may be more cost effective than exemption
- State assistance available: *Declined due to required commitment*
- We didn’t own all the invoices: *Public records requests*

Learning Curve - Exemptions

- Exemptions criteria
  - RCW 19.27A.210(7)(a)(iii)
  - (C) The sum of the building's gross floor area minus unconditioned and semi conditioned spaces, as defined in the Washington state energy code, is less than 50,000 square feet;
  - (D) The primary use of the building is manufacturing or other industrial purposes, as defined under the following use designations of the international building code: (I) Factory group F; or (II) high hazard group H, including spaces with nonexempt occupancy classifications that are within the manufacturing or industrial building, not to include tenant spaces that are not associated with the primary manufacturing or industrial use of the building;
- Does manufacturing include necessary storage for manufactured items, raw materials and in what proximity?
- Required documentation

04

Outcome

Progress or Process

Next Steps

- Implement cost-effective measures to reduce energy use
    - Voluntary and involuntary building revisions remain somewhat unclear
- Apply for local and State incentives?
- Perpetual compliance documentation
- Implement Energy Management Plan (Port-wide or building-specific)
- Implement Operations & Maintenance Program
- Consider lease terms for tenants to support and/or shoulder CBA compliance

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Questions?