

Sound Insight

A Newsletter focused on Reserve Studies Information and Industry Updates Provided by **A Sound Reserve Plan**



Providing
Reserve
Studies To
Condominiums
and
Homeowner
Associations
throughout the
Pacific
Northwest.

Clean Building and Building Emission requirements – coming to your condo soon ?

Not everyone is aware of the new government regulations for reducing energy use and the resultant pollution. There are two separate programs:

1. State of Washington's Clean Building Performance Standards (CBPS).
2. City of Seattle's Building Emissions Performance Standards (BEPS).

The purpose of both of these programs is to reduce pollution from fossil fuel consumption. The programs are focused on larger buildings, over 20,000 square feet. Building less than 20,000 square feet are exempt.

The state of Washington Clean Buildings Performance Standards (CBPS) largely exempts condominiums based on square footage. The square footage within an individual owner unit is NOT counted toward the 20,000 sf. So only the common areas (hallways, stairs, lobby, laundry, meeting room, exercise room, etc.) count toward the 20,000 sf. My guess is that most condos will measure less than 20,000 of community space, and be exempt from the State's Clean Building Performance Standards.

The City of Seattle's Building Emission Performance Standards (BEPS) does not include this same exemption. The good news is the City's BEPS are only looking at associations with community owned heating systems that serve all the units. They do not include individual heating systems that serve an individual unit (gas fireplace, baseboard heaters, electric heaters recessed in the wall). Most condos don't have community owned heating systems, so most will be exempt.

So my take away is that most condos will be exempt for both programs. The small group that will be affected are: associations in Seattle, that are more than 20,000 sf, and have a community heating system. **Sound Reserve Plan can provide assistance with square footage as part of your reserve study.**

For those Associations that are likely affected: In Seattle, over 20,000 sf with community heating systems, here is additional information. Link to City of Seattle BEPS- FAQs which specifically addresses condos: <https://www.seattle.gov/environment/climate-change/buildings-and-energy/building-emissions-performance-standard/faqs#Compliance3>

IT IS RESERVE STUDY TIME. CALL SOUND RESERVE PLAN !



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