

# Clean Buildings Performance Standard

The Washington Clean Buildings Performance Standard requires commercial building owners to demonstrate building performance in compliance with established energy use intensity (EUI) targets. Any non-compliant building must perform an investment-grade energy audit and implement measures to gain compliance.

McKinstry compiled the established EUI targets into the following easy-to-reference tables. All official legislative requirements and resources are available on the [Washington Department of Commerce website](#).

## ENERGY USE INTENSITY (EUI) TARGETS

Building Activity Type <sup>12</sup>					Climate Zone 4C	Climate Zone 5B
No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	EUI Target	EUI Target
1	Banking/Financial Services	Bank Branch			69	71
2	Banking/Financial Services	Financial Office			69	71
3	Education	Adult Education			49	51
4	Education	College/University			102	102
5	Education	K-12 School	Elementary/Middle School		49	50
6	Education	K-12 School	High School		48	49
7	Education	Preschool/Daycare			59	59
8	Education	Vocational School			49	51
9	Education	Other - Education			49	51
10	Entertainment/Public Assembly	Aquarium			55	59
11	Entertainment/Public Assembly	Bar/Nightclub			55	59
12	Entertainment/Public Assembly	Bowling Alley			73	78
13	Entertainment/Public Assembly	Casino			55	59
14	Entertainment/Public Assembly	Convention Center			50	52
15	Entertainment/Public Assembly	Fitness Center/Health Club/Gym			73	78
16	Entertainment/Public Assembly	Ice/Curling Rink			73	78
17	Entertainment/Public Assembly	Indoor Arena			67	70
18	Entertainment/Public Assembly	Movie Theater			67	70
19	Entertainment/Public Assembly	Museum			67	70
20	Entertainment/Public Assembly	Performing Arts			55	59
21	Entertainment/Public Assembly	Race Track			67	70
22	Entertainment/Public Assembly	Roller Rink			73	78
23	Entertainment/Public Assembly	Social/Meeting Hall			50	52
24	Entertainment/Public Assembly	Stadium (Closed)			67	70
25	Entertainment/Public Assembly	Stadium (Open)			67	70
26	Entertainment/Public Assembly	Swimming Pool			73	78
27	Entertainment/Public Assembly	Zoo			55	59
28	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Entertainment/Culture		67	70
29	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Library		56	59

# Clean Buildings Performance Standard

## ENERGY USE INTENSITY (EUI) TARGETS

Building Activity Type <sup>12</sup>					Climate Zone 4C	Climate Zone 5B
No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	EUI Target	EUI Target
30	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Other Public Assembly		55	59
31	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Recreation		73	78
32	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Social/Meeting		50	52
33	Entertainment/Public Assembly	Other - Recreation			73	78
34	Entertainment/Public Assembly	Other - Stadium			67	70
35	Food Sales and Service	Bar/Nightclub			361	378
36	Food Sales and Service	Convenience Store with Gas Station			244	253
37	Food Sales and Service	Convenience Store without Gas Station			260	269
38	Food Sales and Service	Fast Food Restaurant			427	454
39	Food Sales and Service	Food Sales	Grocery/Food Market		191	198
40	Food Sales and Service	Food Sales	Convenience Store with Gas		260	269
41	Food Sales and Service	Food Sales	Convenience Store		244	253
42	Food Sales and Service	Food Sales	Other Food Sales		184	189
43	Food Sales and Service	Food Service	Fast Food		427	454
44	Food Sales and Service	Food Service	Restaurant/Cafeteria		361	378
45	Food Sales and Service	Food Service	Other Food Service		293	308
46	Food Sales and Service	Restaurant			361	378
47	Food Sales and Service	Supermarket/Grocery Store			191	198
48	Food Sales and Service	Wholesale Club/Supercenter			68	75
49	Food Sales and Service	Other - Restaurant/Bar			361	378
50	Healthcare	Ambulatory Surgical Center			90	96
51	Healthcare	Hospital (General Medical & Surgical)*			215	215
52	Healthcare	Medical Office		3		
53	Healthcare	Outpatient Rehabilitation/Physical Therapy			90	96
54	Healthcare	Residential Care Facility			78	82
55	Healthcare	Senior Care Community			78	82
56	Healthcare	Urgent Care/Clinic/Other Outpatient			90	96
57	Healthcare	Other - Specialty Hospital			196	196
58	Lodging/Residential	Barracks			88	90
59	Lodging/Residential	Hotel	Hotel		68	72
60	Lodging/Residential	Hotel	Motel or Inn		74	77

# Clean Buildings Performance Standard

## ENERGY USE INTENSITY (EUI) TARGETS

Building Activity Type <sup>12</sup>					Climate Zone 4C	Climate Zone 5B
No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	EUI Target	EUI Target
61	Lodging/Residential	Multifamily Housing			32	33
62	Lodging/Residential	Prison/Incarceration			101	106
63	Lodging/Residential	Residence Hall/Dormitory			88	90
64	Lodging/Residential	Residential Care Facility			78	82
65	Lodging/Residential	Senior Care Community			78	82
66	Lodging/Residential	Other - Lodging/Residential			71	74
67	Mixed Use	Mixed Use Property		4		
68	Office	Medical Office		3	60	65
69	Office	Office	Admin/Professional Office		63	66
70	Office	Office	Bank/Other Financial		69	71
71	Office	Office	Government office		66	69
72	Office	Office	Medical Office (Diagnostic)	3	60	65
73	Office	Office	Other Office		66	68
74	Office	Veterinary Office			90	96
75	Office	Other - Office			66	68
76	Public Services	Courthouse			101	106
77	Public Services	Fire Station			65	68
78	Public Services	Library			56	59
79	Public Services	Mailing Center/Post Office			51	54
80	Public Services	Police Station			65	68
81	Public Services	Prison/Incarceration			101	106
82	Public Services	Social/Meeting Hall			50	52
83	Public Services	Transportation Terminal/Station			55	59
84	Public Services	Other - Public Service			66	69
85	Religious Worship	Worship Facility			39	42
86	Retail	Automobile Dealership			59	66
87	Retail	Convenience Store with Gas Station			260	269
88	Retail	Convenience Store without Gas Station			244	253
89	Retail	Enclosed Mall		5	58	64
90	Retail	Lifestyle Center	Enclosed Mall	5	58	64
91	Retail	Lifestyle Center	Other Retail		55	62
92	Retail	Lifestyle Center	Retail Store		68	75
93	Retail	Lifestyle Center		4		
94	Retail	Retail Store			68	75
95	Retail	Strip Mall		4		

# Clean Buildings Performance Standard

## ENERGY USE INTENSITY (EUI) TARGETS

Building Activity Type <sup>12</sup>					Climate Zone 4C	Climate Zone 5B
No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	EUI Target	EUI Target
96	Retail	Supermarket/Grocery Store			191	198
97	Retail	Wholesale Club/ Supercenter			68	75
98	Retail	Other - Retail/Mall	Enclosed Mall	5	58	64
99	Retail	Other - Retail/Mall		4		
100	Technology/Science	Data Center		6		
101	Technology/Science	Laboratory			237	249
102	Technology/Science	Other - Technology/Science	Other Service		66	69
103	Services	Personal Services (Health/ Beauty, Dry Cleaning, etc.)			66	69
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair Shop		36	39
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Service/ Repair Shop		60	64
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Storage/ Maintenance		41	44
107	Services	Other - Services			66	69
108	Utility	Energy/Power Station		7		
109	Utility	Other - Utility		7		
110	Warehouse/Storage	Self-Storage Facility			36	44
111	Warehouse/Storage	Distribution Center			36	44
112	Warehouse/Storage	Nonrefrigerated Warehouse			36	44
113	Warehouse/Storage	Refrigerated Warehouse			121	126

## Notes

1. Select the most specific building activity type that applies.
2. For building type definitions see Energy Star Portfolio Manager definitions except as follows:
  - Data center is an activity space designed and equipped to meet the needs of high density computing equipment, such as server racks, used for data storage and processing, including dedicated uninterruptible power supplies and cooling systems and require a constant power load of 75 kW or more. Gross floor area shall only include space within the building including raised floor computing space, server rack aisles, storage silos, control console areas, battery rooms and mechanical rooms for dedicated cooling equipment. Gross floor area shall not include a server closet, telecommunications equipment closet, computer training area, office, elevator, corridors or other auxiliary space.
  - Urgent care center/clinic/other outpatient office means the buildings used to diagnose and treat patients, usually on an unscheduled, walk-in basis, who have an injury or illness that requires immediate care but is not serious enough to warrant a visit to an emergency department. Includes facilities that provide same-day surgical, diagnostic and preventive care.
3. All medical offices considered to be diagnostic type.
4. Must use of Section 7.2.3 method for mixed use buildings.
5. Suggest considering use of Section 7.2.3 method for mixed use buildings.
6. This is a building or activity without an energy target. Included to provide definition only.
7. This is a building or activity without an energy target. This may be exempt from the standard, see Section Z4.1 2, d.