

# Updates & Progress on St. Louis' Building Energy Performance Standard (BEPS)

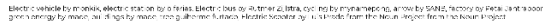
February 1, 2022  
*Midwest Energy  
Solutions Conference*



Missouri  
Gateway  
CHAPTER



## An Integrated Approach Toward Carbon Neutrality

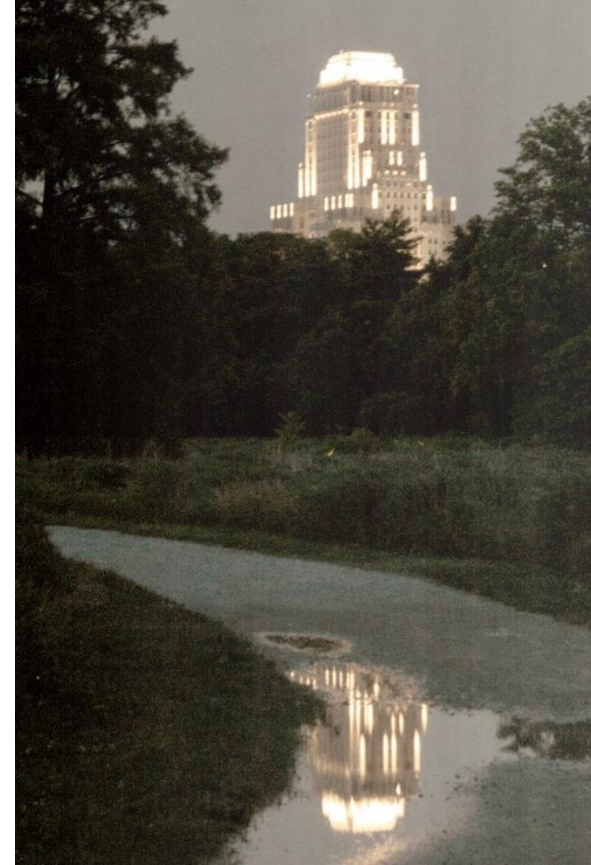


# BEPS: Policy Development



# BEPS: What IS the Standard?

- ❖ Performance metric: Site Energy Use Intensity (EUI)
- ❖ Based on local benchmarking data
- ❖ Calculated so that at least 65% of buildings have to improve their energy performance.
- ❖ [Standards finalized in May 2021](#)
- ❖ All commercial, institutional, multi-family and municipal buildings that are 50,000 square feet and above must comply.



# BEPS: Compliance Tracking & Timing

- ❖ Owners will use ENERGY STAR Portfolio Manager tool to document compliance with BEPS as part of the existing benchmarking reporting
- ❖ Data verification required when compliance is due
- ❖ Most buildings will show compliance by May 1, 2025 when reporting 2024 calendar year data



# Building Energy Improvement Board (BEIB)

- ❖ 9 members appointed by the Mayor
- ❖ Establish & approve standards by property type each compliance cycle
- ❖ Review and recommend amendments
- ❖ Review alternative compliance plans submitted and make recommendations for approval or denial
- ❖ May establish a technical sub-committee when needed

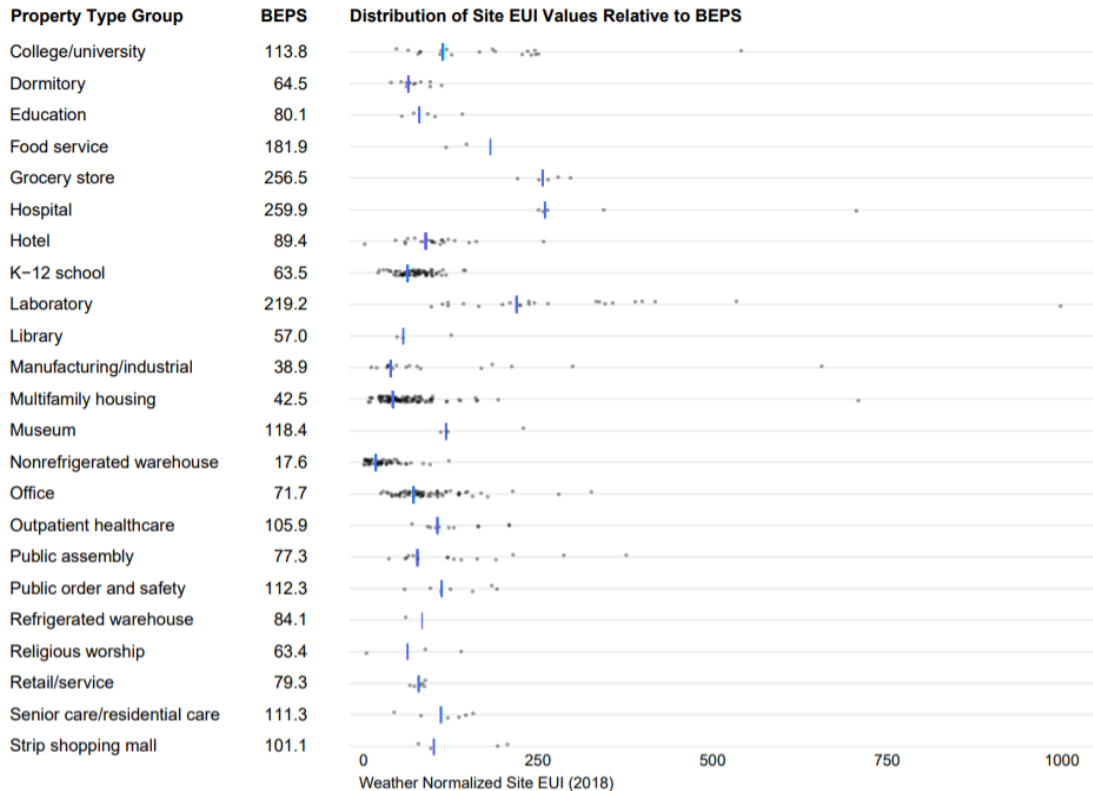




# BEPS by Property Type

In this chart, each dot represents a building. Blue lines represent BEPS. Wastewater treatment and data centers are omitted due to data limitations. To the left of the blue line, buildings are in compliance; to the right, they are not in compliance. Example:

← Compliant | Not compliant →



# BEPS Compliance Pathways

1) Performance: Meet the standard for your building type within the 4 year or 6 year compliance cycle

2) Rewarding Early Adopters:

- ❖ If EUI is at or below 35<sup>th</sup> percentile and was reduced by 20% or more, compliant for cycles 1 & 2
- ❖ If EUI is at or below 35<sup>th</sup> percentile and was reduced by 50% or more, compliant for cycles 1, 2 & 3



# BEPS Alternative Compliance Pathways

## 3) Percentage Reduction Path:

- ❖ Reduce by 50% of the difference between baseline performance and the standard

## 4) Alternative Compliance Pathway: Custom

- ❖ Based on ASHRAE Level 2 Audit & implementing recommended ECMs
- ❖ Technical Report must be submitted & approved by Office of Building Performance
- ❖ City will charge processing fee (fee TBD)

# Owners' Concerns?

- ❖ COST - and return on investment
- ❖ Every building is unique – how will their special or problematic building be able to comply?
- ❖ Affordable Housing and challenges with financing and timing
- ❖ Focus on improved IAQ, air exchanges, etc. impact efficiency?
- ❖ But what about new construction?
- ❖ Uncertainty of how BEPS targets will change in next cycles.
- ❖ What happens if you don't comply?
- ❖ Opportunities for extensions?

# Lessons Learned

- ❖ Many, many people did not and still do not understand BEPS – KEEP TALKING TO PEOPLE ABOUT IT!
- ❖ Would have benefited from more deeply engaging affordable housing advocates, owners, developers, etc.
- ❖ Incorporate more around equity and workforce development
- ❖ Balance between too much and too little detail in policy
- ❖ Would have liked greater input from building owners across varying building types
- ❖ Accounting for multi-use buildings

# Next Steps: Tools and Resources

- ❖ Building Division & Building Energy Improvement Board (BEIB) working on guidance documents for compliance, Alternative Compliance Pathways, etc.
- ❖ Also building out a portal for building owners to submit compliance documentation
- ❖ Continued education & training – for benchmarking and BEPS



# Next Steps: Tools and Resources

- ❖ Will initially focus on supporting buildings that have to comply with BEPS – especially low performers
- ❖ Project of USGBC-Missouri Gateway with its own branding, staff, board
- ❖ Official Launch in March 2022.



The Leon Lowenstein  
Foundation

# Next Steps: Tools and Resources

- ❖ Information & Resources
- ❖ Concierge Service
- ❖ Connections to Financing
- ❖ Education & Events – Elevate existing opportunities, fill any gaps



*“There are lots of programs, but no central place pulling it together.”*

*“There are no independent third parties in the market providing this [one-on-one concierge service], most have skin in the game.”*

# Thank You!



Emily Andrews  
Executive Director  
USGBC-Missouri Gateway Chapter  
314-577-0854

[emily.andrews@mobot.org](mailto:emily.andrews@mobot.org)

[www.usgbc-mogateway.org](http://www.usgbc-mogateway.org)

