

Seattle Building Tune-Ups is a progressive energy efficiency policy that helps building owners identify smart, responsible ways to reduce energy and water costs. Like cars and bikes, all buildings need to be tuned up regularly to keep them running as efficiently as possible. Through Tune-Ups, building owners find operational efficiencies and low- and no-cost fixes that improve building performance and on average reduce building energy use 10-15%.

WHO MUST COMPLY AND WHEN?

Building Tune-Ups are required every five years for **buildings with 50,000 square feet (SF) or more of non-residential space**, excluding parking. To support building owners, compliance deadlines are staggered by building size.

TUNE-UP SCHEDULE

Ongoing, every five years

BUILDING SIZE*	DUE
200,000+ SF	March 1, 2019
100,000-199,999 SF	October 1, 2019
70,000-99,999 SF	April 1, 2021
50,000-69,999 SF	October 1, 2021

* Excluding parking

WHAT IS A BUILDING TUNE-UP?

A Tune-Up involves operational and maintenance improvements to achieve energy and water efficiency. Examples of operational fixes include changes to thermostat set points, or adjusting lighting or irrigation schedules. Tune-Ups also review HVAC, lighting, and water systems to identify needed maintenance, cleaning or repairs—for example replacing faulty sensors or fixing problems with an economizer.

WHAT IS THE TUNE-UP PROCESS?

Building Tune-Ups are assessments of building systems to detect and correct operational or maintenance problems, must be conducted by a qualified Tune-Up Specialist, and include the following steps:



Find a Qualified Tune-Up Specialist

A Tune-Up Specialist is a building energy professional with seven years of experience in energy management and one of several training or certification programs.



Conduct a Building Assessment

The Tune-Up Specialist will assess building systems and operations, review benchmarking data, and review water bills.



Identify Corrective Actions

The Tune-Up Specialist will identify required operational and maintenance improvements to the building and submit to the building owner.



Implement Corrective Actions

The building owner and Tune-Up Specialist will work to address all required corrective actions identified in the building assessment.



Verify Changes

The Tune-Up Specialist will verify that all corrected equipment and systems are functioning as intended.



Report to the City

The Tune-Up Specialist must complete the Seattle Building Tune-Up report, review with the building owner, and submit to the City via the Seattle Services Portal.

READY TO GET STARTED?



To achieve the bold targets laid out in Seattle’s Climate Action Plan, Seattle’s building stock must reduce emissions 82% from a 2008 baseline by 2050. Building energy efficiency is an easy and cost-effective way for Seattle to reduce greenhouse gas emissions—and we know it works.

The largest municipal buildings must meet Building Tune-Ups deadlines one year ahead of privately-owned buildings. Municipal Tune-Ups will save the City money and help us meet our carbon reduction goals.



ALTERNATIVE COMPLIANCE PATHWAYS

In lieu of conducting a Tune-Up, Alternative Compliance Pathways are available to building owners that prioritize energy efficiency. Pathways are divided into two groups: High Performance and Tune-Up Equivalency. Alternative Compliance requests must be submitted to the City 180 days prior to the building’s Tune-Up deadline.

ALREADY A HIGH PERFORMER?

We recognize that many building owners are making great strides toward achieving energy efficiency. To allow flexibility for owners, buildings with extremely low energy use or exemplary energy performance certifications such as LEED Operations and Maintenance (O+M) Gold or Platinum, Living Building, or a certified ENERGY STAR score (90+ for buildings 100K+ SF and 85+ for buildings 50-100K SF) can request compliance for a tune-up cycle.

DEMONSTRATE TUNE-UP EQUIVALENCY

For owners that have recently completed work to improve the operational performance of the building, owners can submit evidence of a Tune-Up equivalent project. Examples include ongoing commissioning, implementation of ASHRAE Level II energy audit recommendations, or a recently completed retro-commissioning project.

LIMITED EXTENSIONS AND WAIVERS AVAILABLE

Under limited circumstances building owners can apply for a one year extension, including a change of ownership within one year of the deadline, high vacancy rates, permitted mechanical improvements, or to demonstrate a 15% EUI reduction. For buildings permitted to be demolished, undergoing a major renovation, or in extreme financial distress, owners can apply for a waiver for a five year Tune-Up cycle.



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