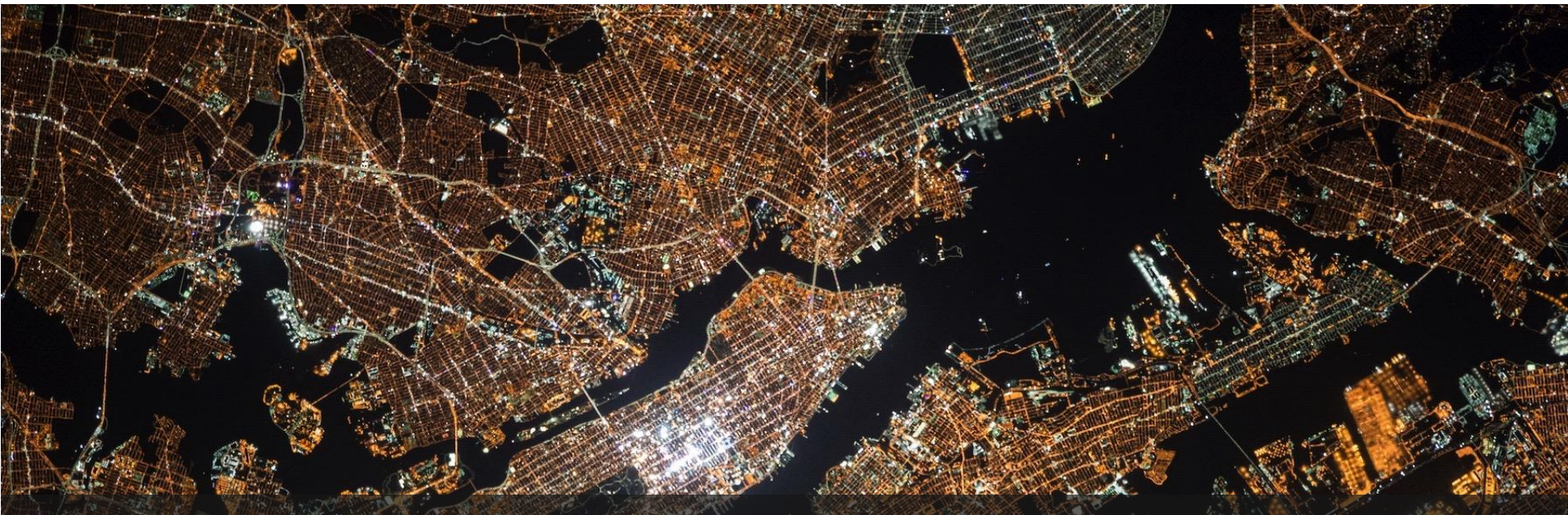


# St. Louis Tackles Carbon from Existing Buildings



**The Midwest's First Building  
Performance Standard**

# The Future of Building Performance Standards



CO<sub>2</sub> emission reductions



Energy affordability & economic development



Inclusiveness & equity



Grid optimization & electrification



Community resiliency



# Why We Led on BEPS & Why It's Right for St. Louis

- Right thing to do
- Public Health Benefits
- Job Creation Opportunities
- Most impactful way to address GHG emissions through policy





# Why We Led on BEPS & Why It's Right for St. Louis

- Building codes + BEPS
  - Codes continue to move towards progressive measures, aligning with cities' sustainability goals
  - Supports improved IAQ, enhanced operations + maintenance
  - Business / tenant / employee retention
  - Reinforces broad community goals as a City wanting to lead on building energy efficiency



# BEPS Design Decisions

Performance  
Metric

Covered  
Buildings

Exemptions

Compliance  
Cycles

Improvement  
Requirements

Equity





## BEPS Design Decisions: Performance Metric

**SITE Energy Use Intensity (EUI)**

Simplicity

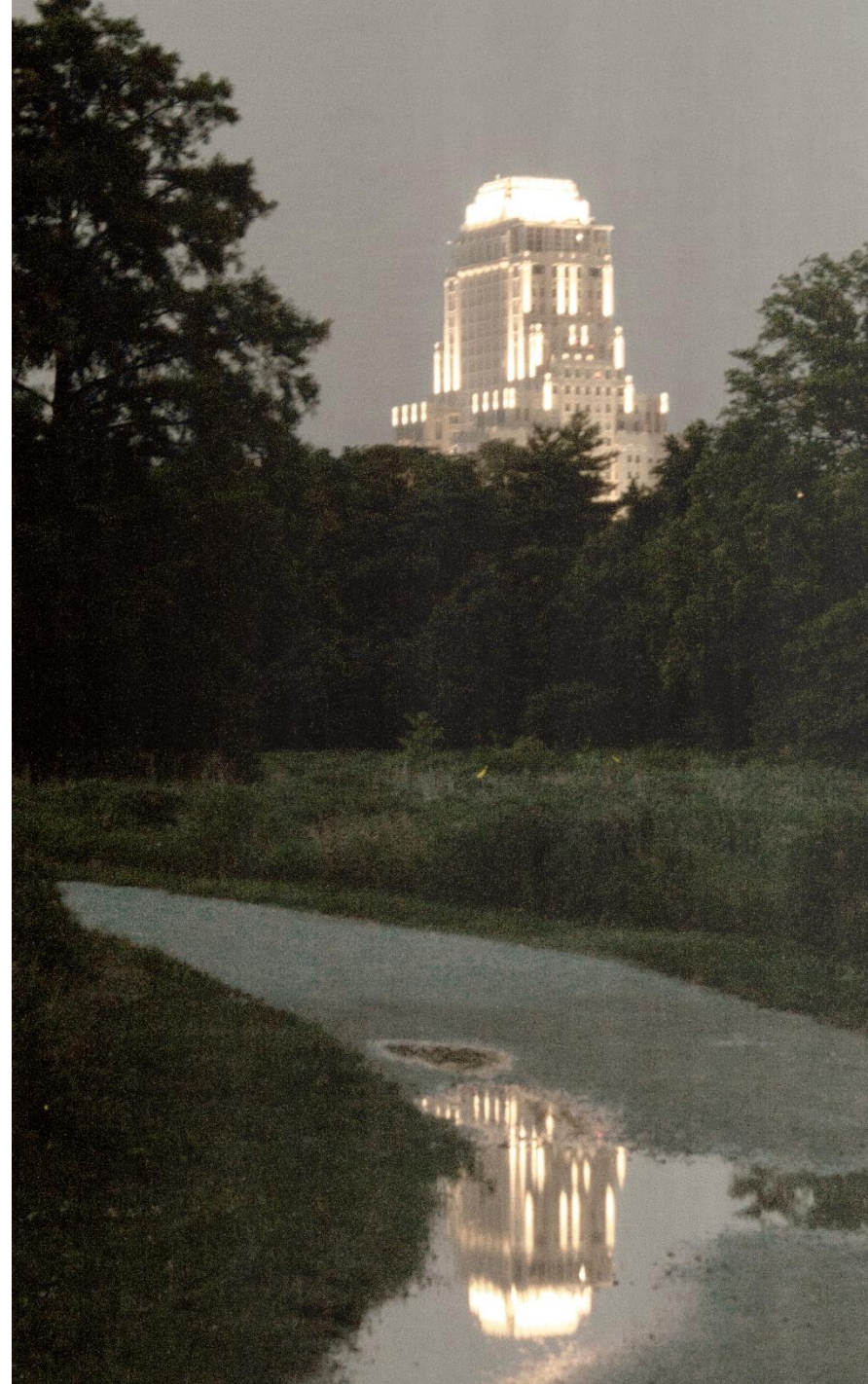
Owner-Control

Drive Electrification



# BEPS Design Decisions

- **Covered buildings:** 50,000 ft<sup>2</sup>
- **Exemptions:** Same @ Benchmarking Policy
- **Compliance Cycle:** Comply first in May 2021 and every four years after
- **Improvement Requirements:** Not included, but can be used as alternative compliance path if presented to Building Energy Improvement Board





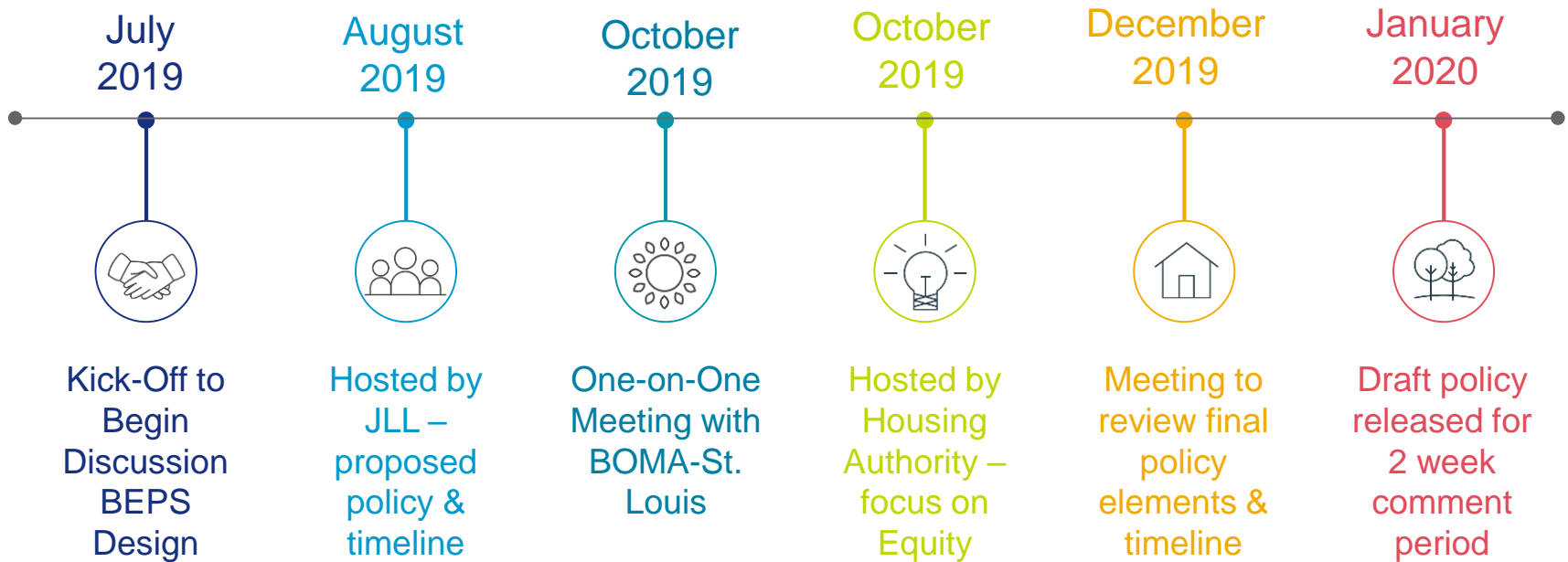


## BEPS Design Decisions: Equity

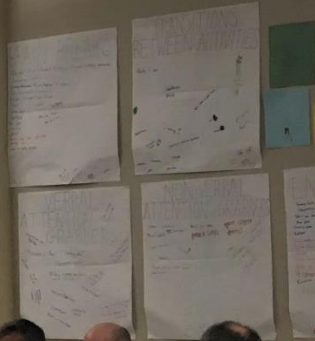
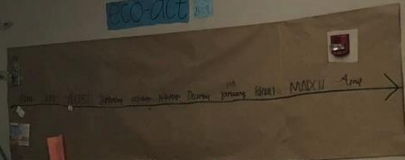
- Extended compliance cycle for affordable housing and houses of workshop
- Building Energy Improvement Board and coming Energy Resource Hub available to assist under-resourced buildings
- Gas and Electric utilities co-deliver generous incentives for affordable housing



# Community & Stakeholder Engagement Timeline



St. Louis Benchmarking  
Implementation Advisory  
Group  
July 18th, 2019





## Building Energy Performance Standard

### SUPPORTERS INCLUDE:



Good for the Economy.  
Good for the Environment.



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by Hilton  
St. Louis Downtown



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NRDC  
NATURAL RESOURCES  
DEFENSE COUNCIL



For more information contact Emily Andrews at [emily.andrews@mobot.org](mailto:emily.andrews@mobot.org) or 314-577-0854

# Building Energy Improvement Board (BEIB)

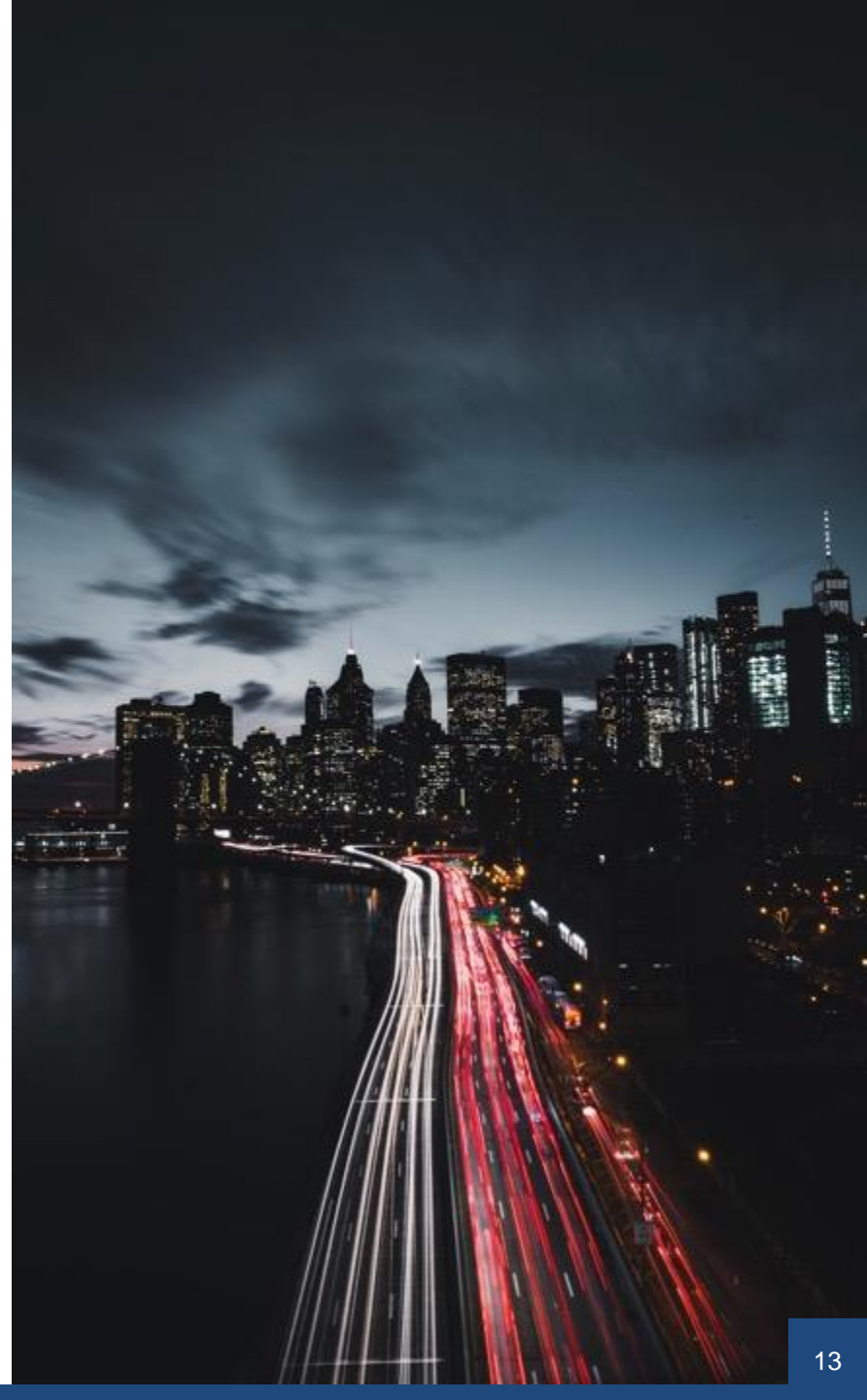
- Defining element of policy
- Harness local private sector expertise
- Democratically approve equitable accommodations
- 9 member board appointed by the Mayor
- Equity win that was supported by local stakeholders





# Role of Building Energy Improvement Board

- Establish & approve standards each compliance cycle
- Review and recommend amendments to proposed regulations
- Review alternative compliance plans - recommendation approval or denial
- Recommend complementary programs and technical expertise
  - Plan to create technical sub-committee to support board



# Keys to Success & Lessons Learned



- Staff who can build a coalition & manage the process
- Success of benchmarking ordinance
- Outside partners



- Engaged local elected officials
- Benchmarking Advisory Group engagement



- Operating department to oversee
- Technical support from IMT & ACCC



# St. Louis got lucky, in some respects



- An ACCC-funded city – luck to have technical support and resources
- When COVID-19 stay at home orders began, ordinance and budget already drafted and submitted

Photo courtesy of Hope Gribble



- Main sponsor persistent despite COVID-19 disrupting normal processes
- ZERO testimony opposing BEPS
- **BEPS passed unanimously!**

•Photo courtesy of Richard Reilly

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