

Lakewood’s Clean Buildings Standards Compliance

Background: Residential and commercial buildings are Washington's second-largest source of greenhouse gas emissions, accounting for 27% of statewide emissions. With the life of a building spanning at least 50-100 years, retrofitting existing buildings to use less energy is the most cost-efficient way to significantly reduce greenhouse gas emissions. To meaningfully reduce these emissions, the legislature passed clean buildings laws in 2019 (HB 1257) and 2022 (SB 5722).

Overview: The City has two buildings that must comply with the state standards, City Hall (Tier 1 - over 50k SF) and the Police Station (Tier 2 – 20-50K SF). The Department of Commerce has published target Energy Use Intensity (EUI) targets based on building type and climate zone. The City has completed an Investment Grade Audit (IGA) for City Hall which identifies existing energy use and makes recommendations for energy conservation measures. To comply with the state’s Clean Building Standard, the City has evaluated several energy efficiency efforts and has identified key improvements that will reduce EUI to comply with the standards. An IGA for the police station is in development so the numbers for that building are not yet known.

Lakewood City Hall Baseline EUI (2021) = 73.7
Clean Buildings Target EUI = 54.6
Total Energy Reduction to Meet Target = -19.1

The City has identified three phases to complete the upgrades to City Hall and is proceeding forward with Phase 1 which will provide the largest EUI reduction. Phase 1 consists of:

- Updating the control systems for heating and cooling to reduce energy waste
- Replace non-condensing natural gas boilers with new condensing natural gas boilers
- Upgrade to LED lighting and lighting controls
- Electric Vehicle Charging Stations

Phase 1	\$1,811,887
Phase 2	\$1,696,361
Phase 3	\$2,452,968
Total for City Hall Compliance	\$5,961,206

Lakewood has and is applying for grant programs to comply with the standards. Unfortunately, the funding available to these programs is woefully inadequate to support the level of interest and need. According to the Commerce [2024 Clean Buildings Report to the Legislature](#), “Preliminary construction costs for buildings applying for the Early Adopter Incentive Program average \$2,010,358. Initial incentive calculations average to 2.6% of the construction costs for building improvements.” For Lakewood the Commerce Early Adopter Program provides Lakewood \$53,159 towards the necessary clean energy improvements to City Hall, once the entire project is complete. Even if the City receives the maximum award from all available grants, this coupled with utility rebate incentives, are only a fraction of the cost to meet the state’s clean energy targets by 2028.

Request: The City has prioritized the following requests. First, the City requests ongoing state funding, either through a grant program or a direct appropriation, to support compliance with the Clean Buildings Standards. Funding is needed for Phase 2 and 3 of City Hall as well as all upgrades to the Police Station. Second, the City requests the Legislature consider amending the clean building standards to allow for discretion on whether the improvements will add value to the building or result in greater cost savings over time. Finally, the last option is to extend the timeline for compliance to improve access to capital resources.

