

Building Performance Standards (BPS)

St. Louis, MO Building Energy Performance Standards (BEPS)

The St. Louis Building Energy Performance Standard (BEPS) became effective in 2021 and is administered by the Office of Building Performance (OBP). BEPS is built upon two local ordinances, Ordinance #70474: Building Energy Awareness (Benchmarking) and Ordinance #71132: Building Energy Performance Standards. Owners of covered buildings are required to track and report their energy consumption and meet minimum energy efficiency targets every four years. The policy sets performance targets but doesn't specify how owners must achieve these reductions, allowing for innovation and tailored approaches.

Covered Buildings

- **Commercial** buildings of 50,000+ square feet
- **Multifamily** buildings of 50,000+ square feet

Timeline

The BEPS policy requires most covered buildings to meet targets in four-year compliance cycles. Houses of worship and qualified affordable housing have six-year compliance cycles.

2021	2024	2025	2026	2027
Start of the first Compliance Cycle	Verification Year	End of Compliance Cycle	Start of the second Compliance Cycle	End of first Compliance Cycle for houses of worship & qualified affordable housing

Compliance Requirements & Pathways

Building owners need to submit their benchmarking report using the ENERGY STAR Portfolio Manager® and assess their building(s) performance. Covered buildings must meet property-type performance standards for energy use intensity (EUI) every four years for most covered buildings, and every six years for houses of worship and qualified affordable housing. The BEPS policy does not have requirements for how targets are met, leaving building owners free to determine their best options. Building owners have the following standard pathways for meeting compliance:

Performance Path	Early Adopter Path	Narrow the Gap Path
Meet the property-type performance standard for EUI.	Achieve compliance for multiple cycles simultaneously by meeting the target and steeply reducing EUI.	Achieve compliance by reducing EUI to halfway between the property's baseline and target.

Custom Alternative Compliance Path (CACP)

Buildings that will not be able to comply with one of the standard pathways may apply for a Custom Alternative Compliance Path (CACP). Applications must be submitted no less than 26 months prior to a compliance deadline. Buildings approved for a CACP are required to undergo an energy audit or complete retro-commissioning according to OBP guidelines. Retro-commissioning must be completed over four phases:

1. Planning
2. Investigation
3. Implementation
4. Reporting

Demonstration of Compliance

OBP relies on the benchmark reports to determine if a building is meeting its assigned performance targets. According to compliance requirements, the reporting data needs to be verified for accuracy by an accredited verifier for the second to last year of each compliance cycle, known as the Verification Year.

Building owners on a CACP must fulfill the terms agreed upon within the approved timeline to be considered compliant.

What are the Penalties?

Building owners who fail to report benchmarking data on a Verification Year may receive warning letters and could be fined up to \$500 per day. Building owners could also be barred from obtaining an occupancy permit.

Conservice Solutions

Conservice offers a BPS service package that includes tracking building performance against BPS targets, compliance submissions, enhanced reporting options, and many other exclusive features. Visit our website for more information: <https://esg.conservice.com/>