

# Building Performance Standards (BPS) Task Force Recommendations

## Charter

Fort Collins City Council approved [Our Climate Future](#) in 2021 to intensify community efforts to achieve environmental goals. Our Climate Future articulates an 80% reduction in greenhouse gas emissions by 2030.

Our Climate Future outlines a series of “Big Moves” designed to help the City of Fort Collins become carbon-neutral with zero waste. Big Move 6 – Efficient, Emissions Free Buildings has a stated goal that everyone lives and works in healthy and efficient buildings which transition to become emissions free.

In order to engage key stakeholders, the City convened a Building Performance Standards (BPS) Task Force to focus on a ‘Next Move’ within Big Move 6 relating to BPS. This Task Force was asked to recommend pathways for commercial building owners and operators to comply with BPS. Advice sought by the City focused on buildings to be covered, compliance pathways, alternate pathways, metrics for monitoring progress, and resource and workforce considerations.

The BPS Task Force was convened to address commitments the City had previously made to the National BPS Coalition and goals outlined in the Our Climate Future plan. The BPS Task Force was charged with providing high-level structural recommendations based on a shared understanding of our local community and buildings. It is the intention that these recommendations will provide a framework allowing for further detailed evaluations including cost and feasibility analyses (which have not been completed at the time these recommendations were developed). The BPS Task Force recommendations will be the first step in a developing process that will culminate in City Council consideration in 2024.

## Recommendations

The BPS Task Force reached consensus on the following recommendations.

### **Buildings Included**

The BPS Task Force recommends that the City of Fort Collins include buildings greater than 5,000 square feet in the BPS with two cohorts - including one for buildings 5,000-10,000 square feet and another for buildings 10,000 square feet and larger.

**Small buildings:** The BPS Task Force supports establishment of more attainable targets for buildings between 5,000 and 10,000 square feet, and supports consideration of phased implementation for those buildings, with an interim target of 2030 and a subsequent final target.

**State buildings:** The BPS Task Force opposes requiring buildings to meet two sets of requirements and recommends that any building covered by the State ordinance be waived from the Fort Collins BPS.

**Industrial properties:** The BPS Task Force recommends that the City invite further consideration by experts in industrial, manufacturing, and indoor agricultural properties to explore potential opportunities to include them in the Fort Collins BPS.

**Multifamily:** The BPS Task Force recommends that the Fort Collins BPS should apply to multifamily residential buildings as defined by [§ 12-202](#) of the Municipal Code.

**New construction:** The BPS Task Force recommends that the City of Fort Collins include new construction in BPS with the potential for timeline adjustments as needed.

## Targets

The BPS Task Force recommends that the City of Fort Collins establish efficiency goals by property use type with interim and final goals.

**Goals:** The BPS Task Force recommends that Site Energy Use Intensity (EUI) be used to measure BPS program performance, with the potential inclusion of secondary greenhouse gas targets to align with the State of Colorado's ordinance.

**Flexibility:** The BPS Task Force recommends including multiple alternate pathways for all buildings to allow maximum flexibility to building owners, potentially including performance or financial caps, electrification, application of emerging technologies, and renewables.

## Resources

**Education:** The BPS Task Force believes an education program designed to help building owners is CRITICAL. The program should include, but not be limited to, extensive outreach prior to implementation and ongoing programming surrounding physical building options, pathways, and overall effectiveness of changes made for building owners.

**Resources:** The BPS Task Force recommends that the City provide resources to support compliance, including:

- Technical support to building owners to help them evaluate the most cost-effective method for each building.
- A centralized location where building owners can access information on incentives, timelines, options, and benefits of meeting goals supported by a strong, fully resourced customer service team.

## Adjustments

The BPS Task Force recommends that the City consider the following in determining eligibility for timeline and/or target adjustments:

- construction status (demolition or major renovation in process, temporary or no Certificate of Occupancy in place)
- unique circumstances (supply chain issues, historic buildings, affordable housing, not in public interest)
- the possibility of Financial Distress.

**Fees:** The BPS TF recommends that the City explore waiving or reducing City fees associated with coming into compliance.

**Under-resourced buildings:** The BPS Task Force recommends that the City provide additional assistance for buildings with less access to the resources necessary for coming into compliance as compared to similar buildings.