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MEMORANDUM

DATE: October 20, 2025
TO: Mayor and City Councilmembers
FROM: Dan Welsh, Chair of the Air Quality Advisory Board
RE: Building Performance Standards

Dear Mayor and Councilmembers,

For the City to achieve its ambitious greenhouse gas (GHG) emission reduction goals and improve its air quality, the Air Quality Advisory Board (AQAB) recommends adopting the Building Performance Standards (BPS) policy, with only delays to the previously established timeline that are deemed absolutely necessary. Successful and timely adoption remains critical to reducing the energy burden of our community while protecting the health and safety of our residents, economy, and environment.

Over the course of its history of nearly 40 years of trial, investigation, piloted implementation, and review, Fort Collins Utilities staff have sought alternatives to the regulatory approach that is under proposal. These efforts have included incentives, education, and encouragement for behavioral changes. Despite these efforts, the desired outcomes have not been met. This has led to the development of the currently proposed regulatory approach that will help to move our community more effectively toward climate and air quality goals.

The benefits of BPS, along with associated decreases in the production and release of various greenhouse gases, support Council Priority 6: Reduce climate pollution and air pollution through best practices, emphasizing electrification; and Our Climate Future's Big Move 6: Efficient, emissions free buildings. Reductions in demand for energy production will decrease emissions of ozone precursors and help to improve outdoor air quality. Improvements to buildings' heating and ventilation (HVAC) systems will also assist in improving indoor air quality.

We encourage the consideration of overall energy usage as well as climate impacts when determining BPS compliance options. This can be achieved through alternative compliance options based on greenhouse gas intensity or GHG percentage reduction goals. Such options are included in the State's BPS program for buildings larger than 50,000 sq ft, and they allow for a greater degree of electrification and reduction in GHG emissions. These could be easily incorporated into the City's proposed BPS, but if this would further delay implementation, AQAB would suggest adding this option in a later iteration of the program.

AQAB strongly urges the City Council to implement the policy changes recommended within the BPS proposal without delay to the 2030 plan. If you choose to extend the deadlines beyond 2030, we recommend consideration of incentives for early adopters who meet the original 2030 deadline. Immediate and urgent action is needed to improve building standards to advance Council Priority 6.

Very Respectfully,

The Air Quality Advisory Board

cc: Kelly DiMartino, City Manager
Jacob Castillo, Chief Sustainability Officer
Kelly Ohlson, City Council Liaison to the AQAB
Selina Lujan de Albers, Manager Environmental Sustainability & AQAB Staff Liaison
Katherine Bailey, Program Manager, Energy Services