

Boulder, Colorado

Building Performance Ordinance

The Boulder Building Performance Ordinance (BPO) requires commercial and industrial buildings to complete energy reporting, efficiency assessments and retro-commissioning.

Learn More: [Program Website](#) [Covered Buildings List](#) [Regulation Text](#)

Covered Buildings

The ordinance applies to commercial and industrial buildings (C&I) 20,000 sq. ft. and larger which were permitted before January 31, 2014. New C&I buildings permitted since January 31, 2014, with a gross floor area of 10,000 sq. ft. or larger are also covered.

Compliance Pathways

1. Prescriptive Pathway

- Energy Assessments: Every ten years, covered properties must undergo an energy assessment that meets or exceeds the requirements of ASHRAE Level I for buildings under 50,000 sq. ft. and ASHRAE Level II for buildings 50,000 sq. ft. and larger.
- Retro-Commissioning (RCx): Every ten years, a covered building owner must complete a retro-commissioning study and implement any recommended measures that have a payback period of two years or less.
- Lighting Upgrades: Owners must complete one-time upgrades that meet specific energy codes for interior and exterior lighting power, controls and sensors.

2. Performance Pathway

- Any property with significant and consistent improvements in energy efficiency or greenhouse gas emissions does not need to complete prescriptive measures.
- A property with an ENERGY STAR® Certification or LEED Operations and Maintenance Certification does not need to complete prescriptive measures.

Exemptions & Provisions

Conditional Exemptions

The following circumstances may qualify a building for an exemption from an assessment:

- The building is unlit and unconditioned.
- The building is unoccupied.
- The building owner is facing financial hardship.
- The owner has completed an energy assessment within ten years and implemented cost-effective recommended actions.

Buildings may be exempt from retro-commissioning if the owner can demonstrate that the building would not benefit from any measures likely to produce savings within two years.

Large Industrial Campus

Large industrial or manufacturing campuses, defined as a set of multiple buildings served by a central plant or common utility meter, have their own set of requirements.

Penalties & Enforcement

Building owners may be charged up to \$0.0025 per square foot per day, not to exceed \$1,000 per day, for failure to comply.

Yardi Energy Solutions®

Yardi offers a comprehensive suite of energy solutions that simplify compliance, enhance operational efficiency, and reduce energy costs. Our offerings include:

- [Utility Invoice Processing](#) – Simplify the process of collecting and managing utility consumption data.
- [ENERGY STAR® Services](#) – Streamline benchmarking, verify whole-property data and achieve ENERGY STAR Certification for your properties.
- [Building Performance Standards](#) – Track, monitor and streamline BPS compliance.
- [Energy Procurement](#) – Optimize energy costs and reduce carbon emissions.
- [Energy Efficiency](#) – Improve building energy performance with real-time data and timely alerts, detect HVAC system issues and reduce energy waste.

Disclaimer: This document is intended for informational purposes only and does not constitute legal advice or a comprehensive compliance guide.