



Seattle, Washington

Building Tune-Ups

Under Seattle's Building Tune-Ups Ordinance (SMC 22.930), owners of commercial buildings 50,000 sq. ft. and larger are required to complete tune-ups every five years. Alternative compliance pathways are available for buildings meeting certain criteria for high performance, including qualifying ENERGY STAR® Certification or a verified low site energy use intensity (EUI), or for completing tune-up equivalent processes.

Learn More:

[Program Website](#)

[Regulation Text](#)

Covered Buildings

The ordinance covers buildings with a gross floor area of at least 50,000 sq. ft., excluding residential, parking and unconditioned areas. Properties used primarily for industrial or manufacturing purposes are excluded. Compliance due dates are based on building size.

Compliance Pathways

1. Prescriptive Pathway

Every five years, a covered building owner appoints a qualified Tune-Up Specialist to conduct a building assessment and implements any required Corrective Actions.

2. Exemplary Energy Performance or Low Energy Consumption

A building is eligible for alternative compliance through any one of the following:

- Had a Certified ENERGY STAR Score of 90+ for buildings 100,000 sq. ft. and greater, or 85+ for buildings less than 100,000 sq. ft., in one of the two preceding years.
- Achieved a verified site EUI of 20 kBtu/sq. ft./year or less for at least two of the three calendar years preceding the tune-up compliance date.
- Reduced weather-normalized site EUI by at least 15%.
- Earned a qualifying green building certification.

Compliance Pathways, Continued

3. Tune-Up Equivalent Process

Building owners may achieve compliance by completing tune-up equivalent actions, including ongoing commissioning, retro-commissioning and the completion and implementation of corrections from a qualifying audit.

Exemptions & Provisions

New buildings are exempt if the initial Certificate of Occupancy was issued less than three years before the tune-up compliance date.

Extensions are available for low occupancy, change of ownership and ongoing mechanical improvements.

Penalties & Enforcement

Noncompliance will result in a Notice of Violation (NOV) and a fine, starting 180 days after the missed deadline. Continued noncompliance 360 days after the initial deadline is considered a second violation. Fines are assessed based on the building size, ranging from \$2,000 – \$5,000 for the first violation and \$8,000 – \$20,000 for a second violation.

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.