

City of Washington, D.C.

Building Energy Performance Standards and Benchmarking (D.C. Law 22-257)

Under the Building Energy Performance Standards (BEPS), covered buildings are required to achieve a certain ENERGY STAR® score by their assigned deadline. Buildings not eligible for an ENERGY STAR score are assigned a source energy use intensity (EUI) target based on property type.

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

Covered Buildings

The BEPS program applies to commercial and multifamily buildings over 25,000 sq. ft. and city buildings over 10,000 sq. ft. Requirements phase in based on property size, with new standards redefined every six years.

Compliance Cycle	Covered Buildings	Initial Compliance Deadline
1	Private buildings $\geq$ 50,000 sq. ft.	5/1/2027
2	Private buildings $\geq$ 20,000 sq. ft.	5/1/2029
3	Private buildings $\geq$ 10,000 sq. ft.	5/1/2034

Compliance Pathways

- 1. Standard Target Pathway:** The property has met or exceeded the standard by the deadline.
- 2. Performance Pathway:** The property reduced its weather normalized site EUI by 20%, compared to its baseline.
- 3. Prescriptive Pathway:** Compliance is achieved by submitting an audit report, creating an action plan, implementing energy efficiency measures and completing monitoring, evaluation and verification actions.
- 4. Alternative Compliance Pathways:** Additional pathways are available for properties meeting specific eligibility criteria.

Data Verification

Every three years, covered buildings must undergo third-party verification of benchmarking data.

Exemptions & Provisions

New Construction: New buildings with a certificate of occupancy issued after the beginning of the first compliance cycle (between January 2021 and December 2026) are not subject to the initial deadline but will be included in the next BEPS cycle.

Affordable Housing: Qualifying building owners and affordable housing providers are offered incentives and financial assistance to achieve performance requirements

Other Conditions: Certain property types, including those primarily used for industrial or agricultural purposes, federal buildings and single-family homes are not required to comply with the standard. Exemptions are also available for buildings under financial distress or with an average occupancy of less than 50%. Historic buildings are not required to implement any measures that would compromise their historical integrity.

Penalties & Enforcement

Building owners failing to comply with one of the compliance pathways must pay an Alternative Compliance Penalty, based on the gross floor area of the property. The maximum payment will be no greater than \$10 per square foot, or \$7,500,000 per property. In addition, the Department of Energy & Environment (DOEE) may issue civil infractions, with fines for first offenses ranging from \$500 - \$2,000.

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 and recover utility expenses with ease.
- [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.