

LPDD Top Tens: Existing Buildings

Updated January 2021

LPDD.org is an extraordinarily vast database, spanning more than 2,000 model laws, best practices, and policy documents touching on 34 different pathways to reducing emissions in the United States, at every level of government (and some in the private sector). To help the busy changemaker approach our database in a brief time, we've drafted *Top 10* lists for a subset of these pathways, highlighting some of the most interesting model laws or other resources that state or local governments can utilize.

Top 10 State Resources on Existing Buildings

1. **[State]** [Washington's Clean Buildings Act](#). Building Energy Performance Standards (BEPS) are a burgeoning area of legislation. This 2019 Act requires agencies to set a state energy performance standard target for each building type, and develop compliance methods.
2. **[Local]** [St. Louis' Building Energy Performance Standard](#). On the local level, St. Louis' BEPS will require large commercial, multi-family, institutional, and municipal buildings to reduce energy use in order to meet an energy performance standard by May 2025.
3. **[Local]** [New York City's Local Law 97](#). Another local BEPS, NYC's effort is unique in that it uses a GHG-intensity metric, rather than measuring energy efficiency generally. This will tend to incentivize building electrification.
4. **[State & Local]** [Regulatory Solutions for Building Decarbonization](#). This 2020 report gives tools for commissions and government agencies to advance the replacement of gas appliances with efficient electric alternatives. It provides more than 40 specific recommendations for action.
5. **[Local]** [Strategies for Massachusetts Municipalities to Implement Net Zero Building Mandates](#). This 2019 Harvard paper evaluates municipal Net Zero Building program options, particularly those permissible in Massachusetts, and then provides an annotated model ordinance for one. The paper also outlines ideas for voluntary and incentive-based approaches.
6. **[State]** [Vermont's Renewable Energy Standard](#). An alternate pathway to address electrification, Vermont's RPS requires utilities to reduce customers' fossil fuel use through either building electrification, efficiency, fuel switching, or storage. The statutory requirement of 2% of annual utility sales in 2017 increases by 0.67% annually, reaching 12% in 2032.
7. **[State & Local]** [Building Energy Audit Requirements](#). Requiring energy benchmarking and auditing is a common tactic to encourage building owners to make efficiency investments. We call attention to local examples in [San Francisco](#) and [Berkeley](#), and state-level efforts in [Hawaii](#) and [New York](#) for public buildings.
8. **[State & Local]** [Building Energy Retrofit Requirements](#). One step further than audits, some jurisdictions require building energy retrofits under certain conditions. We call attention to local examples in [Austin](#), [Philadelphia](#), and a public building requirement in [Washington State](#).
9. **[Local]** [Cool Roof Model Code](#). This model language from the Global Cool Cities Alliance defines key terms, measurement protocols and procedures, and calls for cool roof performance requirements in line with existing examples of best practices in codes.
10. **[State & Local]** [DOE Model Energy Savings Performance Contract](#). States, localities, and private parties have confronted the challenges of how to finance deep building retrofits. This DOE-drafted model Energy Savings Performance Contract provides process descriptions, examples, and tables as well as the critical details that define the project, operations, and management.