Seattle’s Target Performance Path

(Not exactly an Outcome-Based Code)

Duane Jonlin
Energy Code & Energy Conservation advisor

Seattle Department of Planning and Development
Two problems with energy codes:

Prescriptive code won’t get us there
…so “Outcome-Based Code”?  

- Eventually, we have to be “done”  
- “Outcome-Based Code” means: “Forever having to say you’re sorry”
The Solution: The Target Performance Path

- Drop the energy code in the trash
- Design an solution that works
- Just hit the required EUI, as you see fit:
  - 40 Office
  - 50 School
  - 150 Hospital
  - ...

![Archery targets lined up in a row](image)
How does this work? Won’t everyone cheat?

- Prove EUI virtually with energy modeling
- Prove EUI operationally for a year
- Actual performance won’t be worse...
- ...and it could be way better
Data center adjustment
Odd weather adjustment
Financial security can be:
- bond, letter of credit or “pledge & fine”
- If you do miss the target, you can get half the money back for energy improvements
Supporting provisions

- Metering & sub-metering
- Air barrier testing
- Enhanced commissioning
But wait, there’s more!

- Plug load controls
  To reduce vampire loads

- Solar-ready roof
  From “Net-Zero-Ready” to Net Zero
This can’t wait

- A code that facilitates high-performance results-oriented, integrated design
- Supports market innovations
- Primary code compliance pathway

duane.jonlin@seattle.gov