



# Seattle's Target Performance Path

2013 BECC Conference

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Seattle Department of Planning & Development

WDKWWG.

WDKWWAWWA.

WDKWWG.

WDKWWAWWA.

1. We don't know where we're going.

WDKWWG.

WDKWWAWWA.

1. We don't know where we're going.
2. We don't know where we are when we arrive.



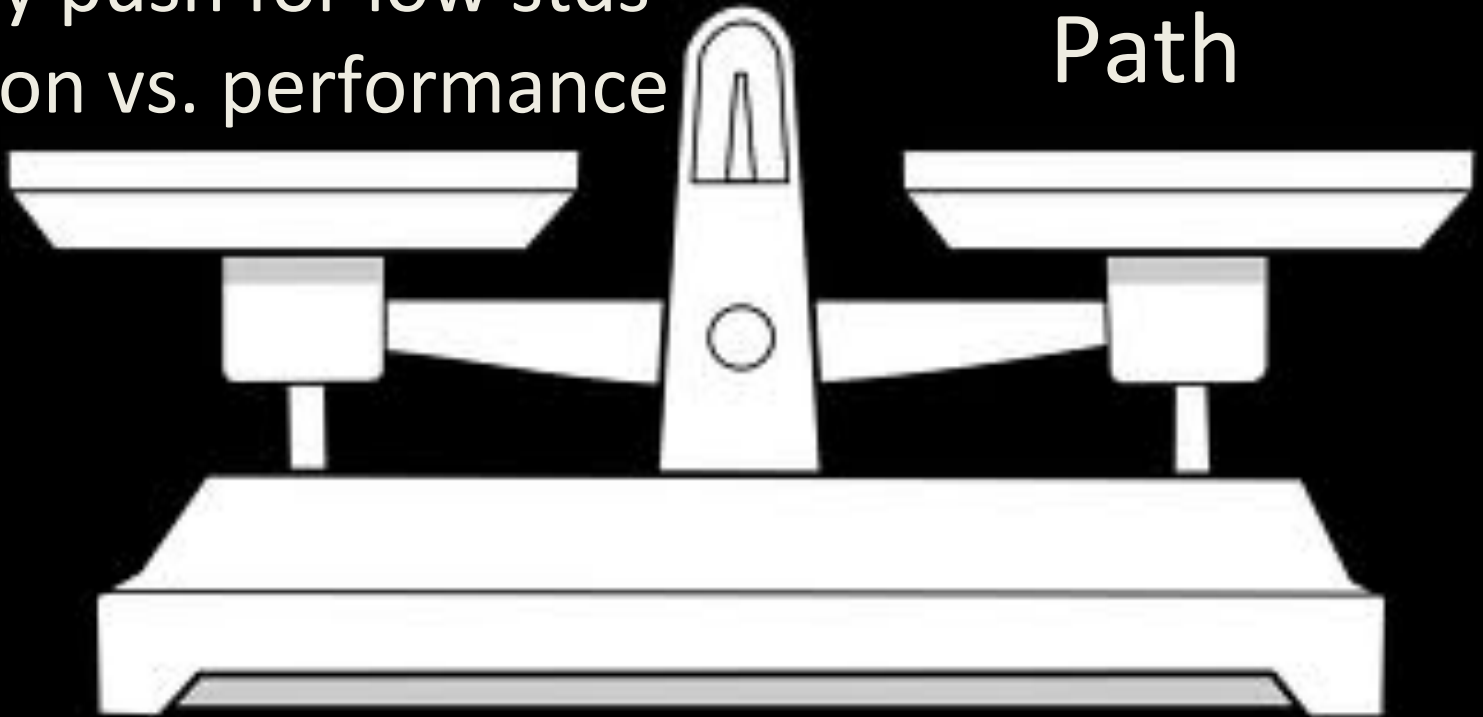
**Simplicity**



**Complexity**

Checklist mentality  
Punish high performers  
Minimum = maximum  
Ambiguous evaluation  
Nasty code development  
Industry push for low stds  
Prediction vs. performance

Target  
Performance  
Path



# Checklist Mentality



LEED = Platinum

EUI = 170





☒ Fabulous

☐ Excellent

☐ Great

☐ Acceptable

☐ Needs a little work

☒ huh?

☐ huh?

☐ huh?

☐ huh?

☐ what?

# Recipe

- ☐ Green roof
- ☐ PV
- ☐ Daylight
- ☐ Sun shades
- ☐ VAV





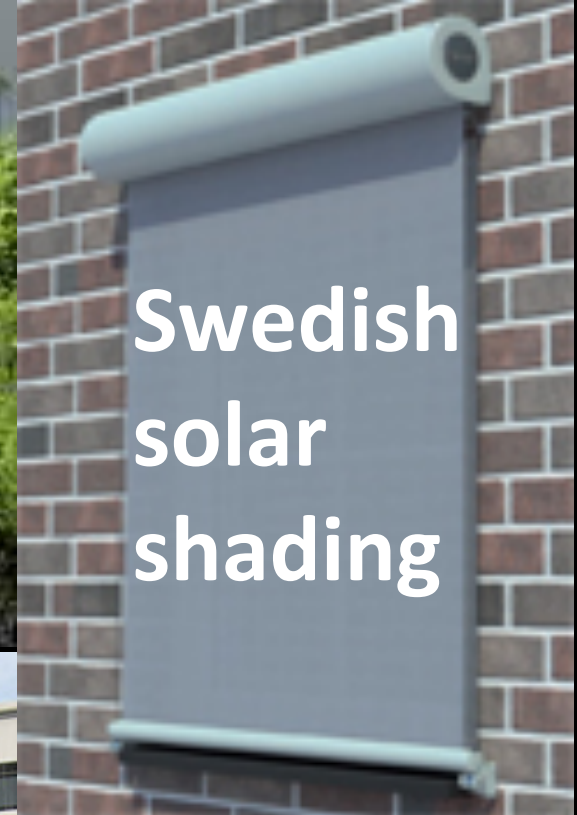
# Intentions Motivations Obstacles



# Punishment for high performers














Does code  
support  
innovation...

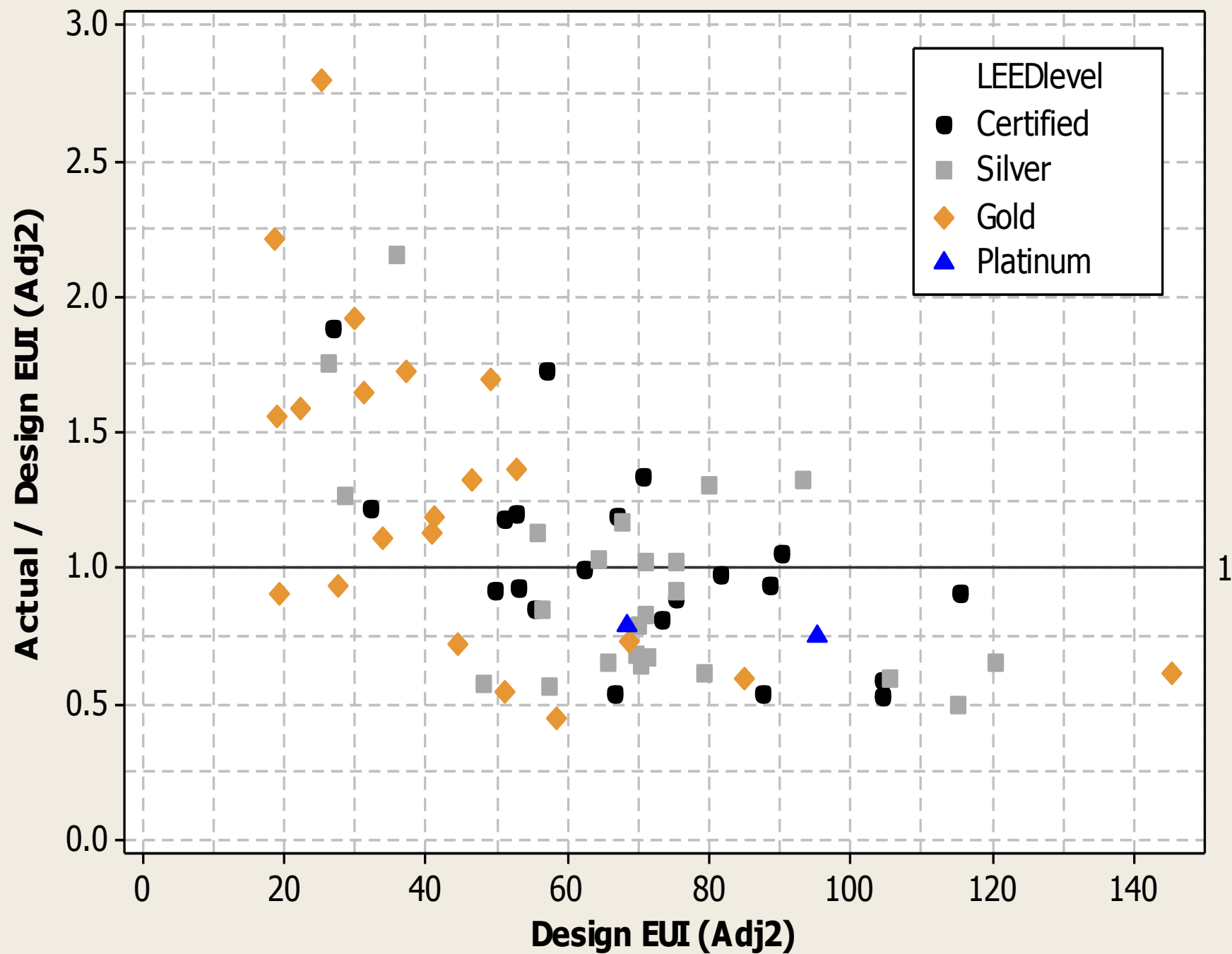


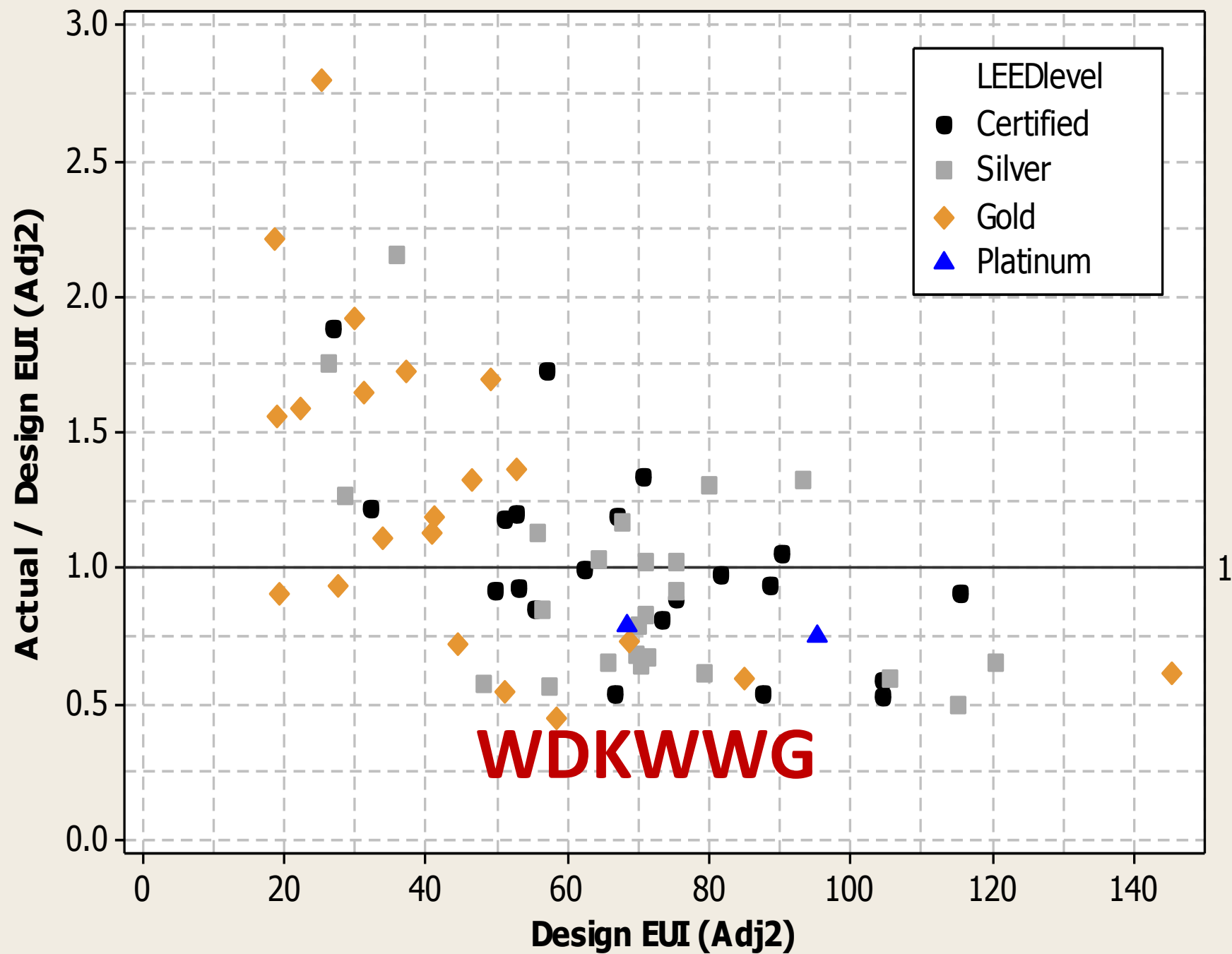
...or get in  
its way?

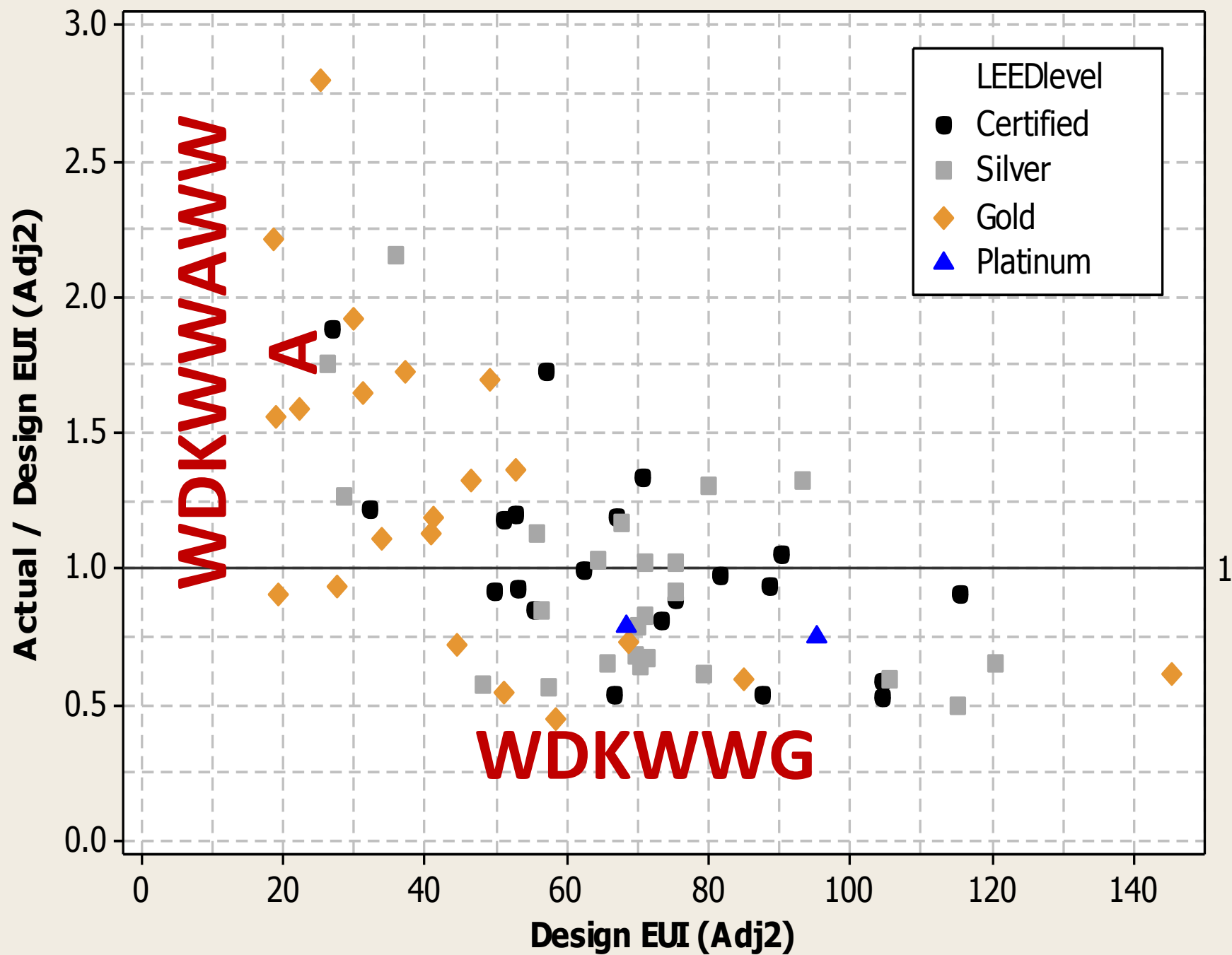




**Minimum = Maximum**







# QUIZ:

- ☐ LEED V4 Silver
- ☐ Seattle Energy Code 2012
- ☐ 20% better than 2007 ASHRAE 90.1
- ☐ 2013 ASHRAE 90.1
- ☐ 50% better than 2004 IECC
- ☐ 2030 Challenge – 60% reduction
- ☐ 2010 CA Title 24 + CalGreen



# Confrontational code development



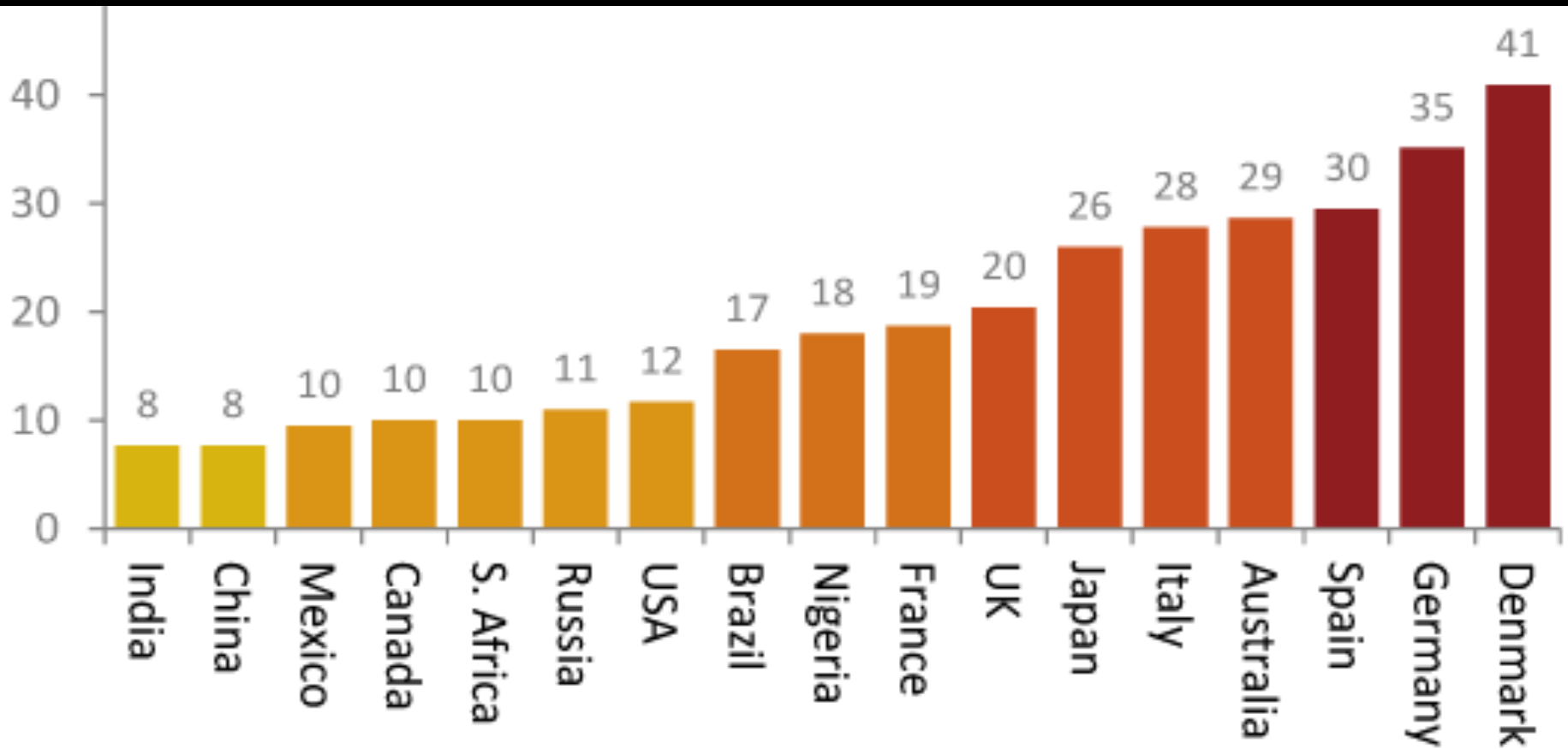
# Modeled Performance



# Actual Performance



# How to reduce energy use



Cents per kWh



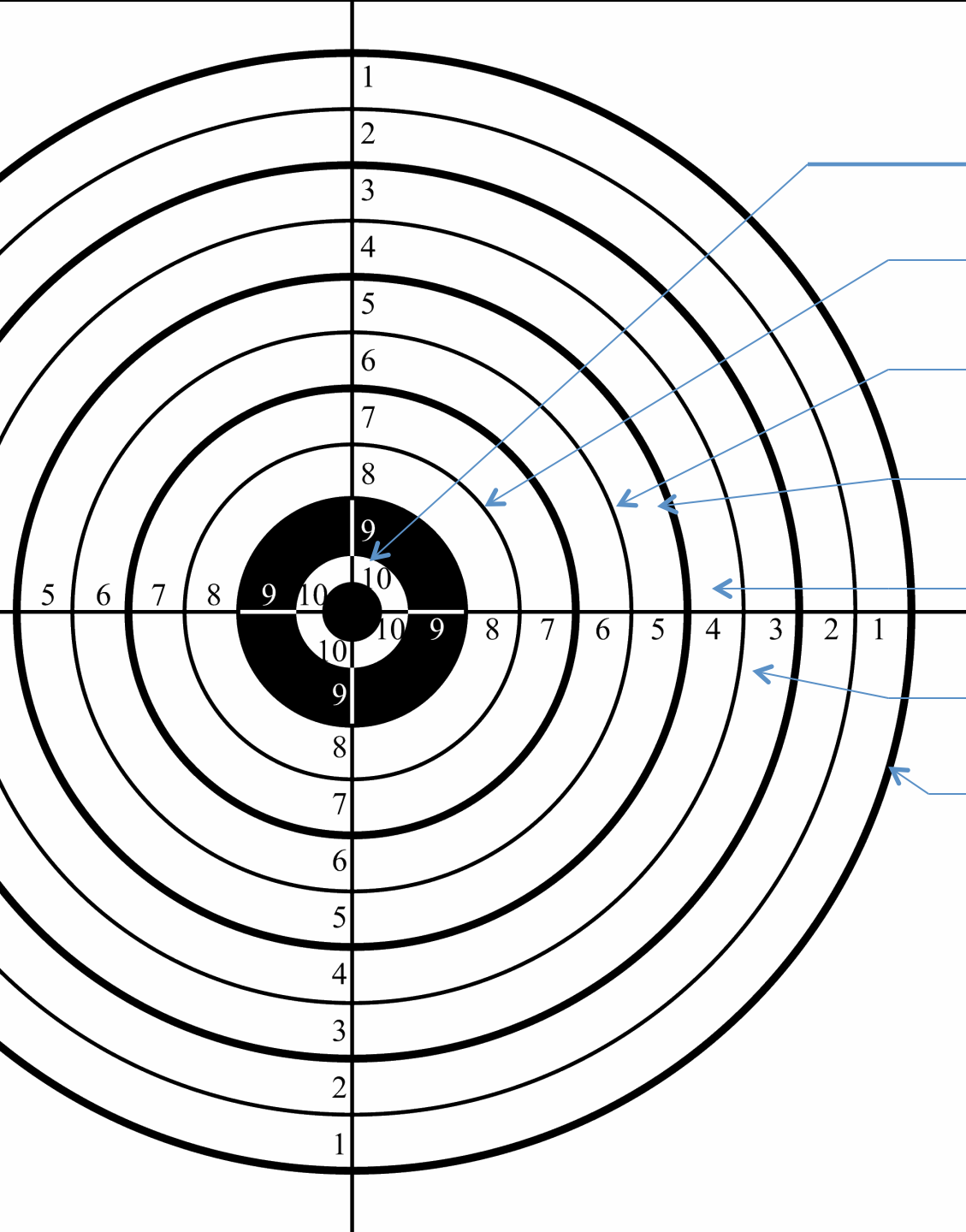


# Pick your poison

- ☐ Performance bond
- ☐ Revoke permit
- ☐ Increase taxes
- ☐ Increase utility rate
- ☐ Civil fine







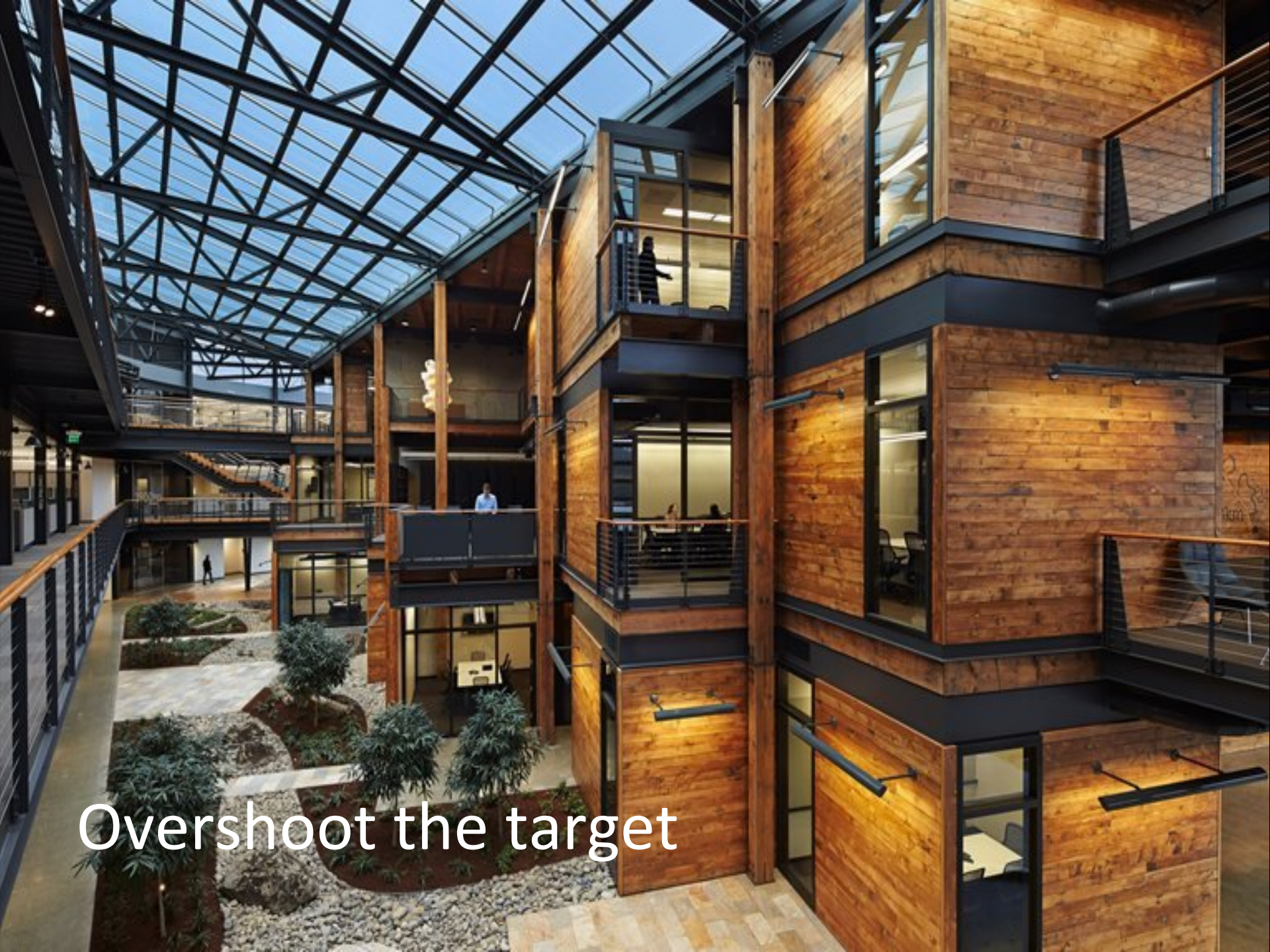
6 open garage  
12 enclosed  
garage  
40 office  
45 school  
50 medical office  
60 retail  
150 hospital

1. Predict.

2. Prove.

3. Pay?





Overshoot the target





Set good habits





Work with really smart people



## Mandatory:

- ☐ Air barrier testing
- ☐ Commissioning
- ☐ Metering
- ☐ Plug load controls
- ☐ Solar-ready roof

# Pledge & Fine

(*not* performance bond)

- No upfront cost
- File “pledge” letter
- Burn it when you hit target
- Max fine \$4/sf



# Vision



# Does the TPP resolve these?

- ❑ Checklist with no measurable goal

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- ☐ Checklist with no measurable goal
- ☐ Punishment for high performers

# AIA SEATTLE 2011 HONOR AWARDS

UCTOBER 24, 2011 PERSPECTIVE



THE AMERICAN INSTITUTE  
OF ARCHITECTS  
Hong Kong Chapter

In accordance with the judgment of its Honor Awards Jury confers an

HONOR AWARD  
FOR ARCHITECTURE  
2011

to  
RONALD LU & PARTNERS  
Architect

for excellence in architectural design for the  
SIU SAI WAN COMPLEX  
CHAIWAN, HONG KONG

ARCHITECTURAL SERVICES DEPARTMENT,  
HKSAR GOVERNMENT  
Associate Architect & Project Manager

MOTT MACDONALD HONG KONG LTD.  
Structural & Geotechnical Engineer

AECOM ASIA CO. LTD.  
Building Services Engineer

WIDNELL LTD.  
Quantity Surveyor

ALLIED ENVIRONMENTAL CONSULTANTS  
Environmental & Risk Management

ACLA LTD.  
Landscape Architect

CHINA STATE CONSTRUCTION ENGINEERING  
(HK) LTD.  
Main Contractor

LEISURE AND CULTURAL SERVICES DEPARTMENT  
AND HOME AFFAIRS DEPARTMENT,  
HKSAR GOVERNMENT  
Owner

*[Signature]*  
Chapter President

*[Signature]*  
Chapter Secretary

AIA NEW Y

Honors  
and  
Awards  
Luncheon  
2013

April 17  
Cipriani Wall Street

## ASHRAE Chapter Technology Award

**1ST PLACE**

Puget Sound Chapter  
2011-2012



**Robert Scott Rushing**  
**Rushing**

**for the Lake City Court**  
Lake Forest Park, Washington

**FOR OUTSTANDING ACHIEVEMENT IN THE APPLICATION OF HEATING,  
REFRIGERATING, AND AIR-CONDITIONING TECHNOLOGY**

American Society Of Heating, Refrigerating and Air-Conditioning Engineers, Inc.

*[Signature]*

Brian Wolford, 2011-2012 Puget Sound ASHRAE Chapter President

*May 14, 2012*  
May 14, 2012

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- ❑ Bad buildings can get excellent ratings



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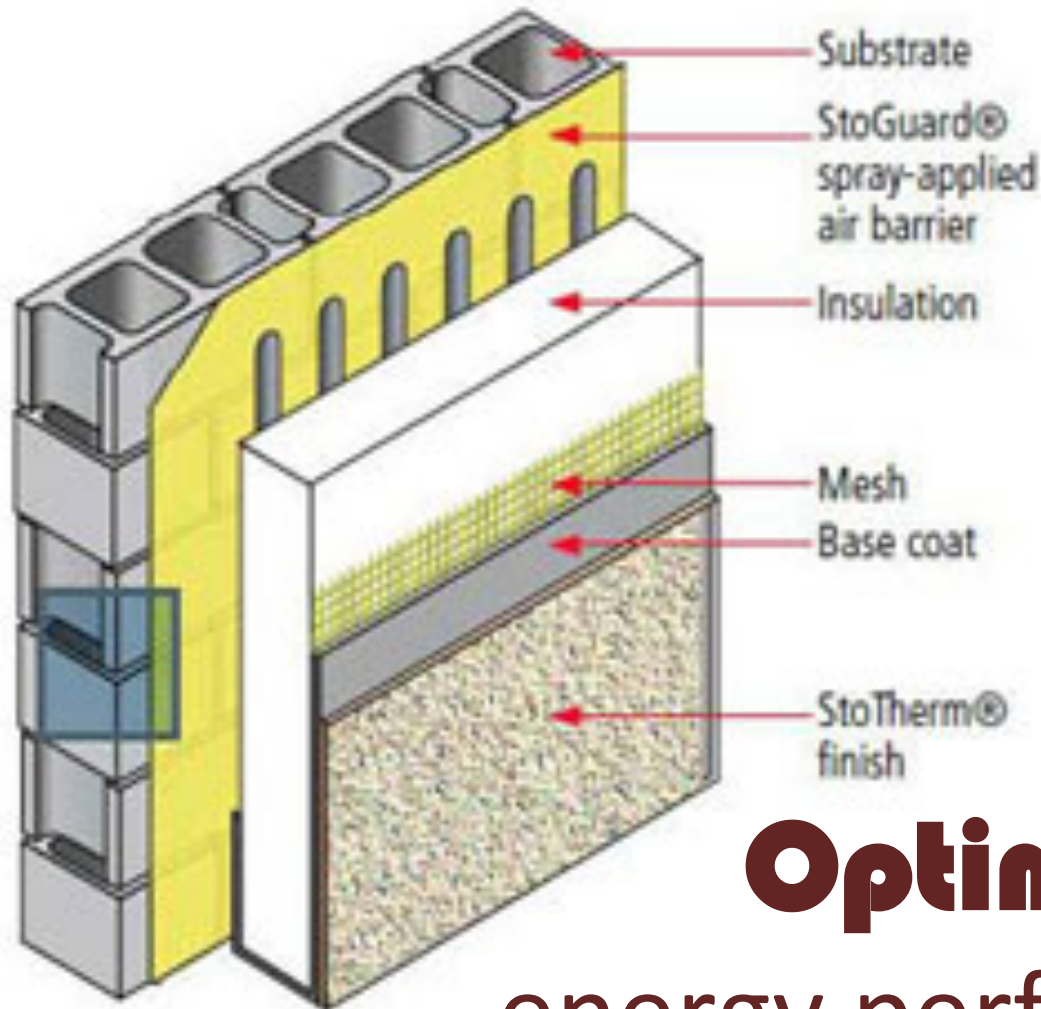
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# Masonry & EIFS

“The Perfect Match”



**Optimize** your  
energy performance!

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Commit to a target  
Prove it in public  
Brag about success



This can't wait.

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