

St. Louis Building Energy Performance Standard (BEPS)



BEPS Compliance Pathways Fact Sheet

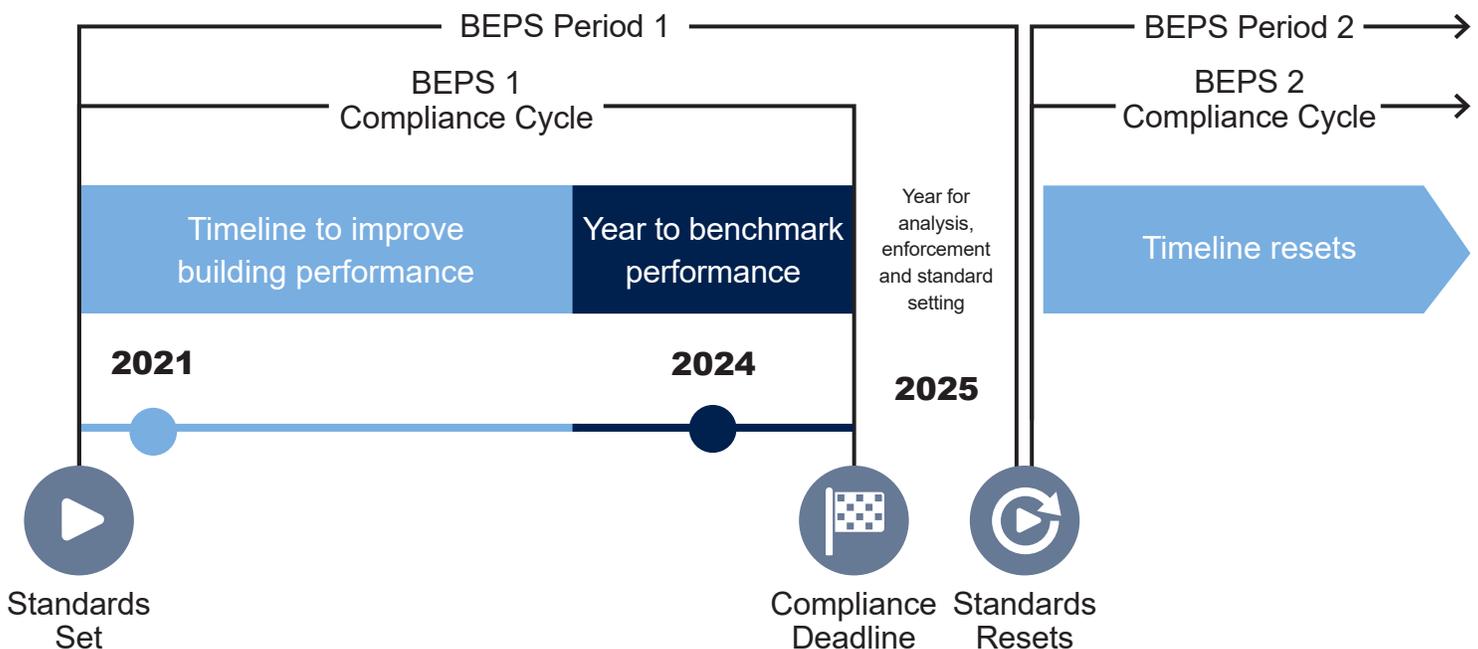
What is the Building Energy Performance Standard?

The Building Energy Performance Standard (BEPS) law was adopted by St. Louis in 2020. The law sets limits on the maximum amount of energy that may be consumed per sq. ft. of building space determined by building type. The law covers municipal, commercial, institutional, and residential properties 50,000 square feet and larger. The City of St. Louis (City) sets buildings energy performance standard measured in site energy use intensity (EUI) for each property type based on [local benchmarking data](#). The EUI standards are based on the 35th percentile of performance for local buildings of each property type, which means that 65% of buildings will have to reduce their energy consumption to comply.

How will properties comply?

Properties will comply by meeting the weather-normalized site EUI standard set for their property type. Property owners will have the flexibility to decide what combination of physical or operational improvements can best achieve the standard. Most properties will have four years from when the standards were approved to meet them, with the first compliance due date on May 4, 2025 (for 2024 calendar year benchmarking data). Qualified affordable housing buildings and houses of worship will have six years to meet the standard, with the first compliance due date on May 4, 2027.

BEPS compliance cycle 1 timeline



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Four Compliance Paths

There are four main compliance paths for BEPS.

- 1 Performance:** The building's site EUI for the property is equal to or lower than the EUI standard for its property type. Properties that meet the EUI standard for their property type and submit required verification are compliant for that compliance cycle. Performance standards by property type can be found [here](#).
- 2 Early Adopters:** As a means to incentivize owners to invest in deeper energy retrofits, the City offers compliance for multiple cycles through the Early Adopter pathways.
 - If at the conclusion of cycle 1, a property's EUI is at or below the standard for its property type, AND the EUI of the property was reduced by 20% or greater compared to its 2018 Property Baseline, then the property will be in compliance for cycles 1 and 2. The property must achieve both targets—the property type EUI standard and a 20% reduction in the property's EUI from its 2018 Property Baseline—in order to be in compliance for two consecutive cycles.
 - If at the conclusion of cycle 1, the property's EUI is at or below the BEPS for its property type, AND the EUI of the property was reduced by 50% or greater compared to the 2018 Property Baseline, then the property will be in compliance for cycles 1, 2, and 3. The property must achieve both targets—the property type EUI standard and a 50% reduction in the property's EUI from its 2018 Property Baseline—in order to be in compliance for three consecutive cycles.
- 3 Narrow the Gap Alternative Compliance Path:** For each cycle, a property can comply by reducing its EUI to no higher than the midpoint between its 2018 Property Baseline EUI performance and the EUI standard for its property type and submitting required documentation. This compliance option will only be available for Compliance Cycles 1 and 2.
- 4 Custom Alternative Compliance Path:** If a property has any unique characteristics or situations that prevent it, within reason, from meeting any other compliance pathways, the owner can apply for a Custom Alternative Compliance Path. A completed Alternative Compliance Path template application and technical report (meeting the requirements for an ASHRAE Standard 211 Level 2 Energy Audit) is required. Compliance is achieved through application approval by the Building Division, which becomes a binding agreement between the City and owner.

Buildings and their owners that fail to comply will face violations in the forms of fines and/or loss of occupancy permits for future tenants.

Have questions? Please contact the Office of Building Performance at benchmarking@stlouis-mo.gov or call 314-622-5689.

For more information and resources, visit stlbenchmarking.com.