

# Seattle's Target Performance Path

(Not exactly an  
Outcome-Based  
Code)

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# 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
  - ...



# 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



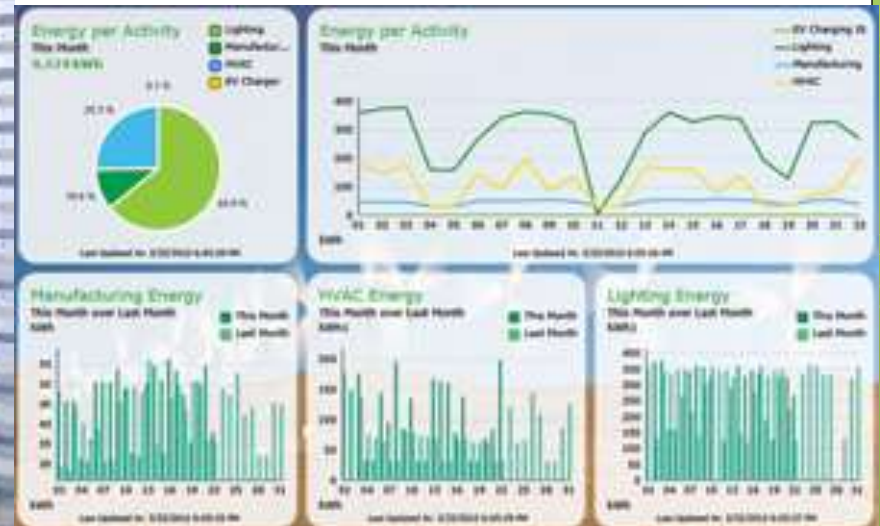


## Details

- 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

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