

Boulder, Colorado

Boulder Building Performance Ordinance

Beginning in 2016, the City of Boulder's Building Performance Ordinance requires certain commercial and industrial buildings to benchmark and report energy use annually. Buildings are also required to complete energy assessments and retro-commissioning or efficiency actions every 10 years.

Learn More: [Regulation Text](#) [Program Website](#)

Covered Buildings

New commercial and industrial buildings 10,000 sq ft. or larger, city owned commercial and industrial buildings 10,000 sq ft. or larger, and existing buildings 20,000 sq ft. or larger must comply with the energy assessment, retro-commissioning, and lighting upgrade requirements.

Compliance Pathways

Audit Requirements

ASHRAE Level I audits are required for buildings under 50,000 sq. ft. ASHRAE Level II audits are required for buildings 50,000 sq. ft. or larger.

RCx Requirements

Within five years of the first reporting requirement, and every ten years thereafter, a building owner must undergo retro-commissioning. Owners must implement the measures with paybacks of two years or less.

Lighting Requirements

Building owners shall complete a one-time lighting upgrade to meet specific codes.

High Performing Buildings

Buildings may be eligible for exemption if they hold ENERGY STAR® Certification of LEED EBO&M certification.

Exemptions & Provisions

Exempted Properties

- Large industrial or manufacturing campuses may have their own set of BPO requirements.
- Residential buildings are exempt.
- Buildings undergoing financial hardship.
- Building that has minimal energy use as the building is unlit and has no cooling or heating systems.

Buildings are exempt from the energy assessment requirement under the following conditions: received an energy assessment that met the ASHRAE level I or level II requirements based on square footage; and assessment was completed within 10 years of the first deadline year; and the implemented the cost-effective actions that were recommended.

Buildings are exempt from the retro-commissioning requirement under the following conditions: the service provider or utility issued a recommendation that retro-commissioning is unnecessary for the building.

Penalties & Enforcement

Building owners may be charged up to \$0.0025 per square foot per day, not to exceed \$1,000 per day for failure to comply.

Yardi Energy Solutions®

Yardi offers a comprehensive suite of energy solutions that simplify compliance, enhance operational efficiency, and reduce energy costs. Our offerings include:

- [Utility Invoice Processing](#) – Simplify the process of collecting and managing utility consumption data.
- [ENERGY STAR® Services](#) – Streamline benchmarking, verify whole-property data and achieve ENERGY STAR Certification for your properties.
- [Building Performance Standards](#) – Track and recover utility expenses with ease.
- [Energy Procurement](#) – Optimize energy costs and reduce carbon emissions.
- [Energy Efficiency](#) – Improve building energy performance with real-time data and timely alerts, detect HVAC system issues and reduce energy waste.

Disclaimer: This document is intended for informational purposes only and does not constitute legal advice or a comprehensive compliance guide.