

St. Louis, Missouri

Building Performance Standards (Ordinance 71132)

As of 2021, covered buildings in St. Louis are required to meet a weather normalized site energy use intensity (EUI) target over the course of recurring four-year compliance cycles. At the end of each cycle, the Office of Building Performance will issue new performance standards based on local benchmarking data. Each building's target is available on the covered buildings list.

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

Covered Buildings

All multifamily, commercial, institutional and municipal buildings over 50,000 sq. ft. are covered by the ordinance. Most buildings have an initial compliance deadline of May 4, 2025. Qualified affordable housing buildings and houses of worship have six years to meet the standard, with an initial compliance deadline of May 4, 2027.

Compliance Pathways

- 1. Performance Path:** A property is compliant if its EUI is equal to or lower than the target.
- 2. Early Adopter:** Covered properties can achieve compliance for multiple consecutive cycles by demonstrating that they have met the target and achieved an EUI reduction compared to the 2018 baseline.
- 3. Narrow the Gap:** During the first two cycles, properties that cannot meet the performance standard may achieve compliance by reducing EUI to the midpoint between the 2018 baseline and the target.
- 4. Custom Alternative Compliance Path (CACP):** Properties that are unable to meet the performance standard under other pathways may apply for an alternative compliance path, which requires a technical report and an ASHRAE Level 2 Energy Audit.

Data Verification

Verification is required for the second to last year of each compliance cycle. ENERGY STAR® Certified properties are considered to have satisfied the verification requirement.

Exemptions & Provisions

New Construction

Newly constructed buildings are exempt from the program for the first applicable cycle.

Affordable Housing

Qualified affordable housing buildings and houses of worship operate on a six-year compliance cycle (versus a four-year cycle).

Other conditions

Single-family homes, data centers, standalone parking facilities and buildings used primarily for industrial or manufacturing purposes are exempt. Conditional exemptions are available for properties that are owned by the state or federal government and under other circumstances as defined by the St. Louis Building Division.

Penalties & Enforcement

Failure to submit performance data and an alternative compliance plan within 60 days of the deadline may result in a fine of \$1 -\$500 issued for each day of noncompliance.

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.