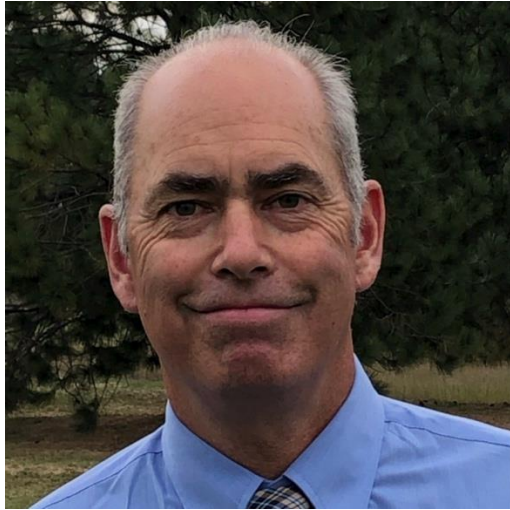


# Grant County's Journey Through Clean Buildings

Tom Gaines and Mike James

# Presenters



Tom Gaines  
County Administrator  
Grant County

[tgaines@grantcountywa.gov](mailto:tgaines@grantcountywa.gov)



Michael James  
Vice President  
Custom Energy

[Mike@Custom-Energy.com](mailto:Mike@Custom-Energy.com)

# Presentation Outline



About Grant  
County



Clean Buildings  
Overview



Approaches to  
CBA



Grant County  
Approach



County Best  
Practices

# About Grant County

- Population of 106,250
- 730 Employees
- 2,791 Square Miles (4<sup>th</sup> Largest in WA)
- Buildings
  - (1) Tier 1 – Not Meeting EUI
  - (1) Tier 1 –Meeting EUI
  - Many smaller buildings

# About Grant County

- Financial Overview, Jail Construction
- Clean Buildings Impact
  - Large Effort, No Available Staff
  - Potential Fines
  - Many Opinions
- Available Funding Sources
  - WA Counties, Early Adopter Incentives, CBPG

# Clean Buildings Overview



Lower costs and pollution from fossil fuel consumption in existing buildings

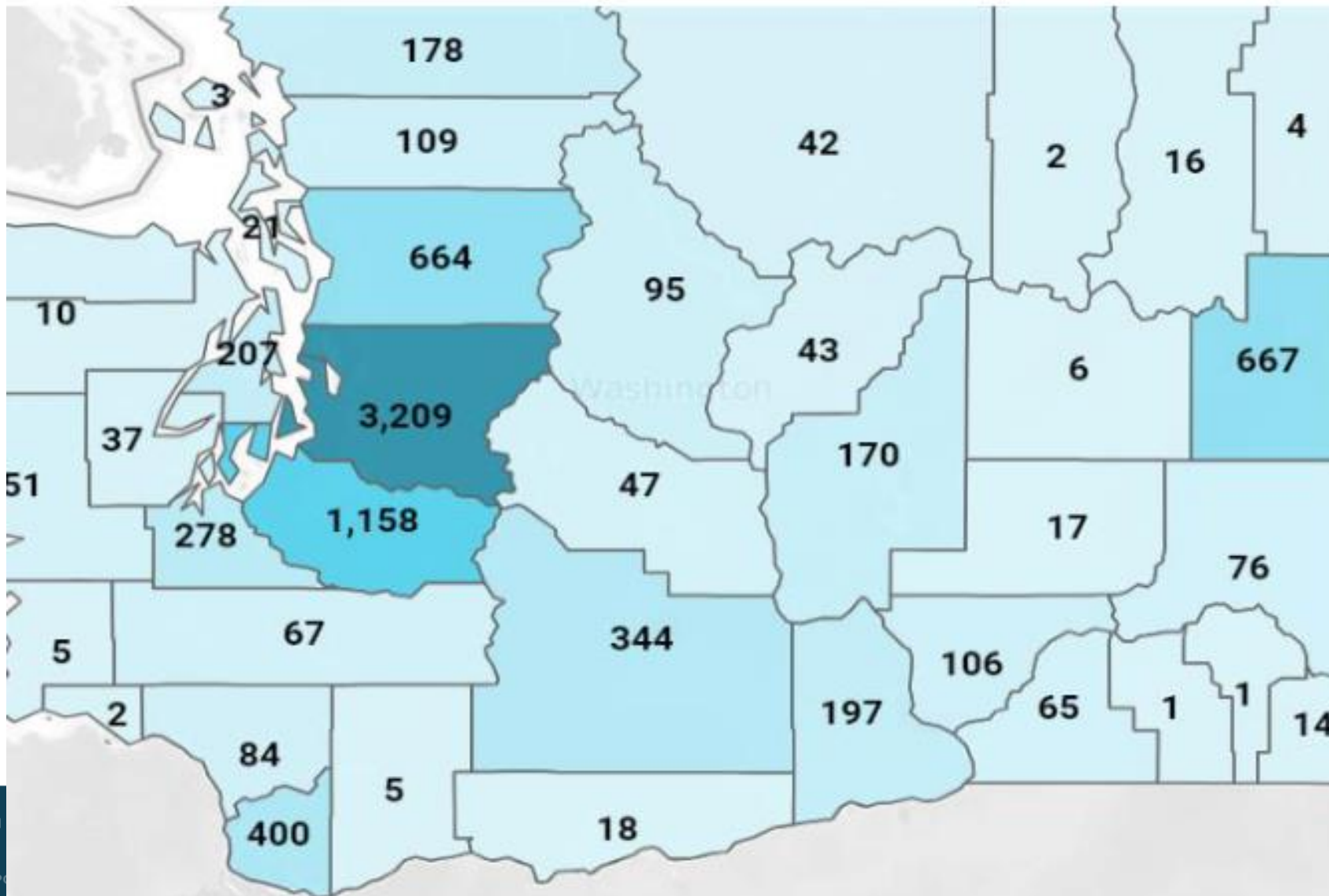


Tier 1 and Tier 2



Existing building owners are responsible for compliance

# Tier 1 Buildings by County





# Clean Buildings Overview



Glossary of Key  
Terms



Common  
Misunderstandings



Compliance  
Pathways



Clean Buildings  
Toolkit



Compliance  
Timeline





# Glossary of Terms

## EUI

Energy Use Intensity – The annual amount of all the energy your property consumes on-site, regardless of source, divided by property square footage.

## wnEUI

Weather Normalized Energy Use Intensity - The energy use per square foot your property would have consumed during 30-year average weather conditions.

## EUI<sub>t</sub>

Energy Use Intensity Target – The energy use per square foot target set by the Washington State Clean Building Act, according to building type.

# Glossary of Terms

## Portal

Reporting and management system for both tiers.

## Energy Management Plan

Living document that is updated annually.

## Operations and Maintenance Plan

Living document that shows how existing equipment and systems are maintained.

# Common Misunderstandings

- Investment is the Only Path
- Owners Can Easily Self-Perform
- New Buildings are Compliant
- My Building Complies; I'm Done
- It's Cheaper to Pay the Fines



# Clean Buildings Toolkit

Energy Star Portfolio Manager

EUIt Calculator

EMP and O&M

Portal

- Forms A-C, H

Forms D, F



# Energy Star Portfolio Manager

- Determine wnEUI

## Grant County - Law and Justice Bldg



35 NW C Street #2, Ephrata, WA 98823 | [Map It](#)

Portfolio Manager Property ID: 35158407

Year Built: 1983 | Parent Property: [Grant County](#)

[Edit](#)



### Apply for Recognition

[Not currently eligible for ENERGY STAR certification.](#)

[Not currently eligible for NextGen Certification](#)

### Weather Normalized Site EUI (kBtu/ft²)

**Current:** 158.3  
(183.43% higher than median.)

**Baseline:** 158.3  
(183.43% higher than median.)

Summary

Details

Energy

Emissions

Water

Waste & Materials

Goals

Design

### Meter Summary

1 Energy Meters Total

1 - Used to Compute Metrics

[Add A Meter](#)

**Current Energy Date**  
Apr 30, 2025

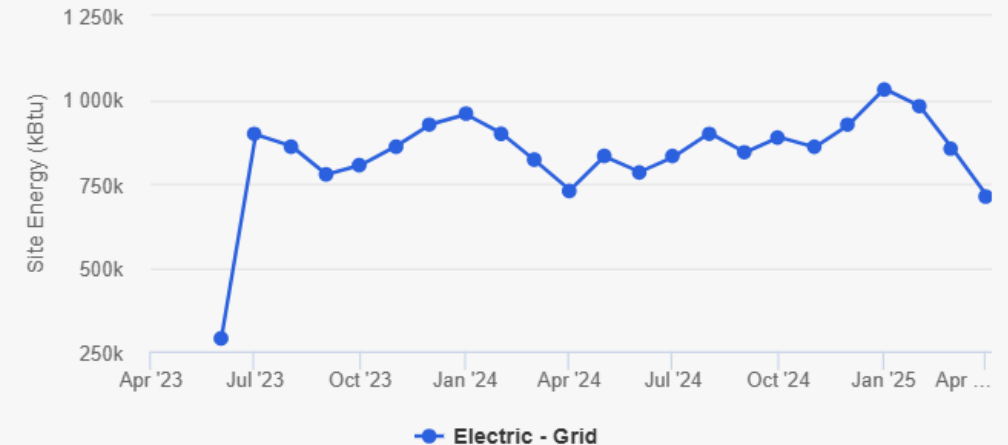
[Enter Your Bills](#)



### Five Ways to Enter Bill Data

1. Manual ([Instructions here](#))
2. Use our [simple spreadsheet](#) (on

### Energy Use by Calendar Month (Not Weather Normalized)



(Chart current as of 11/10/2025 11:48 AM PST)

[Refresh Chart](#)

# EUI<sub>t</sub> Calculation

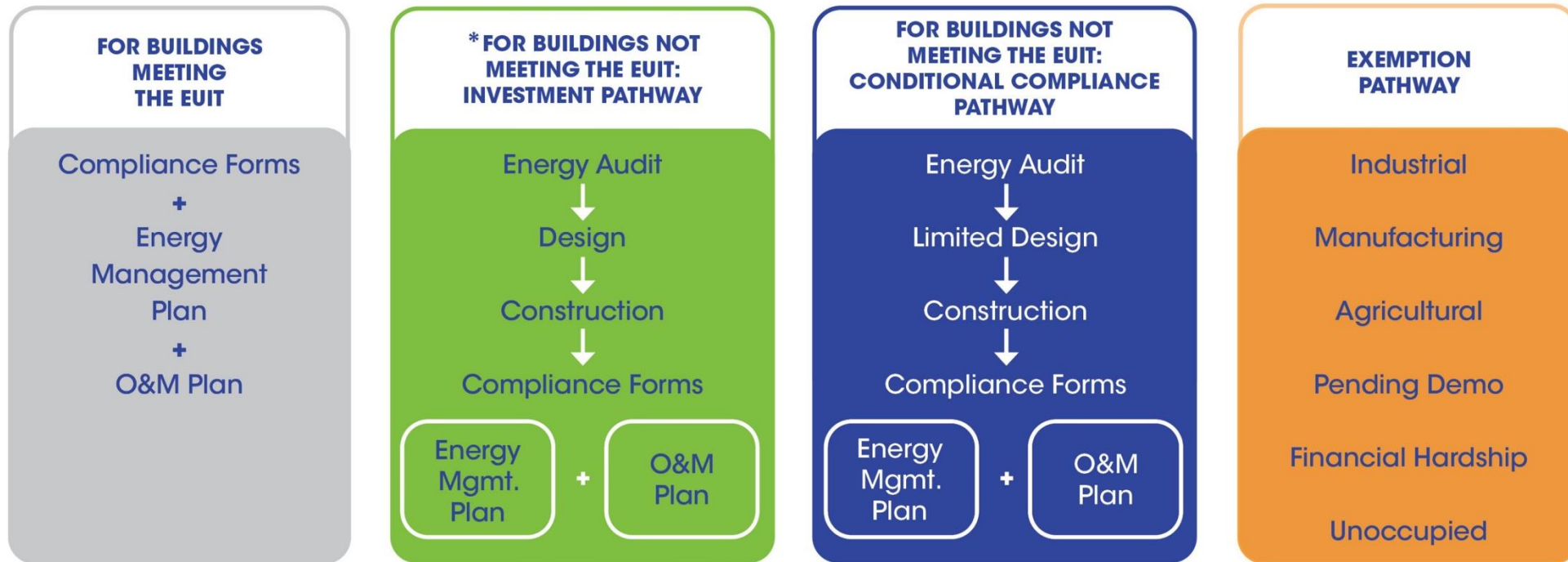
- Determine EUI<sub>t</sub>
- EUI<sub>t</sub> vs. Actual

| Washington state building ID         |                                     |                       |                                            |              |                                       |                           |                                                         |
|--------------------------------------|-------------------------------------|-----------------------|--------------------------------------------|--------------|---------------------------------------|---------------------------|---------------------------------------------------------|
| County                               | Grant                               |                       |                                            |              |                                       |                           |                                                         |
| County parcel number(s)              | 140955000                           |                       |                                            |              |                                       |                           |                                                         |
| Portfolio manager property ID number | 35158407                            |                       |                                            |              |                                       |                           |                                                         |
| Property name                        | Grant County - Law and Justice Bldg |                       |                                            |              |                                       |                           |                                                         |
| Parent property name                 | Grant County                        |                       |                                            |              |                                       |                           |                                                         |
| Address 1 (street)                   | 35 NW C Street #2                   |                       |                                            |              |                                       |                           |                                                         |
| Address 2                            |                                     |                       |                                            |              |                                       |                           |                                                         |
| City                                 | Ephrata                             |                       |                                            |              |                                       |                           |                                                         |
| State                                | WA                                  |                       |                                            |              |                                       |                           |                                                         |
| Postal code                          | 98823                               |                       |                                            |              |                                       |                           |                                                         |
| County                               | Grant                               |                       |                                            |              |                                       |                           |                                                         |
| Climate Zone                         | 5B                                  |                       |                                            |              |                                       |                           |                                                         |
| Gross Floor Area                     | 61,766                              |                       |                                            |              |                                       |                           |                                                         |
| Building Activity Type               | Gross Floor Area                    | Fractional Floor Area | Activity Energy Target (EUI <sub>t</sub> ) | Weekly Hours | Operating Shifts Normalization Factor | Space (EUI <sub>t</sub> ) | More recently built buildings Space (EUI <sub>t</sub> ) |
| Office (Government office)           | 31,766                              | 0.51                  | 69                                         | 51 to 167    | 1.0                                   | 35                        | 30.2                                                    |
| Prison/Incarceration                 | 30,000                              | 0.49                  | 106                                        | 168.0        | 1.0                                   | 51                        | 43.8                                                    |
|                                      |                                     | 0.00                  |                                            |              |                                       |                           |                                                         |
|                                      |                                     | 0.00                  |                                            |              |                                       |                           |                                                         |
|                                      |                                     | 0.00                  |                                            |              |                                       |                           |                                                         |
|                                      |                                     | 0.00                  |                                            |              |                                       |                           |                                                         |
|                                      |                                     | 0.00                  |                                            |              |                                       |                           |                                                         |
|                                      |                                     | 0.00                  |                                            |              |                                       |                           |                                                         |
|                                      |                                     | 0.00                  |                                            |              |                                       |                           |                                                         |
| Building Totals                      | 61,766                              | 1.00                  |                                            |              |                                       | 87.0                      | 73.9                                                    |



# The ~~Four~~ Three Compliance Pathways

All Eligible Buildings > 50,000 SF:  
Determine Energy Use Intensity Target (EUI<sub>t</sub>) Benchmark Using the Energy Star Portfolio Manager



\* RISK: Fine if EUI<sub>t</sub> is not met (or use Path 3)

Timeline for Demonstrating 12 Months of Compliance





# Compliance Timeline

## Tier 1 Compliance Dates

### June 1, 2026

- Greater than 220,000 sq. ft.

### June 1, 2027

- Greater than 90,000 sq. ft. but less than 220,001 sq. ft.

### June 1, 2028

- Greater than 50,000 sq. ft. but less than 90,001 sq. ft.

## Tier 2 Compliance Dates

### July 1, 2027

- Greater than 20,000 sq. ft. but less than 50,001 sq. ft.
- Includes all multifamily greater than 20,000 sq. ft.



Tier 1- Buildings more than 220,000 gross sq. ft, June 1, 2026



Tier 1- Buildings more than 90,000 – less than 220,001 gross sq. ft, June 1, 2027



Tier 2- Buildings more than 20,000 – less than 50,001 gross sq. ft and MF , July 1, 2027



Tier 1- Buildings more than 50,000 – less than 90,001 gross sq. ft, June 1, 2028

# Approaches to Clean Buildings



Ignore and pay fines



In house



Outsource



Combination of in house and outsource



# Grant County Financial Impact

## Ignore and pay fines

- \$226,638.50 (every 5 years)

## Consulting Fees

- \$50,490 (\$0.45/SF)
- 100% Covered by Grants and Incentives

## Optimized Bundle

- None
- Ready for Future Grants



# Finding the Right Help

Verify  
Approach &  
Motives

Seek Funding



# Grant County Approach

- In House
  - Data Gathering
  - Facility Goals
  - Interview Teams
  - Review Every Deliverable (Trust but Verify)
- Outsource
  - Benchmarking
  - Auditing
  - Compliance Documentation
  - Funding Applications

# Law and Justice Building

Tier 1, Investment Pathway

Conditional Compliance

- Implement Optimized Bundle

Seek Funding

Future HVAC and Lighting Improvements





# Courthouse and Annex

Tier 1, Compliance Pathway

Compliance

- Enact EMP

Seek Funding

Future HVAC and Lighting Improvements





# County Best Practices

- Verify Benchmarking
- Get the Right Help!
- Engage Commerce
  - Technical
  - Funding
- Secure Funding (if applicable)



# Thank you!!!

For more information, find us here:

[www.custom-energy.com](http://www.custom-energy.com)



Tom Gaines  
County Administrator  
Grant County

[tgaines@grantcountywa.gov](mailto:tgaines@grantcountywa.gov)

Michael James  
Vice President  
Custom Energy

[Mike@Custom-Energy.com](mailto:Mike@Custom-Energy.com)