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(1.08.09.13)

**U.S. DEPARTMENT OF ENERGY  
OFFICE OF ENERGY EFFICIENCY AND RENEWABLE ENERGY  
NEPA DETERMINATION**



**RECIPIENT:** City of Seattle Office of Sustainability & Environment

**STATE:** WA

**PROJECT TITLE**  
: Building Tune-Up Accelerator

<b>Funding Opportunity Announcement Number</b>	<b>Procurement Instrument Number</b>	<b>NEPA Control Number</b>	<b>CID Number</b>
DE-FOA-0001385	DE-EE0007556	GFO-0007556-001	

**Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Order 451.1A), I have made the following determination:**

**CX, EA, EIS APPENDIX AND NUMBER:**

Description:

**A9 Information gathering, analysis, and dissemination** Information gathering (including, but not limited to, literature surveys, inventories, site visits, and audits), data analysis (including, but not limited to, computer modeling), document preparation (including, but not limited to, conceptual design, feasibility studies, and analytical energy supply and demand studies), and information dissemination (including, but not limited to, document publication and distribution, and classroom training and informational programs), but not including site characterization or environmental monitoring. (See also B3.1 of appendix B to this subpart.)

**A11 Technical advice and assistance to organizations** Technical advice and planning assistance to international, national, state, and local organizations.

**B5.1 Actions to conserve energy or water** (a) Actions to conserve energy or water, demonstrate potential energy or water conservation, and promote energy efficiency that would not have the potential to cause significant changes in the indoor or outdoor concentrations of potentially harmful substances. These actions may involve financial and technical assistance to individuals (such as builders, owners, consultants, manufacturers, and designers), organizations (such as utilities), and governments (such as state, local, and tribal). Covered actions include, but are not limited to weatherization (such as insulation and replacing windows and doors); programmed lowering of thermostat settings; placement of timers on hot water heaters; installation or replacement of energy efficient lighting, low-flow plumbing fixtures (such as faucets, toilets, and showerheads), heating, ventilation, and air conditioning systems, and appliances; installation of drip-irrigation systems; improvements in generator efficiency and appliance efficiency ratings; efficiency improvements for vehicles and transportation (such as fleet changeout); power storage (such as flywheels and batteries, generally less than 10 megawatt equivalent); transportation management systems (such as traffic signal control systems, car navigation, speed cameras, and automatic plate number recognition); development of energy-efficient manufacturing, industrial, or building practices; and small-scale energy efficiency and conservation research and development and small-scale pilot projects. Covered actions include building renovations or new structures, provided that they occur in a previously disturbed or developed area. Covered actions could involve commercial, residential, agricultural, academic, institutional, or industrial sectors. Covered actions do not include rulemakings, standard-settings, or proposed DOE legislation, except for those actions listed in B5.1(b) of this appendix. (b) Covered actions include rulemakings that establish energy conservation standards for consumer products and industrial equipment, provided that the actions would not: (1) have the potential to cause a significant change in manufacturing infrastructure (such as construction of new manufacturing plants with considerable associated ground disturbance); (2) involve significant unresolved conflicts concerning alternative uses of available resources (such as rare or limited raw materials); (3) have the potential to result in a significant increase in the disposal of materials posing significant risks to human health and the environment (such as RCRA hazardous wastes); or (4) have the potential to cause a significant increase in energy consumption in a state or region.

Rationale for determination:

The U.S. Department of Energy (DOE) is proposing to provide federal funding to the City of Seattle Office of Sustainability & Environment to implement their Building Tune-Up Accelerator project. The City of Seattle would engage with building owners, managers and service providers to develop market expertise and accelerate the voluntary, early implementation of mandatory energy-efficiency improvements in Seattle's small to medium sized commercial buildings. This would be achieved through workforce and program development, design of individual improvement plans, implementation of energy-efficiency upgrades, and evaluation of subsequent energy savings.

Proposed workforce development activities would consist of curriculum and database development, classroom training for service providers, and the storage and loaning of diagnostic tools and would be completed by the Smart Buildings

Center at their offices and conference rooms in Seattle, WA. Program development and design of improvement plans would include grant management and outreach managed by the Seattle Office of Sustainability and Environment from their offices in Seattle; utility incentive development to be completed by Seattle City Light from their offices in Seattle; and research, technical assistance and energy modeling provided by the University of Washington from their Bullitt Center in Seattle. Necessary building energy audits and improvements to building-specific mechanical and lighting systems would be completed by City of Seattle service providers. Follow-up computational and advisory services would be provided by the Pacific Northwest National Laboratory (PNNL) in Richland, WA. All activities aside from energy audits and improvements are limited to purely intellectual, academic, or analytical activities and would use no materials other than basic office supplies, computers and software.

Energy audits and improvements would occur at approximately 100 pre-existing, commercial buildings in and around the City of Seattle. Selected locations would be 20,000-100,000 square foot buildings including, but not limited to: offices, schools, community centers, police stations, warehouses, hotels, grocers, retail stores, and restaurants. The City of Seattle currently does not plan to consider buildings listed on the National Register of Historic Places and those that are eligible for listing for participation in the proposed project.

On-site building assessments would involve evaluating heating, ventilation and air conditioning (HVAC) equipment, domestic hot water heating, interior and exterior lighting and building envelope for energy saving opportunities to inform the development of individual building energy-efficiency improvement plans. Improvements to the aforementioned systems would be prescribed by these assessments and carried out according to the resulting improvement plans. These improvements may include: adjustments to HVAC, domestic hot water and lighting schedules, controls and setpoints; minor maintenance and repair of HVAC and domestic hot water equipment, lighting, building envelope, and commercial equipment; HVAC and domestic hot water equipment upgrades (boilers, chillers, heat pumps, etc.); commercial equipment replacement (refrigeration cases, ice machines etc.); interior and exterior lighting upgrades (replacement fixtures and lamps/ballasts); installation of timers or photocell controls for exterior lighting; and installation of building automation systems, building analytics systems and/or interval meters.

As such, no ground disturbance would be required and any outdoor installations would be limited to replacements of like equipment and would be required to adhere to City of Seattle land-use, building and mechanical codes which govern the height and extent of rooftop equipment and regulate noise limits for exterior equipment. Individual building improvements would be subject to the permitting requirements of the City of Seattle Department of Construction & Inspections and all necessary permits would be obtained before any work is begun. There would be no change in the use, mission, or operation of existing facilities. Due to the nature of proposed activities and the fact that historic properties and those potentially eligible to be listed as historic are not participating in the proposed project, DOE does not anticipate any impacts to resources of concern from the proposed project.

Energy-efficiency improvements at individual buildings would present risks typical of construction work. Established safety procedures would be adhered to at all times and service providers would utilize appropriate personal protective equipment. Individual building improvements conducted by service providers may have the potential to disturb existing asbestos or lead-based paint. Service providers would be responsible for adhering to all regulations regarding asbestos per the regulations of the Puget Sound Clean Air Agency (PSCAA) and Washington Department of Labor and Industries (L&I). Wastes generated would consist of standard construction waste materials. These materials would be recycled when possible and otherwise disposed of through normal municipal waste streams.

Any work proposed to be conducted at a DOE laboratory may be subject to additional NEPA review by the cognizant DOE NEPA Compliance Officer for the specific DOE laboratory prior to initiating such work. Further, any work conducted at a DOE laboratory must meet the laboratory's health and safety requirements.

Based on the review of the proposal, DOE has determined the proposal fits within the class of action(s) and the integral elements of Appendix B to Subpart D of 10 CFR 1021 outlined in the DOE categorical exclusion(s) selected above. DOE has also determined that: (1) there are no extraordinary circumstances (as defined by 10 CFR 1021.410(2)) related to the proposal that may affect the significance of the environmental effects of the proposal; (2) the proposal has not been segmented to meet the definition of a categorical exclusion; and (3) the proposal is not connected to other actions with potentially significant impacts, related to other proposals with cumulatively significant actions, or an improper interim action. This proposal is categorically excluded from further NEPA review.

## NEPA PROVISION

DOE has made a final NEPA determination for this award

Insert the following language in the award:

If the Recipient intends to make changes to the scope or objective of this project, the Recipient is required to contact the Project Officer, identified in Block 15 of the Assistance Agreement before proceeding. The Recipient must receive notification of approval from the DOE Contracting Officer prior to commencing with work beyond that currently approved. If the Recipient moves forward

with activities that are not authorized for Federal funding by the DOE Contracting Officer in advance of a final NEPA decision, the Recipient is doing so at risk of not receiving Federal funding and such costs may not be recognized as allowable cost share.

Insert the following language in the award:

You are required to:

Any work proposed to be conducted at a DOE laboratory may be subject to additional NEPA review by the cognizant DOE NEPA Compliance Officer for the specific DOE laboratory prior to initiating such work. Further, any work conducted at a DOE laboratory must meet the laboratory's health and safety requirements.

This authorization does not include modifications or installations on or within buildings of historic, archaeological, or architectural significance designated by Federal, state or local governments, property located within or immediately adjacent to a historic district, property 50 years or older, or property eligible for listing on the National Register of Historic Places. Should the Recipient seek to carry out such activities as described in the preceding sentence, the Recipient must first provide additional property details to the DOE Project Officer. Such activities are not authorized for Federal funding until the Contracting Officer provides written authorization on those activities. Should the Recipient elect to undertake such activities prior to written authorization from the Contracting Officer, the Recipient does so at risk of not receiving Federal funding for those activities, and such costs may not be recognized as allowable cost share.

Note to Specialist :

Building Technologies Office  
This NEPA determination does not require a tailored NEPA provision.  
Review completed by Rebecca McCord 07/22/2016.

**SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.**

NEPA Compliance Officer Signature:  Date: 8/3/2016  
NEPA Compliance Officer

**FIELD OFFICE MANAGER DETERMINATION**

Field Office Manager review required

**NCO REQUESTS THE FIELD OFFICE MANAGER REVIEW FOR THE FOLLOWING REASON:**

- Proposed action fits within a categorical exclusion but involves a high profile or controversial issue that warrants Field Office Manager's attention.
- Proposed action falls within an EA or EIS category and therefore requires Field Office Manager's review and determination.

**BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :**

Field Office Manager's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Field Office Manager