



# The Government Buildings Efficiency Ordinance

Operationalizing Lexington's Net-Zero Future by 2050

Environmental Commission of  
Lexington-Fayette County

Presentation to the Government & Planning (GGP) Committee ·  
Patrick Mason, Director, Policy Development



# The Case for Action & Durable Policy

Why a dedicated ordinance is the only path to Net-Zero 2050

99%

Reliance on Fossil Fuels  
in Fayette Co.

- Codifies "Aspirational Resolutions" into enforceable building policy
- Ensures consistency across future administrations
- Creates the legal structure for a self-sustaining Revolving Fund

# STRATEGIC ALIGNMENT WITH CITY GOALS



## Climate Action Plan (PCAP & CCAP)

Fulfills federal climate funding requirements by addressing public sector emissions.

## Empower Lexington

Leading by example: we cannot ask the private sector to do what the City will not.

## Imagine Lexington Plan

Commits the city to net-zero emissions by 2050, establishing the framework for all municipal sustainability policies.

# REGIONAL BENCHMARKING



Lexington is following a path blazed by our neighbors, adapting proven models to Fayette County's needs.

## Cincinnati, OH

Utilizes mandatory benchmarking and **Building Performance Standards (BPS)** to drive downtown revitalization and efficiency.

## Louisville, KY

Leverages energy data to prioritize capital improvements, ensuring public funds are spent on high-Return on Investment (ROI) retrofits.

*"By following these models, Lexington avoids 'reinventing the wheel' while remaining competitive in the region."*

# DURABLE POLICY, NOT JUST PROJECTS



We've proven this works. Now we need to scale it.

- **Fire Stations:** A pilot for lifetime cost recovery through solar.
- **Consistency:** Ensures efficiency is a core principle for *all* departments, not just a few.
- **Lifecycle Planning:** Focuses on a 30-year ROI for major systems.



Fayette County Public Schools Locust Trace AgriScience Center:  
Sustainability in Design and Mission in Public Buildings

# AMBITIOUS PERFORMANCE TARGETS



# 20%

**Energy Use Intensity (EUI) REDUCTION  
BY 2035**

## Measurable Success

- ✓ **2026 Baseline:** Tracking via ENERGY STAR Portfolio Manager.
- ⚡ **2045 Goal:** 100% reduction in on-site fossil fuel use by municipal buildings.
- 🏠 **New Builds:** 30% more efficient than current state code.

# BUILDING PERFORMANCE STANDARDS



## What is BPS?

Unlike prescriptive codes, Building Performance Standards (BPS) sets a **target** (Energy Use Intensity) and allows Facility Managers the **flexibility** to choose the most cost-effective way to reach it.



**Transparency:** Public annual energy reports.



**Electrification:** High-efficiency heat pumps prioritized over boilers.



**Innovation:** Allows for new technologies as they emerge.

# SOLAR READINESS

Future-proofing Lexington's assets at the design stage.




- ☀️ **Designated Zones:** Unobstructed roof space.
- 📍 **Orientation:** Strategic 110° - 270° placement.
- ⚡ **Panel Capacity:** Reserved space for future breakers.



Fire Station 21 in Gleneagles: Proving Solar Viability in Lexington

# OPERATIONAL & FISCAL WISDOM



-  **City Energy Manager:** A dedicated expert to oversee technical assistance and data. Savings will far exceed the salary cost.
-  **Dedicated Revolving Fund:** A non-lapsing fund replenished by documented energy savings, creating a self-sustaining cycle.
-  **Contractor Incentives:** Compensating contractors for proposing high-efficiency renewable alternatives.

# SCOPE & ACCOUNTABILITY



Provision	Threshold / Requirement
Covered Buildings	All LFUCG facilities 5,000+ sq. ft. (including non-occupied).
Major Renovations	Projects with costs exceeding \$250,000.
Accountability	Annual report to Council by Sept 1st; Portfolio Manager disclosure.
Waiver Clause	Requires recommendation from Energy Manager and independent 3rd party report.

**Policy effective immediately upon approval.**

# Questions?



Sustainable. Fiscally Responsible. Locally Focused.

---

*"Lexington leads by example, providing a model for our businesses and residents."*