

# Why planning *now* for decarbonization pays off

Wondering what upcoming building emissions standards mean for your building? Curious about how new, stricter building codes might impact your upcoming renovations? Interested in discovering how to maximize long-term value for both your property and occupants?

A building decarbonization assessment outlines a strategic and cost-effective implementation plan of improvement efforts to meet these goals. Planning ahead will allow owners to be prepared for system updates and take full advantage of the long-term benefits and risk mitigation associated with retrofitting. Calculating the business case of a retrofit by including direct and indirect benefits, avoided costs, and avoided risks can more accurately capture the full value of the retrofit.

## Assessing the full value of decarbonization

\$	<b>Investment in decarbonization</b>	Improving building envelope and mechanical systems that reduce operating loads, recover heat, and enable electrification require upfront capital. Total these investments.
+	<b>Operational savings</b>	Reducing energy loads may result in annual utility and maintenance savings. Calculate operational savings.
+	<b>Avoided costs</b>	A business-as-usual scenario requires future capital investments over the useful life of the building, such as distribution maintenance, added cooling, or ventilation improvements. Consider these avoided costs.
+	<b>Avoided risks</b>	Business-as-usual practices expose assets to real risks, such as volatile fossil fuel energy prices, emissions non-compliance fines, or code regulations. Quantify these risks.
+	<b>Added value of decarbonization</b>	Co-benefits of decarbonization have value, such as improved resilience, property valuation, and tenant comfort and health. Think beyond operational savings.
=	<b>Total value of decarbonization</b>	<b>The total value of building decarbonization extends beyond conventional life cycle cost analysis.</b>

When building decarbonization becomes an essential part of standard capital planning, it enables owners to prioritize long-term, cost-effective strategies that add value to the building and protect against future risks. The BETA: Project Planning program provides owners with a framework to develop an optimized implementation pathway, ensuring the building is well-equipped to comply with the current and evolving regulatory landscape.



Image credit: Resonant Energy