

# Energy Efficient Building Benchmarking Ordinance

## Sustainable Energy Advisory Board

### June 14, 2018



## Background

- During Climate Action Plan adoption, Environment Committee and Council requested City staff to bring forth a Commercial Benchmarking Ordinance
- Supporting initiative to Climate Action Plan Strategy 1, Energy and Water Efficient Buildings
- Assembly Bill 802
- Stakeholder Outreach



# What is Building Benchmarking?

1. **Gather** building details and energy data
2. **Input** data into ENERGY STAR Portfolio Manager (free web portal)
3. **Compare** performance against historical data and other similar properties



## Benefits of a Local Ordinance

### Building Owner

- Better information about building's operating costs
- Access to actionable information related to energy investment decisions
- Opportunity for building owners to distinguish themselves in the marketplace
- Additional locally-focused benchmarking assistance

### City

- Gain a better understanding of their existing building stock
- Identify gaps in energy programs
- Serve as the backbone of a strong energy services market

### Utility and Other Program Implementers

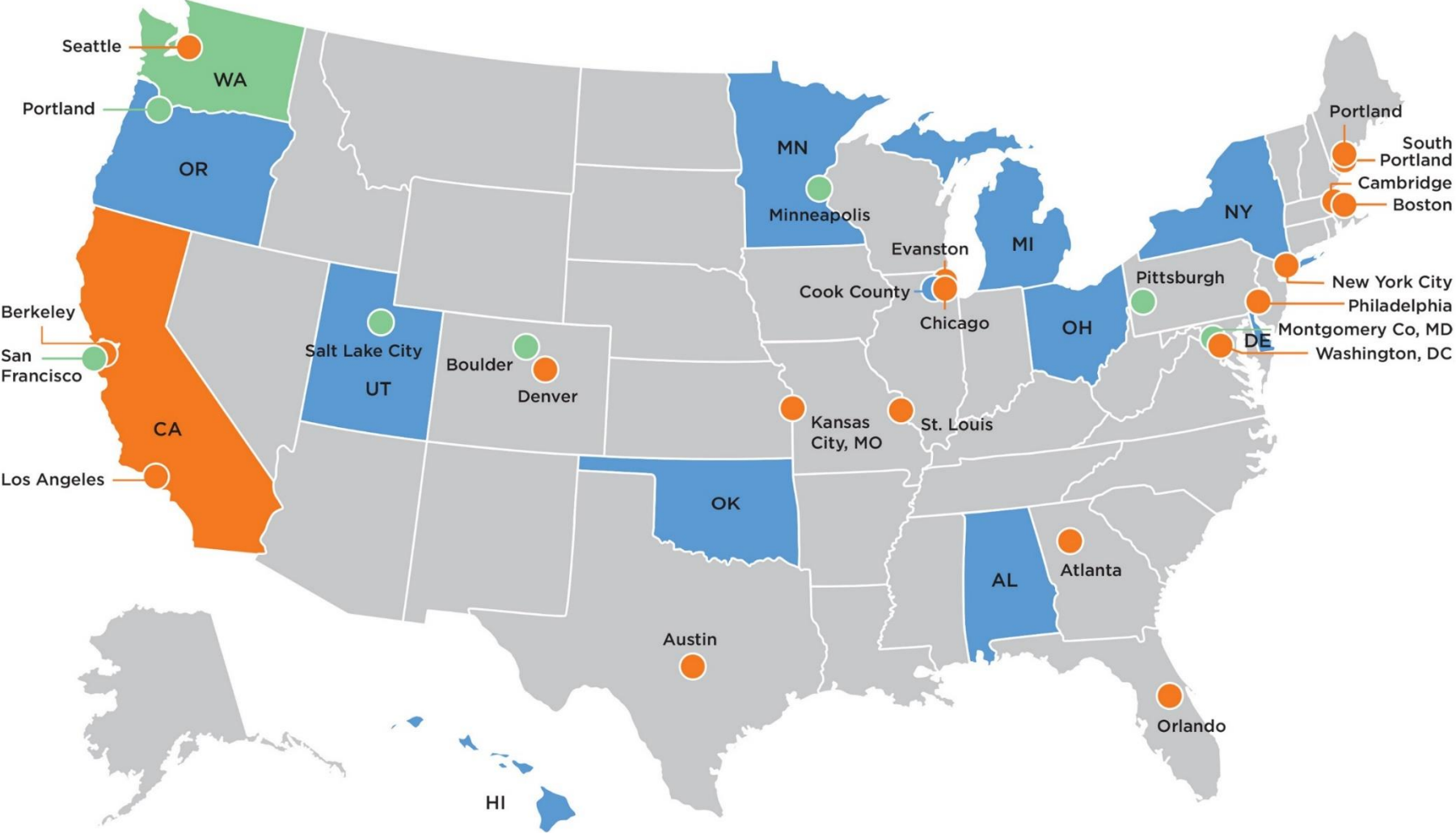
- Opportunities for increased customer engagement
- Use benchmarking data to make their efficiency programs more effective
- Identify new programs



## Assembly Bill 802

- Became law in fall 2015
- Requires whole building energy use benchmarking and public disclosure
- First reporting deadline is June 1, 2018
  
- Utilities provide aggregated whole-building energy use data to building owners upon request (started Jan 1, 2017)
- Building owner does NOT need permission from tenant when there are:
  - 3 or more accounts (all commercial)
  - 5 or more accounts (at least one is residential)

# U.S. Building Benchmarking and Transparency Policies



- Public, commercial, and multifamily building benchmarking policy adopted
- Public and commercial building benchmarking policy adopted
- Public buildings benchmarked



# U.S. Building Benchmarking and Transparency Policies



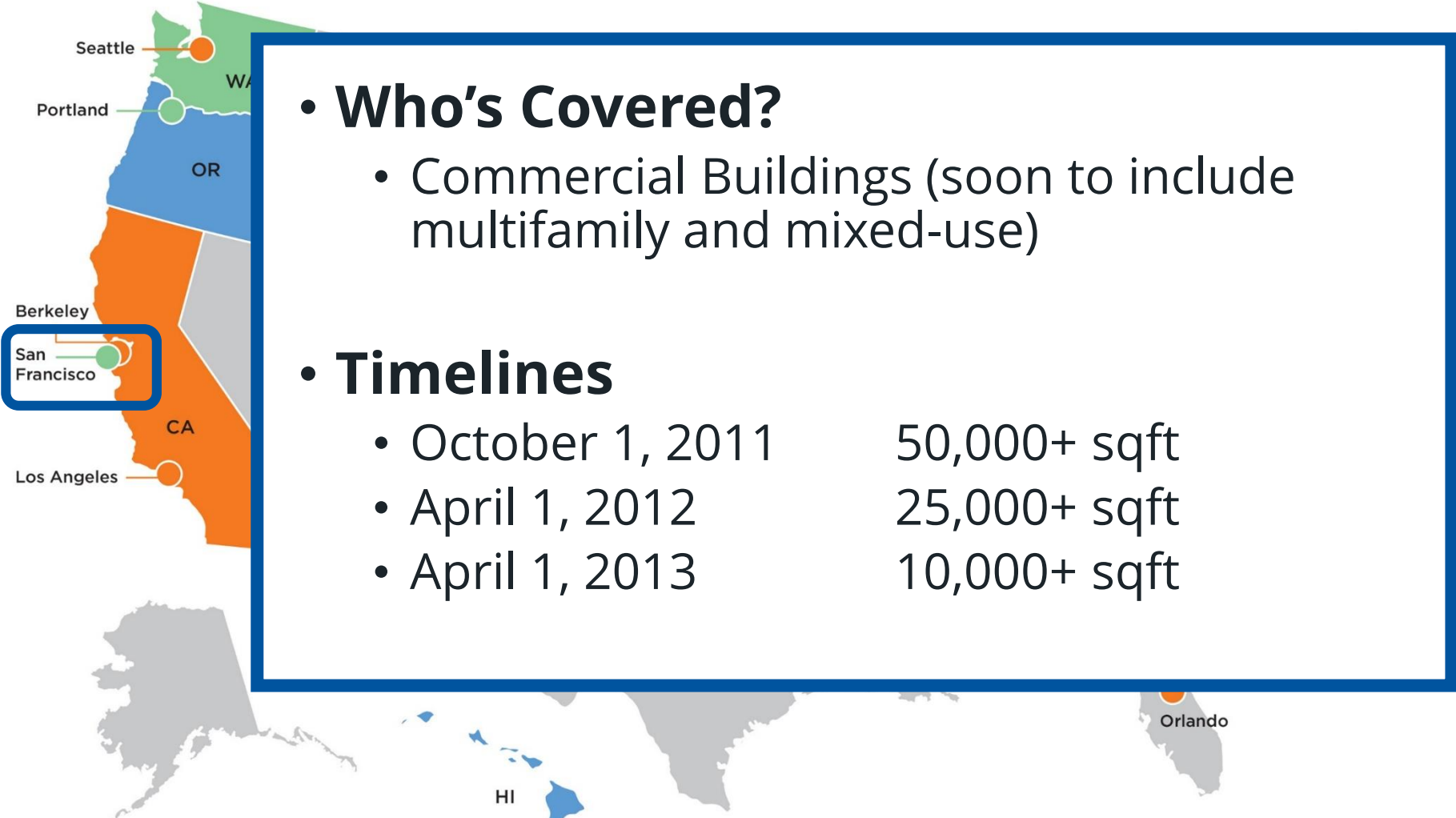
## • Who's Covered?

- Residential, commercial, and industrial buildings (including structured parking and condominiums)

## • Timelines

- December 1, 2017      100,000+ sqft
- June 1, 2018            50,000+ sqft
- June 1, 2019            20,000+ sqft

# U.S. Building Benchmarking and Transparency Policies



- **Who's Covered?**

- Commercial Buildings (soon to include multifamily and mixed-use)

- **Timelines**

- October 1, 2011      50,000+ sqft
- April 1, 2012      25,000+ sqft
- April 1, 2013      10,000+ sqft



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# Proposed Local Ordinance



Applies to buildings 50,000+ sqft (with 17+ utility accounts for residential) to start w/exemptions



Involves annual reporting of energy consumption information



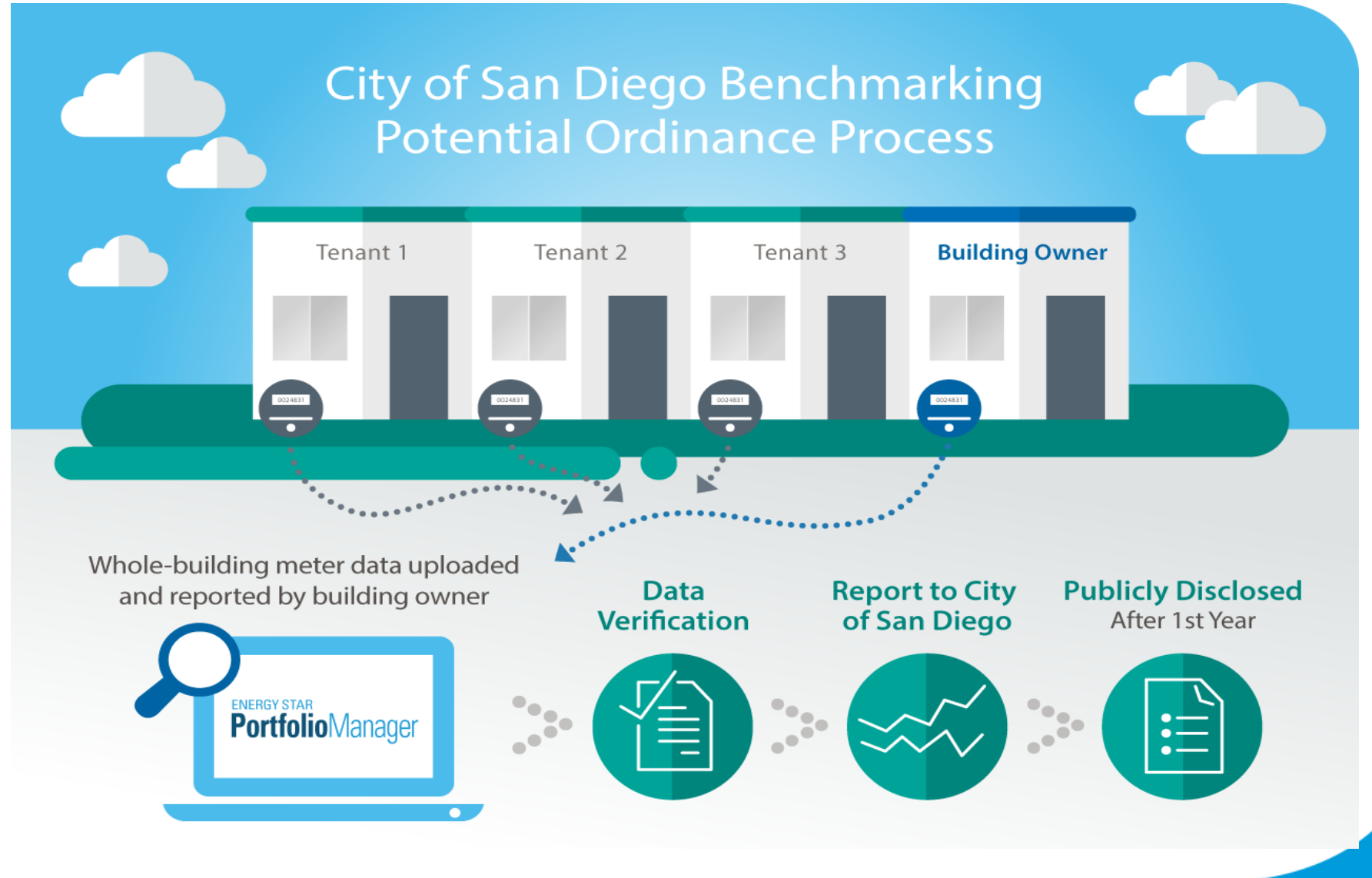
Specifies tracking and reporting data using ENERGY STAR Portfolio Manager



Building owners and managers are responsible for reporting

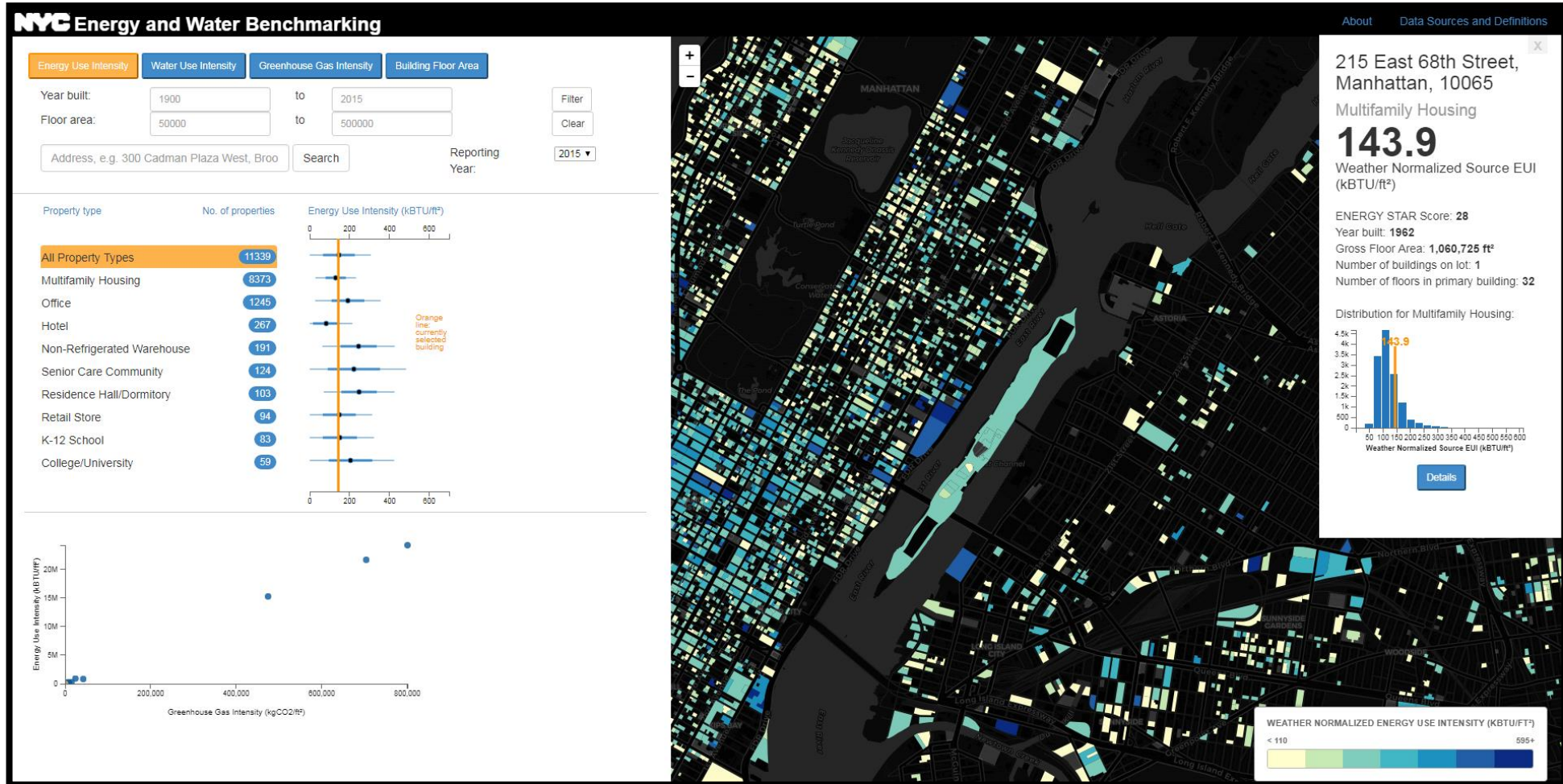


## Compliance Process





## Data Visualization





## Next Steps

- Environment Committee - June 21
- City Council (First Read) – July 17
- City Council (Second Read) – July 30/31



**THANK YOU.**

Energy and Sustainability Division