



COMMERCIAL BUILDING ENERGY PERFORMANCE RATING & DISCLOSURE: U.S. POLICY SNAPSHOT

**NASEO/ASERTTI State Energy Policy and
Technology Outlook Conference**

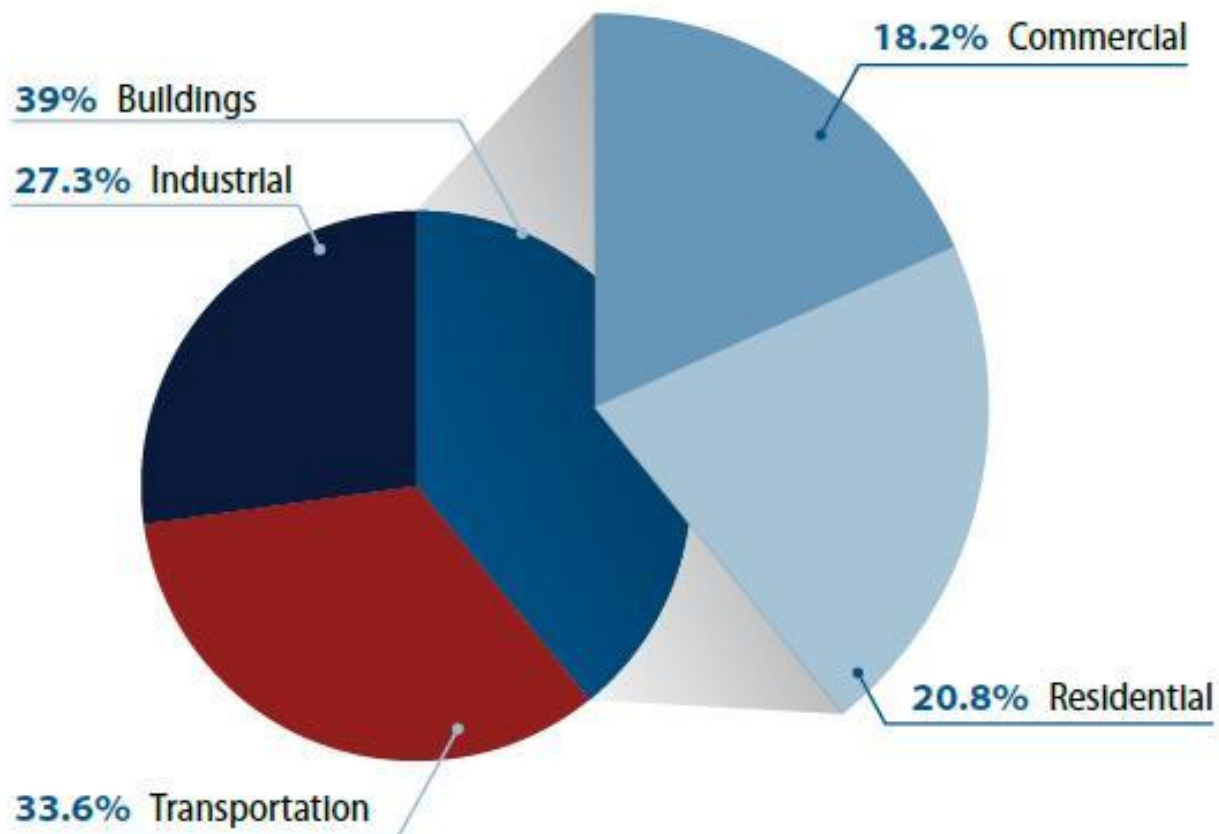
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U.S. greenhouse gas emissions by end use sector



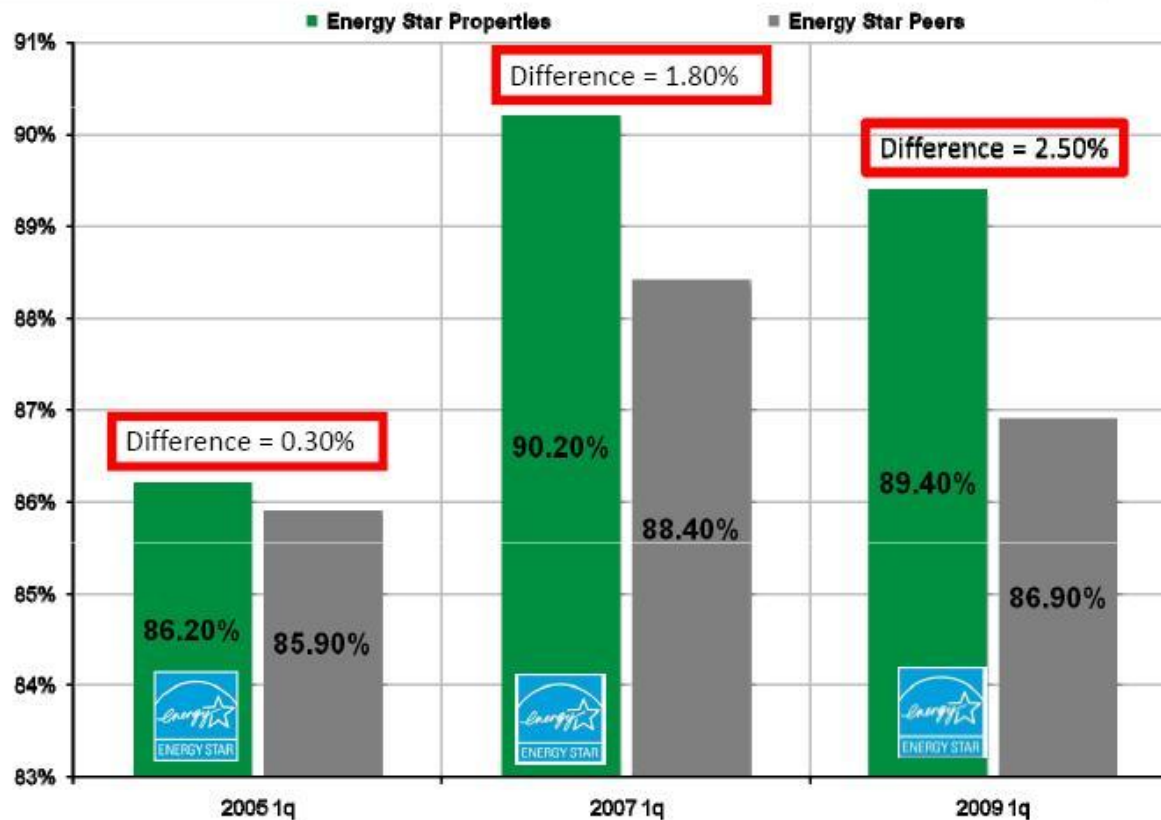
Source: US EIA Emissions of Greenhouse Gases in the United States 2007 Table 6.

Building Energy Performance Rating and Disclosure: Market Benefits

- Conveys energy efficiency to building owners
 - Owners can't manager energy they haven't measured
- Creates transparency in real estate markets
 - Energy costs account for 20% to 30% of building operating costs
 - Real estate consumers don't have access to good energy information
- Allows consumers to value energy efficiency in real estate dealings
 - Similar to fuel efficiency disclosure for automobiles
 - Spurs competition between owners to become more efficient, putting market-pressure on inefficient properties to improve
- Benefits owners of efficient properties
 - Higher occupancy rates, rental rates & sale prices, lower utility costs

Presented by Jay Spivey and Norm Miller

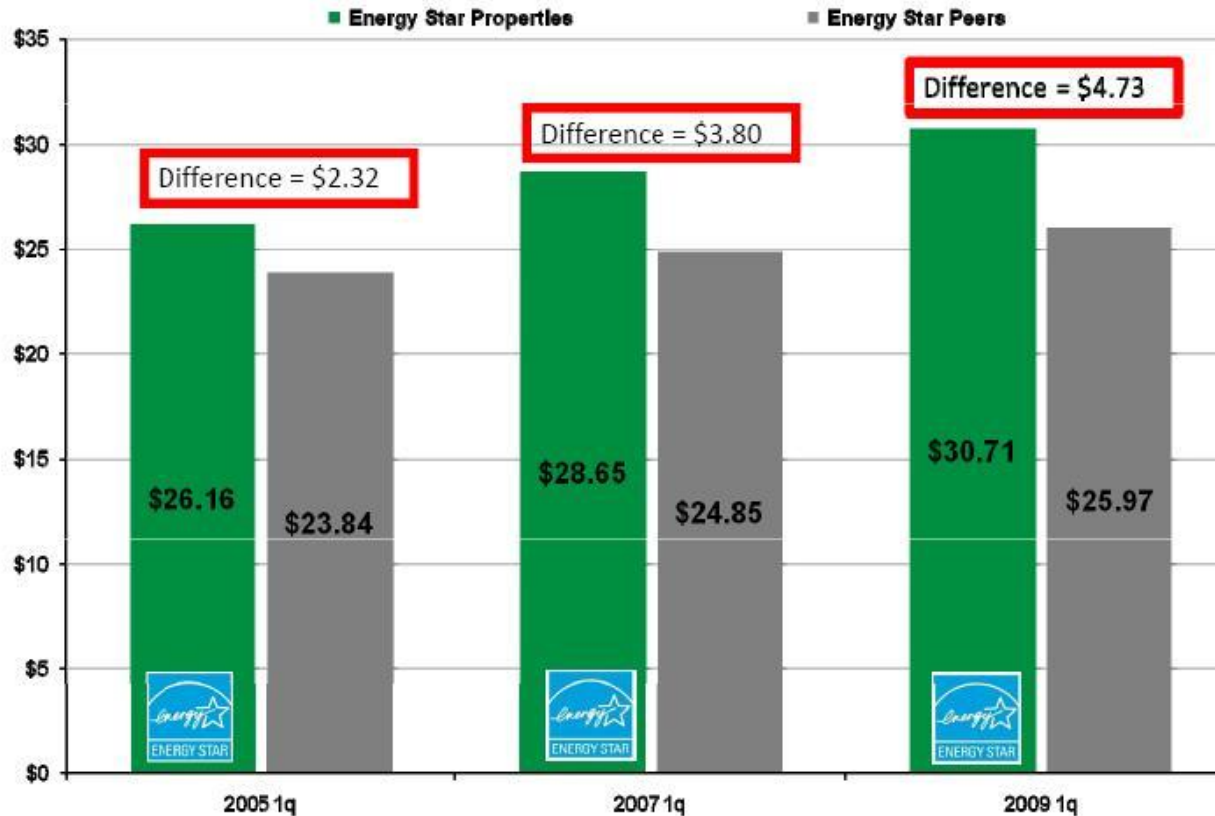
Occupancy Rates



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Direct Rental Rates

CoSTAR
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Building Energy Performance Rating and Disclosure: Policy Benefits

- Minimum costs to government and private sector
- Encourages energy efficiency improvements:
 - Creates jobs
 - Saves energy and greenhouse gas emissions
- Allows states/jurisdictions to establish a baseline efficiency of their existing building stocks
- Can inform future policy on buildings
 - Minimum performance standards for state leases
 - Efficiency improvements

	Building types	Disclosure	Also required
California	Nonresidential	Point of Transaction: Buyers, lessees and lenders	Utility assistance
District of Columbia	Nonresidential	Annual to public web site	Disclosure of energy use estimations for new buildings 50,000 SF+
Austin, TX	Nonresidential + multifamily	Point of Transaction: Buyers + public display for multifamily buildings	Energy audits for multifamily buildings + some retrofits
Washington State	Nonresidential	Point of Transaction: Buyers, lessees and lenders	Utility assistance; mandatory audits & some retrofits for public buildings + minimum ratings for state leases
New York City	Nonresidential + multifamily	Annual to public web site	Energy audits & retrocommissioning; mandatory retrofits for some public buildings
Seattle	Nonresidential + multifamily	Point of Transaction: Buyers, lessees and lenders + current tenants + annual to city	Utility assistance

NYC Greener, Greater Buildings Plan



- Audits and Retrocommissioning
- Energy & Water Rating and Disclosure
- Lighting Upgrades and Tenant Space Sub metering
- Creation of NYC Building Energy Code
- Workforce Development and Training Program (NYSERDA)
- Financing Initiatives

Forecast: Impact and Benefits

80% of NYC's carbon footprint comes from building-related emissions

85% of existing buildings in NYC will still be around in 2030

Affects 22,000 buildings

Will reduce emissions by 4.75%, the largest reduction from any single program

Will save consumers and building owners \$700M annually in energy costs

Will create more than 10,000 jobs in the construction and building sectors

Other States/Jurisdictions Considering Legislation

- Oregon
- Maryland
- San Francisco
- Portland

Federal Update

- DOE National Building Rating Program developing home energy label, then commercial
 - Due out September 2010



Thank You

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