

Energy Benchmarking & Disclosure Policy in the District of Columbia



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Building energy rating and disclosure

A familiar concept...

THE WALL STREET JOURNAL

Menu Labeling to Go National, Thanks to Health Bill's Passage



US Law to Make Calorie Counts Hard to Ignore

The New York Times

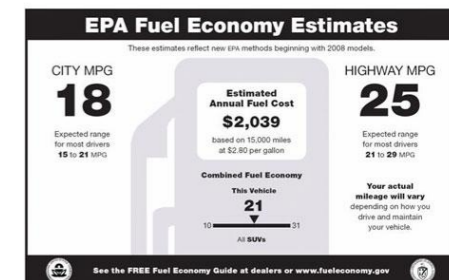
Calorie Data to be Posted at Most Chains



Nutrition Facts	
Serving Size 1 cup (228g)	
Servings per Container 2	
Amount Per Serving	
Calories 280	Calories from Fat 120
% Daily Value*	
Total Fat 13g	20%
Saturated Fat 5g	25%
Trans Fat 2g	
Cholesterol 2mg	10%
Sodium 660mg	28%
Total Carbohydrate 31g	10%
Dietary Fiber 3g	0%
Sugars 5g	
Protein 5g	
Vitamin A 4%	Vitamin C 2%
Calcium 15%	Iron 4%

	Calories: 2,000	2,500
Total Fat	Less than 65g	80g
Sat. Fat	Less than 20g	25g
Cholesterol	Less than 300mg	300mg
Sodium	Less than 2,400mg	2,400mg
Total Carbohydrate	300g	375g
Fiber	25g	30g

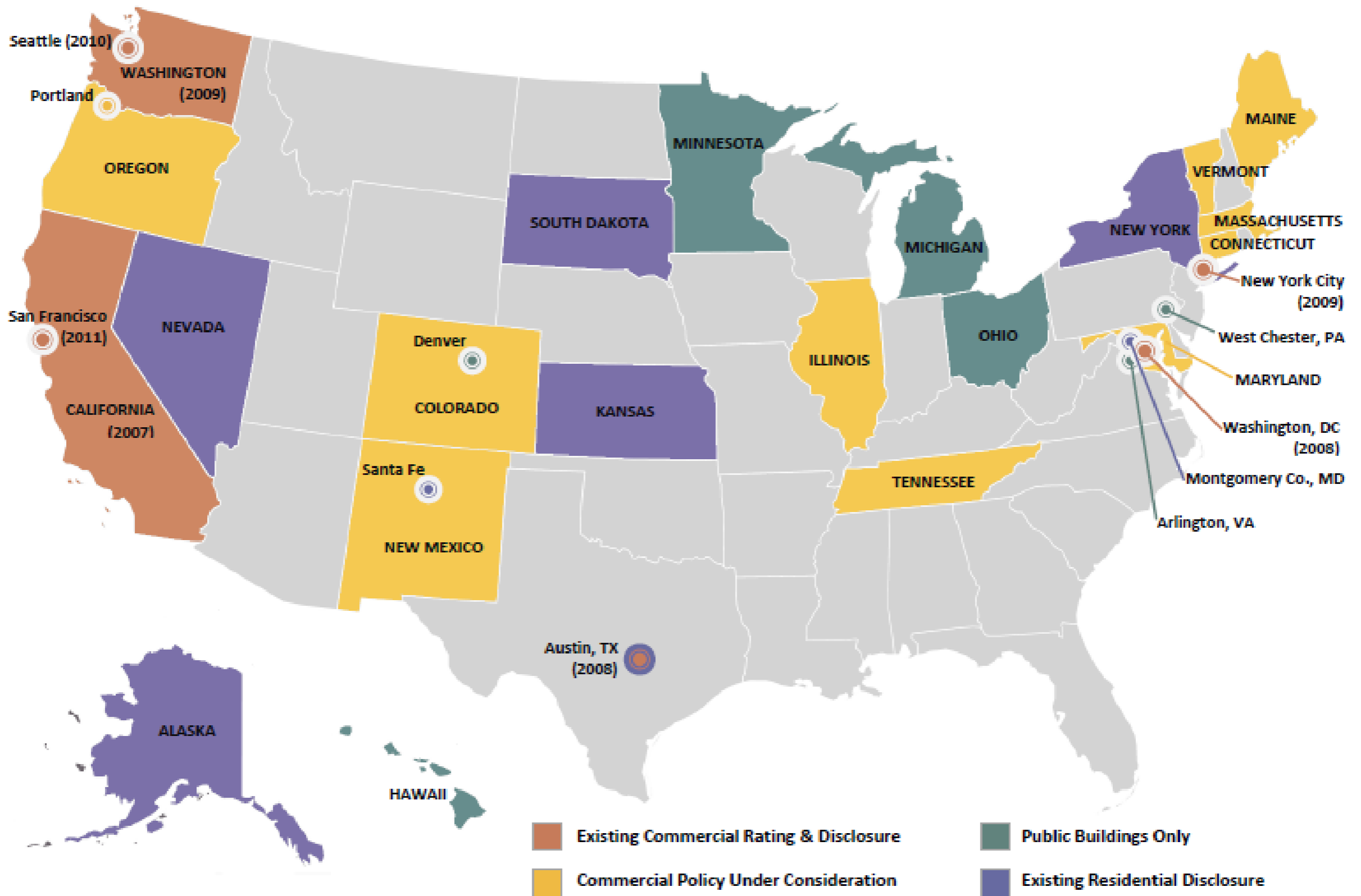
Calories per gram: Fat 9 • Carbohydrate 4 • Protein 4



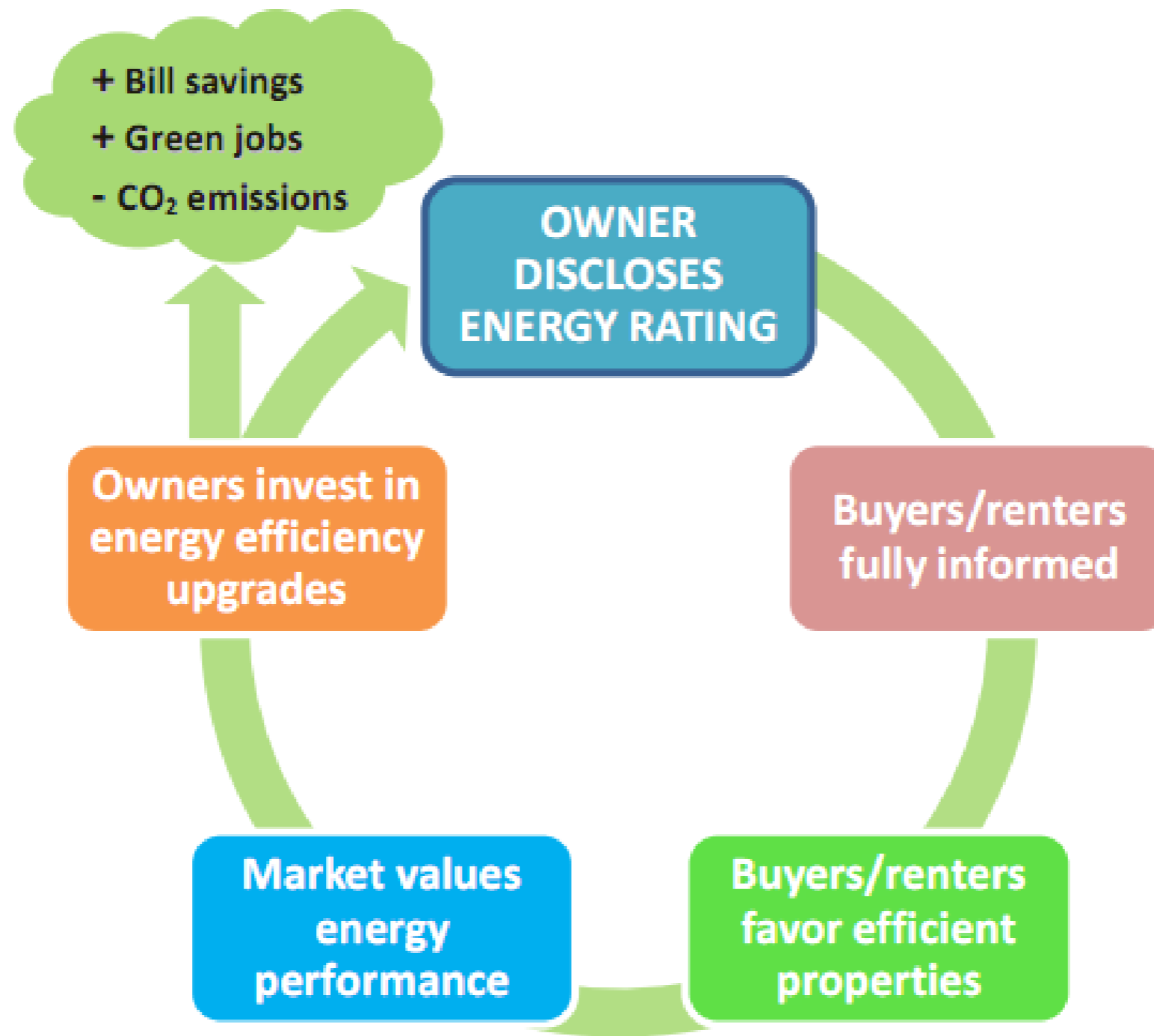
Building energy rating and disclosure



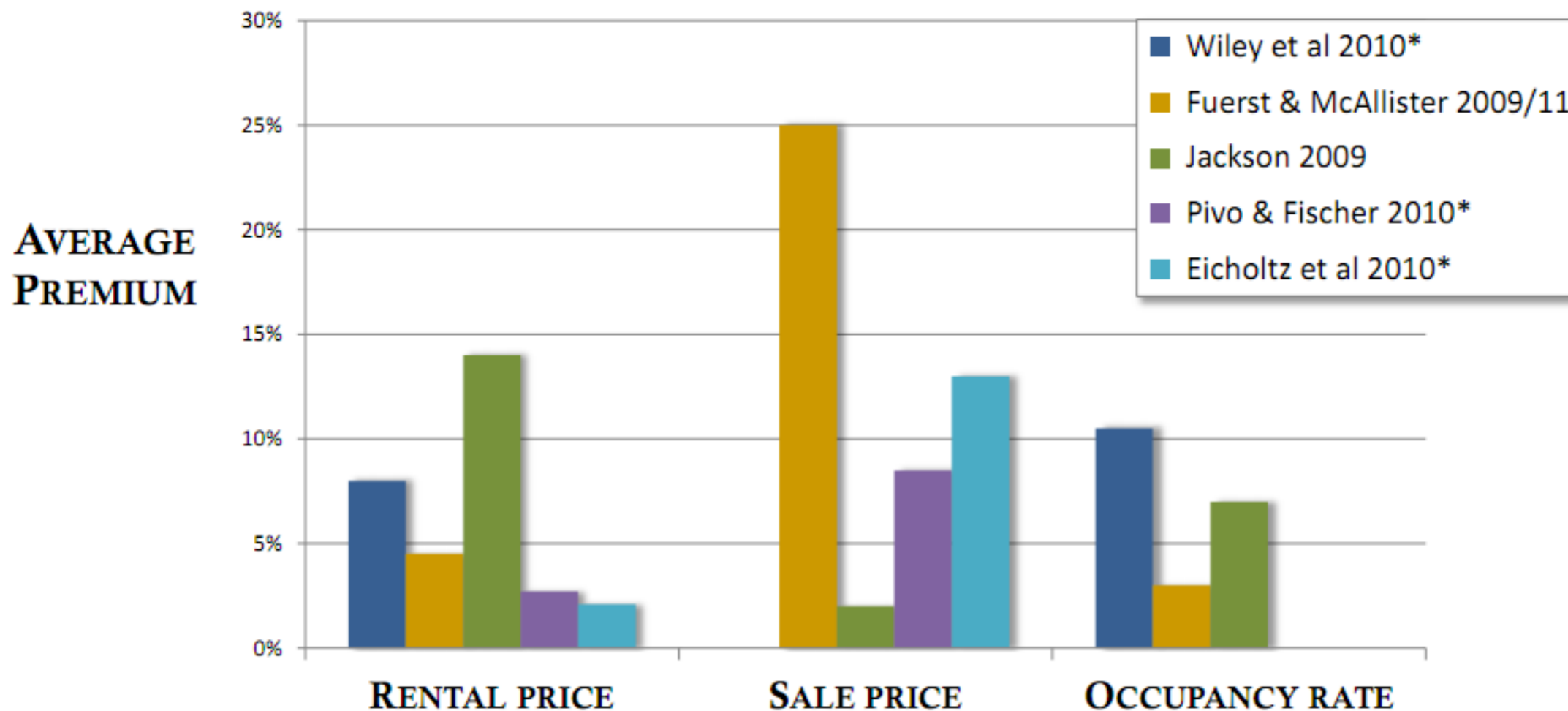
Building energy rating and disclosure laws



Outcomes of rating and disclosure (1)



Added Value of ENERGY STAR-Labeled Commercial Buildings in the U.S. Market



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*These studies only tracked two of the listed indicators.

All studies controlled for multiple factors, including building size and location.

For more information, please contact David Leipziger at david@imt.org.

75%

Buildings produce $\frac{3}{4}$ of the District's GHG emissions.

32%

Energy costs are the single largest operating cost for office buildings in downtown.

Next largest is only 10% (Source: BOMA)

2006

Green Building Act

- Green Building Task Force
- LEED-certified new construction
- Green Communities certification for projects with public funds
- Greener building code

2008

Clean and Affordable Energy Act (CAEA)

- Benchmarking and Disclosure
- Sub-metering
- Efficiency and renewables
- Sustainable Energy Utility (SEU)



Provisions:

Building energy benchmarking with Energy Star's Portfolio Manager (ESPM) online tool.

- *Publicly-owned and –operated $\geq 10,000$ square feet*
- *Commercial and multifamily $\geq 50,000$ square feet*



Annual disclosure to the District government.

- *DDOE will post scores on public website*
- *No financial or sensitive data is collected or made public*



Energy Star Target Finder scores for new construction and renovation.

- *Which costs $\geq 50\%$ of value*

Process:

All scores reported to District Dept. of the Environment (DDOE) through an automated process on the Portfolio Manager tool.

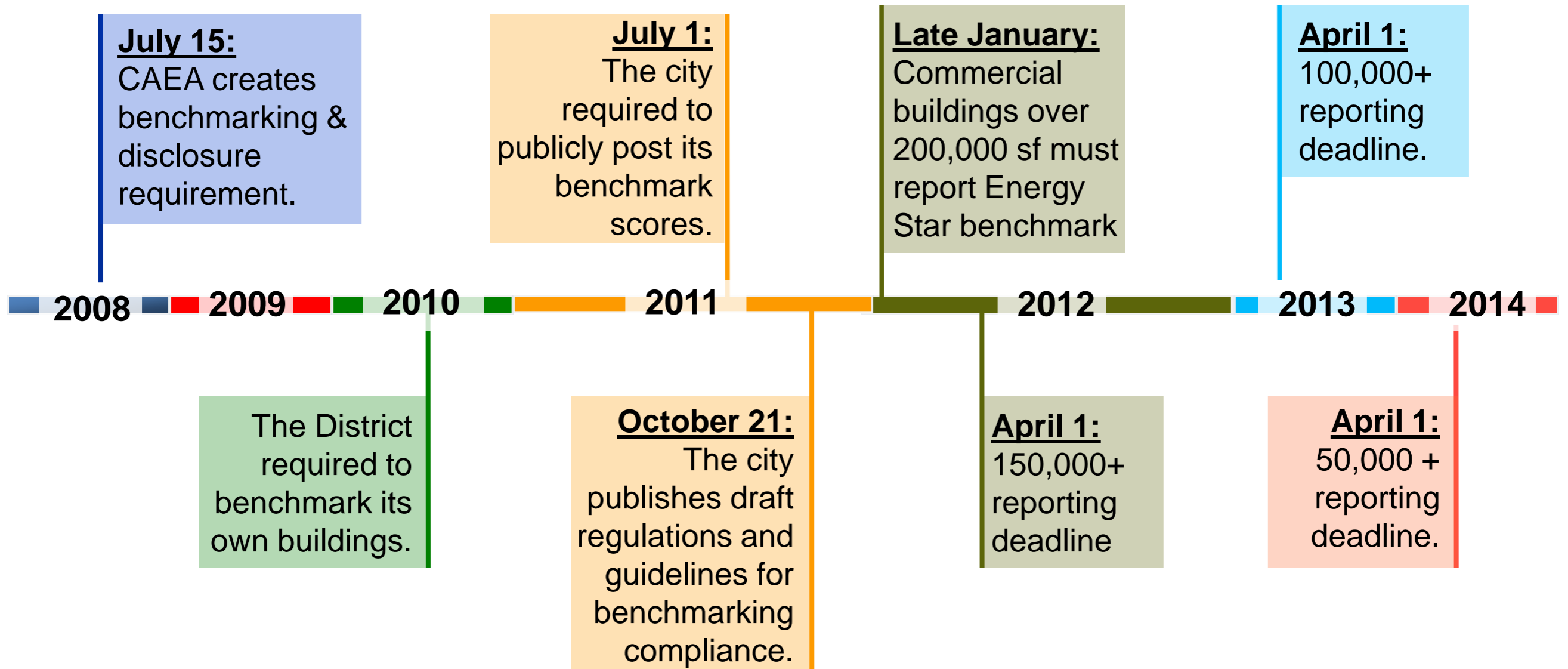
Threshold for compliance phases in over 3 years:

- *Larger than 200,000 report by January 2012*
- *150,000 – 199,999 report by April 1, 2012*
- *100,000 – 49,999 report by April 1, 2013*
- *50,000 – 99,999 report by April 1, 2014*

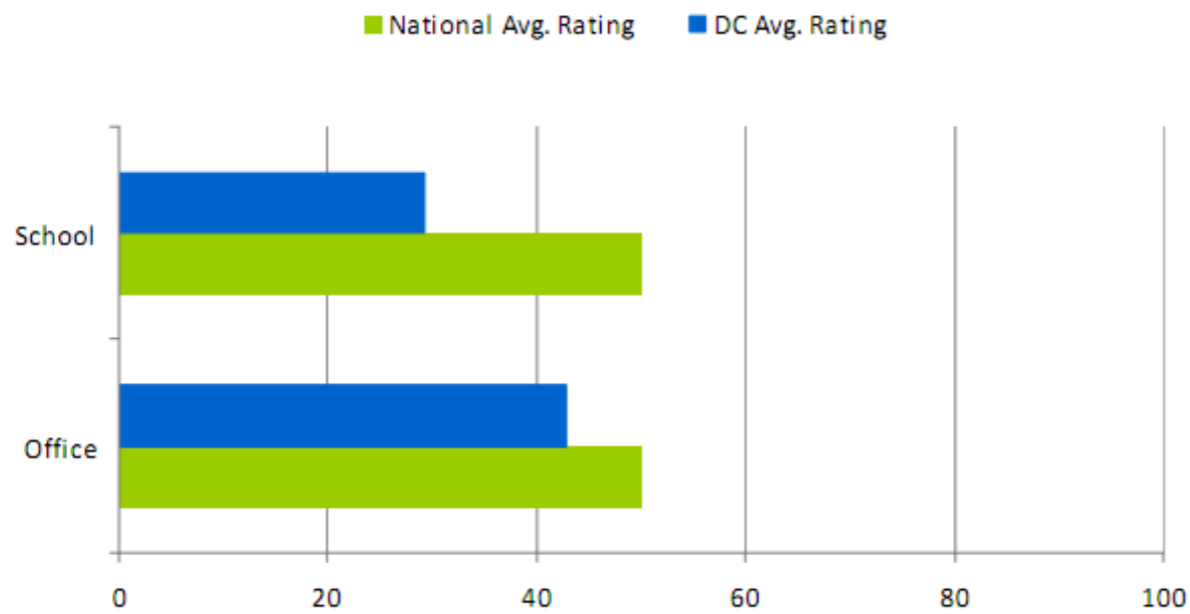
DDOE holds first year's (ESPM) score and publishes the second.

Policy Timeline

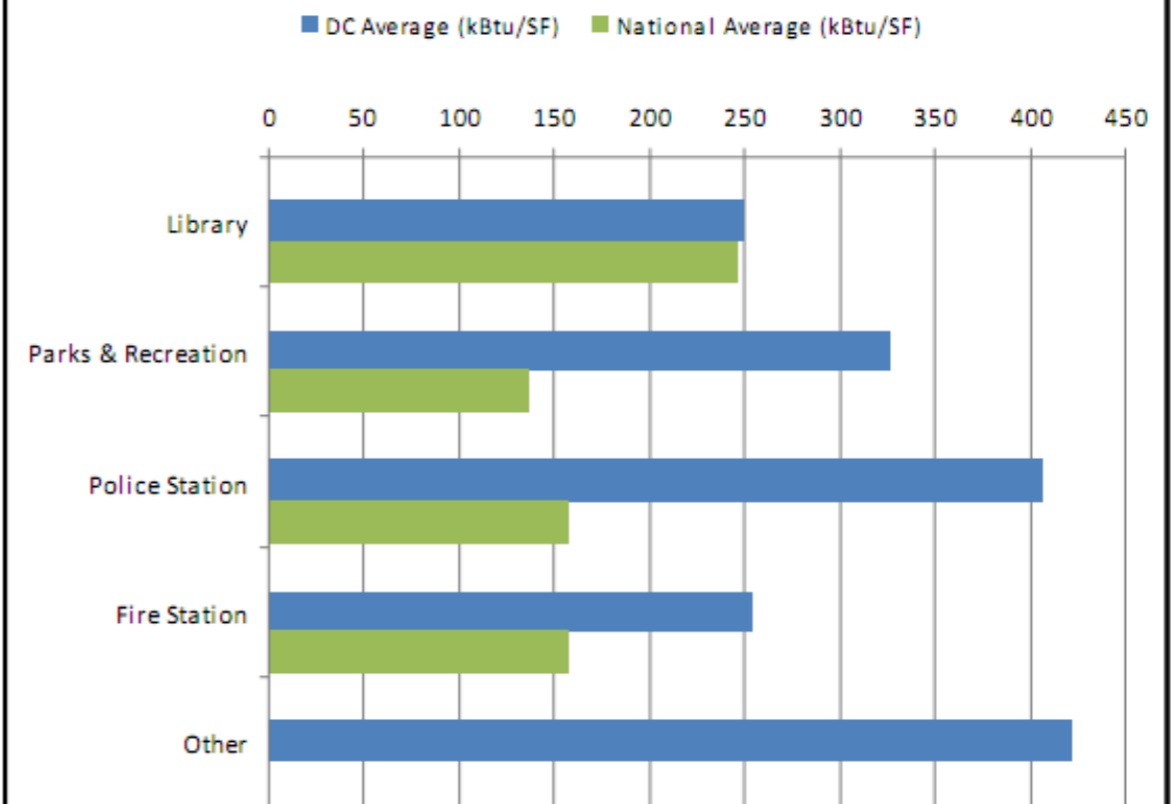
- CAEA laid out timeline for compliance.
- Regulations were late (still unfinished).
- Public sector leads by example.



ENERGY STAR Benchmark Results District Public Buildings (Ratable) Energy Rating Scores 0 to 100



ENERGY STAR Benchmark Results District Public Buildings (Non-Ratable) Energy Use Intensity (EUI)



#1 barrier to benchmarking is data access.

Access to whole-building data

- Should not be a privacy or technology issue

Difficulties with tenant data

- Separately metered retail and residential



Using proxy data

- Less accurate and efficient
- Allowed after “reasonable effort”
- Must have at least 10% of area of each space type

DATA

Data Access and
Transparency Alliance

Campaigns for data access

- Data Access and Transparency Alliance (DATA) www.energydataalliance.org
- S. 1029: e-KNOW Act ([The Electric Consumer Right to Know Act](#))

ESPM scores are in danger of becoming less accurate.

CBECS

Commercial Building Energy Consumption Survey

- Data used by Energy Star for efficiency comparison
- Essential for tracking national building energy use
- Conducted by US DOE's Energy Information Administration
- Outdated and limited in scope/size
- Funding problems for current CBECS – needs just \$4 million per year

Market Education

- DC training events for
 - building owners
 - bankers, appraisers, etc.
- Relationship with Energy Star



Efficiency and Economic Goals

- *Job creation milestones*

Budget

- *\$15 million/year and growing*
- *Generated from surcharge*

Contract award

- *VEIC and local partners →*

FY-11 success

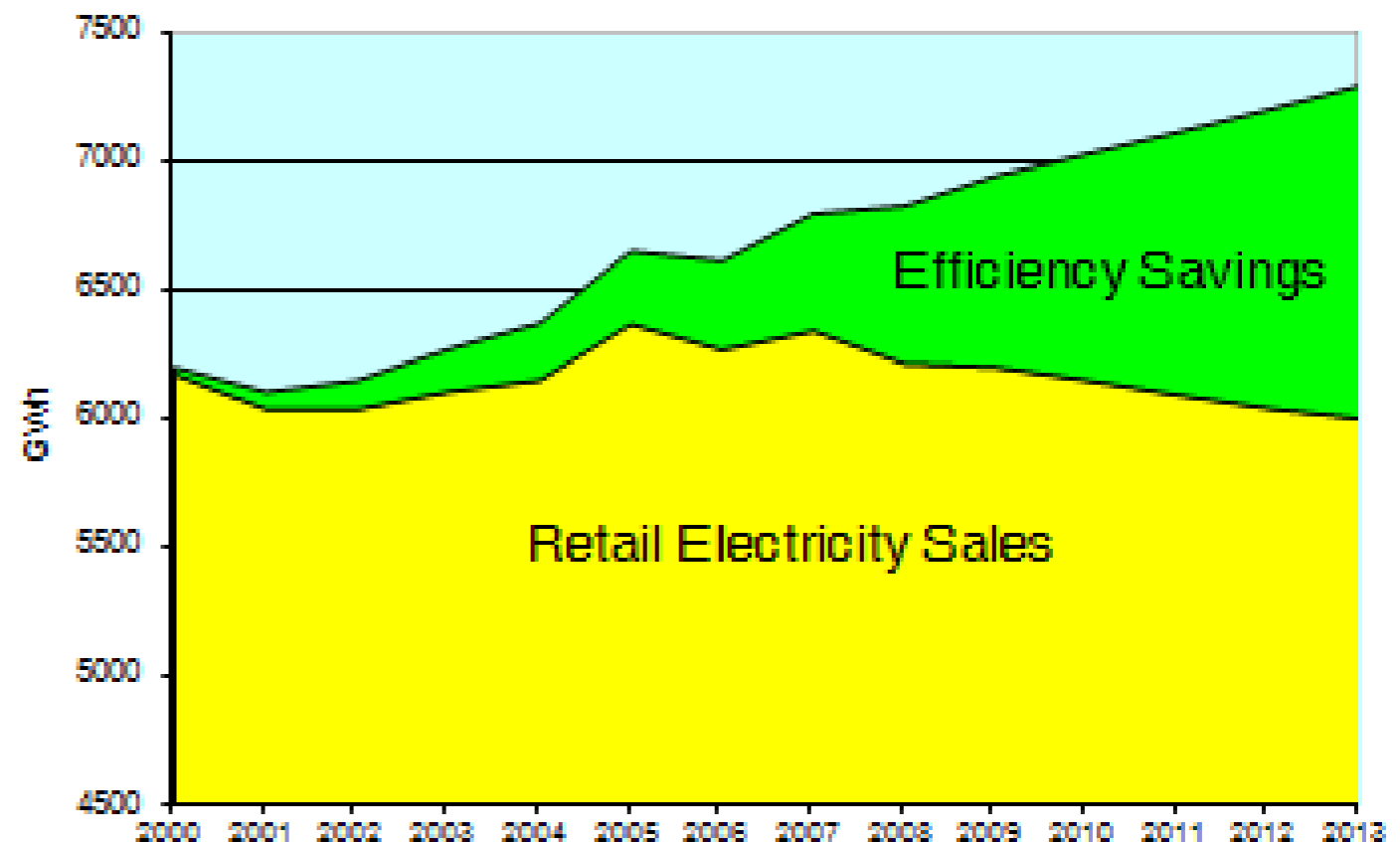
Role in codes

- *\$1 spent on code enforcement yields \$6 in savings*

Role in benchmarking

- *Quality Assurance (QA)*
- *Outreach*

Impact of VEIC's Efficiency on VT's Annual Electric Supply Requirements



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1st

Most LEED-certifications per capita among U.S. cities

Also 2nd in number (to Chicago, which is 5x's larger)

2nd

Second-highest ENERGY STAR certifications among U.S. metro areas

Total of 301 (156 of which are in DC)

Thanks!

Questions?

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