

Existing Commercial Buildings Energy Performance Ordinance Implementation Timeline

Energy Efficiency Audit – Timing based on legislation adoption

	Up to 120 Days after Approval	Notification and preparation period	Year 1 (begins at end of prior period)	Year 2	Year 3	Year 4	Year 5	Year 6...
Energy Audit	Dept of Environment establishes 5 year rolling deadline, and notifies all building owners of energy efficiency audit requirement.	12 month period to notify building owners of requirements, and to prepare data collection and enforcement systems.	33% of buildings must get an energy audit [Audits due April 1, 2012 if ordinance adopted Jan 2010]	Deadline for second 33% of buildings to obtain an energy efficiency audit [April 1, 2013]	Deadline for third 33% of buildings 100% of buildings >10k sq ft have clear plan for saving energy. [April 1, 2014]	No audits required [April 1, 2015]	No audits required [April 1, 2016]	First 20% complete a new energy efficiency audit, identifying remaining cost-effective opportunities to save

Benchmarking, Incentives, Financing, Education – Date Certain

	Passage of Ordinance	2011	2012	2013	2014 and thereafter
Disclose Energy Benchmark	Educate property owners about upcoming requirements. Support early action	All buildings >50k sq feet benchmark Keep first year data confidential	All buildings > 25k sq feet benchmark. Public disclosure for >50k sq ft	Require all buildings > 10k square feet to benchmark Public disclosure for >25k sq ft	Continue benchmarking. Re-evaluate options for buildings <10k sq. ft. Public disclosure for >10k sq ft
Lead By Example in Public Facilities	Communicate \$35M 10-year investment in energy efficiency in public facilities	City facilities benchmarked, with performance made public on the same timeline as private sector facilities. (Energy performance is currently reported at the department level for Climate Action Plans.) Ongoing investment in energy efficiency			

Supplemental Actions - Not in ordinance

Provide Incentives	Continue to provide SF Energy Watch and related energy efficiency programs Pursue state and federal funding for efficiency Provide capital through financing mechanisms, such as Green Finance SF
Training and Promotion	Promote efficiency with contests, incentives, and social marketing. Coordinate with workforce education.

Overview of Existing Commercial Buildings Energy Performance Ordinance From The Perspective Of A Building Owner

