Building Performance Advisory Group

Meeting 4: Policy Design & Direction

December 10, 2019

Agenda

1. Welcome & introductions

2. Benchmarking policy design & direction

3. Data verification

4. Exemption requests

5. Looking ahead

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Objectives for our time together

- Provide input on policy considerations for energy efficiency in large existing buildings
- Identify barriers and solutions to increasing energy efficiency
- Advise on implementation planning to achieve maximum potential
- Suggest resources and tools to support building owners

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3

Ground rules

- Practice democracy of time
- Chatham house rule
    – "When a meeting, or part thereof, is held under the **Chatham House Rule**, participants are free to use the information received, but neither the identity nor the affiliation of the speaker(s), nor that of any other participant, may be revealed."
- Consider short and long term implications of policy options
- Deliberation must be positive and future-directed

Benchmarking Policy Design & Direction

Building sizes covered

Property Size >50,000 sq. ft.

Property Size >10,000 sq. ft.

Property Size >25,000 sq. ft.

Property Size All

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Building sizes covered

- A single building

- A campus of two or more buildings which are owned & operated by the same party, have a single shared primary function, & are:

  – Behind a common utility meter or served by a common mechanical/electrical systems which would prevent the owner from being able to easily determine the energy use attributable to each of the individual buildings; or

  – Used primarily for one of the following functions:

    - K-12 school

    - Hospital

    - Hotel

    - Multifamily housing

    - Senior care community

Building sizes covered

When questions are asked please raise whichever card you most identify with for that specific question.

CLEAR

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Building types covered

Commercial — Property Type

Public — Property Type

Multifamily — Property Type

Industrial — Property Type

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Industrial buildings

- Warehouses and distribution centers: <u>required to comply</u>
  - Benchmark according to correct property type definition as determined by ENERGY STAR Portfolio Manager

- Manufacturing or industrial plants: <u>not be required to comply</u>
  - Benchmarking results would not meaningfully reflect building energy use characteristics due to the intensive use of process energy. "Process energy" refers to energy used in the actual manufacturing, production, or processing of a good, commodity, or other material
  - Building owners submit an exemption request form to the City

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Multifamily housing

- **How to Benchmark**
  - Per ENERGY STAR Portfolio Manager guidelines, multifamily housing with multiple structures should be benchmarked as a single property
  - Individual buildings below the size threshold will be required to comply if the aggregate size of all buildings within the complex is greater than the size threshold

- **Data Access**
  - AEP Ohio: currently provide building owner with aggregated monthly data via automated benchmarking
  - Columbia Gas: currently working with their legal and IT departments to provide aggregated monthly data via automated benchmarking; expected to be in place before reporting deadlines

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Building types covered

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12

Data transparency

Subset of Data Fields
Property Name, Address, Type, Size
ENERGY STAR Score
Site EUI or Source EUI (kBtu/sq. ft.)
Weather Normalized Site or Source EUI (kBtu/sq. ft)
Total GHG Emissions (mt CO_2e)
% Difference from National Median Source EUI
Default or Temporary Values
List of All Property Use Types
Property Notes

Data made transparent via:

- Building-level data via interactive, online map
- Aggregated metrics for annual reports

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Data Transparency

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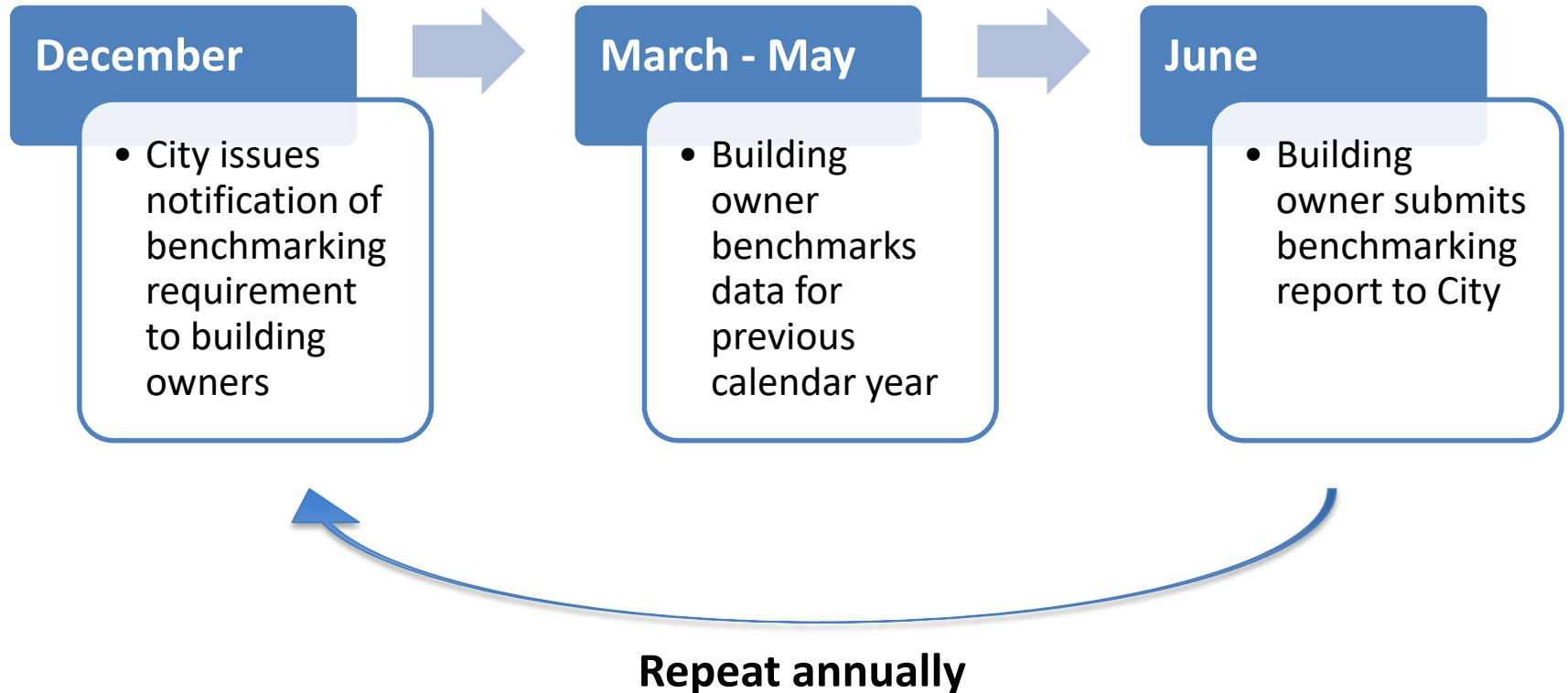NEEDS CLARITY

Implementation timeline

Building Size	Benchmarking Notification	Benchmarking Report Due	Transparency of Data	Square Footage Covered
All City buildings > 25,000 sf & non-City buildings > 100,000k sf	Annually starting December 2020	Annually starting June 2021 (collecting 2020 data)	Annually starting Q3-Q4 2022 (disclosing 2021 data)	206 million
All buildings > 50,000 sf	Annually starting December 2021	Annually starting June 2022 (collecting 2021 data)	Annually starting Q3-Q4 2023 (disclosing 2022 data)	288 million (cumulative)

Benchmarking ordinance is written into the City of Columbus Building Code & implemented through the Department of Building and Zoning Services

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What does this mean for building owners?

December
- City issues notification of benchmarking requirement to building owners

March - May
- Building owner benchmarks data for previous calendar year

June
- Building owner submits benchmarking report to City

Repeat annually

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16

Ordinance implementation

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Data Verification

What is data verification?

- What is it?
  - An additional check on benchmarking data to verify accuracy before a benchmarking report is submitted to the City
- Why we want to do it?
  - **Data quality:** verification is considered a best practice to ensure reliable results; good data in = good data out
  - **Reliability of data transparency:** verification contributes to an even playing field so businesses can feel confident in the data set as a whole & feel that their competitors are held to a similar standard for accuracy
  - **Promote workforce development & local jobs:** verification can drive local energy efficiency training programs & job market; in-house verification encourages building owners to hire/train staff on energy efficiency

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19

How is data verification implemented?

Option 1: Benchmarking report reviewed by Approved Verifier

- How it works:
  1. Building owners benchmark their buildings for the previous calendar year
  2. Building owners identify a professional who meets the qualifications of an Approved Verifier; can be in-house staff person with credential
     i. **Approved Verifiers include:** Registered Architects; Professional Engineers; Certified Energy Managers; Certified Facilities Managers; Building Energy Audits Professionals; Certified Energy Auditor; LEED Accredited Professional
  3. Building owners generate a Data Verification Checklist via Portfolio Manager for review by the Approved Verifier
  4. Benchmarking report is verified during the first reporting year & every three years after that
- Cities with this implemented: Chicago, Montgomery County

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How is data verification implemented?

Option 2: Benchmarking is completed by a Qualified Benchmarker

- How it works:
    1. Building owners identify a Qualified Benchmarker to benchmark their buildings for the previous calendar year
        i. **Qualified Benchmarkers include:** Registered Architects; Professional Engineers; Certified Energy Managers; Certified Facilities Managers; Building Energy Audits Professionals; Individuals with a Certificate of Proficiency of Benchmarking (CPB); & others
    2. Qualified Benchmarkers are responsible for completing the benchmarking process & verifying accuracy of data
- Cities with this implemented: Orlando

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Exemption Requests

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What are exemptions?

- Conditions that apply to buildings that are normally covered by the benchmarking requirement but could temporarily be excused due to certain circumstances

Exemption review process

- If a building owner believes their building(s) meets such circumstances, they would submit an **exemption form** (provided by the City) with documentation to substantiate the request
- The City will review and rule exemption requests on a case-by-case basis

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Exemption list for consideration

- The property did not have a Certificate of Occupation for the full reporting year
- If a Demolition Permit was issued during the prior calendar year
- If benchmarking or data transparency would disclose trade secrets as defined by Ohio Revised Code Sections 1333.61 through 1333.69
- If benchmarking or data transparency would cause exceptional financial hardship
- Buildings primarily used for manufacturing or other industrial purposes

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Looking Ahead

Next steps

- Ordinance comment period

- Communication to larger networks

- Meeting five preview
  - Review comment period feedback
  - Notification strategy
  - Help center support
  - Training resources

Upcoming meeting schedule

- September 5, 2019 - *Setting the Context*
- October 8, 2019 - *Building Performance Policy Design Part I*
- November 12, 2019 - *Building Performance Policy Design Part II*
- December 10, 2019 – *Policy Design & Direction*
- January 14, 2020 - *Policy Implementation*

All meetings held from **9am-11am** at the Coleman Government Center, 111 N. Front Street, 2nd Floor Hearing Room.

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27

For More Information:

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