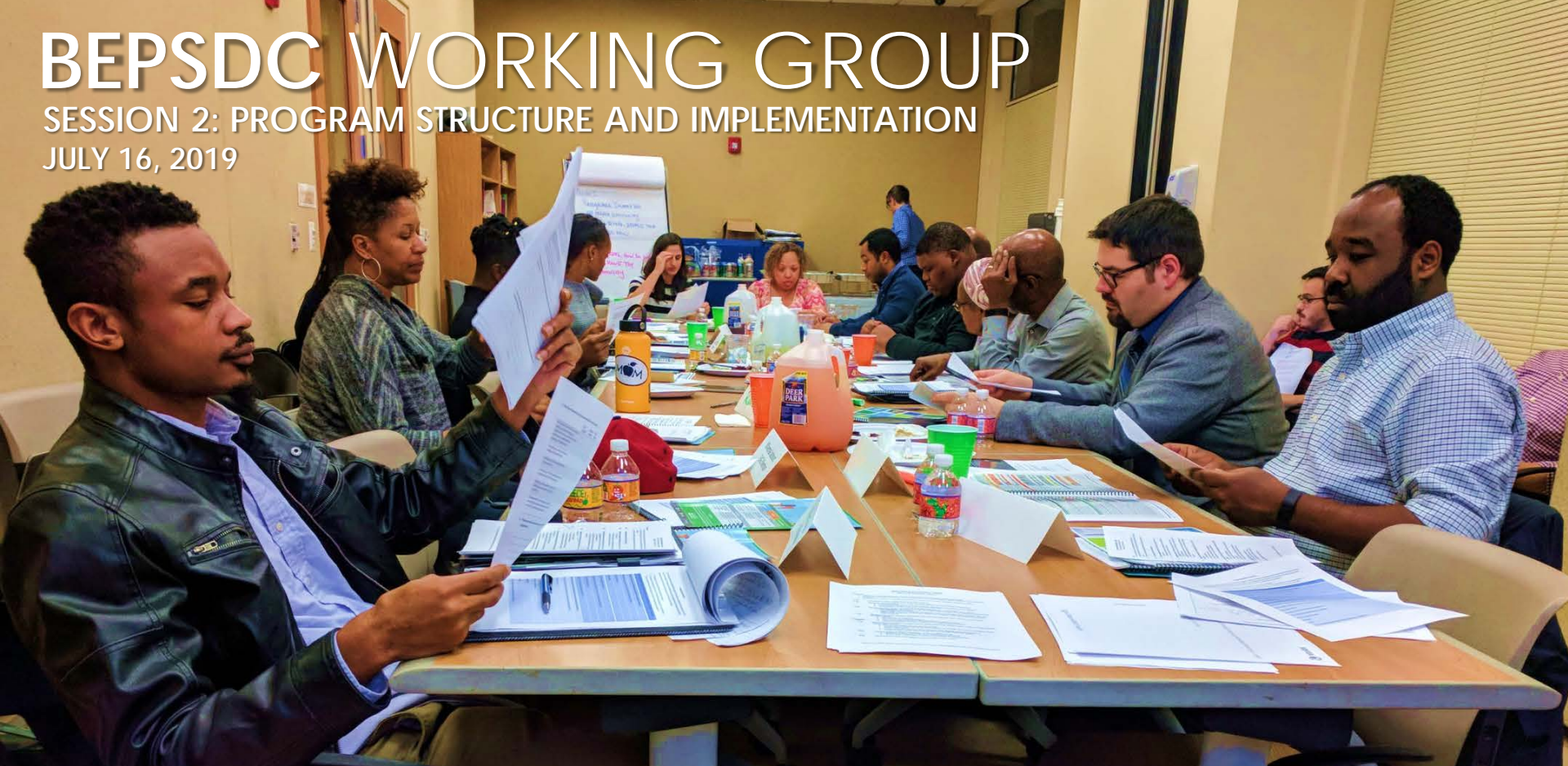


# BEPSDC WORKING GROUP

SESSION 2: PROGRAM STRUCTURE AND IMPLEMENTATION

JULY 16, 2019



@DOEE\_DC  
#BEPSDC

\*\*\* DEPARTMENT  
OF ENERGY &  
ENVIRONMENT  
GOVERNMENT OF THE DISTRICT OF COLUMBIA

WE ARE  
WASHINGTON  
DC GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
MURIEL BOWSER, MAYOR

# BEPSPDC WORKING GROUPS



## **June 25 (4-6pm) Session 1: Financial Resources/Incentives**

Focused on what financial incentives and financing options are available or need to be developed

## **July 16 (4-6pm) Session 2: Program Structure and Implementation**

Focused on the detailed structure and rules of BEPS

## **August 6 (4-6pm) Session 3: Technical Assistance and Training**

Focused on technical assistance and training necessary

## **September 17 (4-6pm) Session 4: Energy Efficiency Strategies**

Focused on proven energy efficiency strategies for the prescriptive path



# SESSION #2: PROGRAM STRUCTURE AND IMPLEMENTATION



4:00 – 4:10 Introduction

4:10 – 4:30 Rotation 1

4:30 – 4:50 Rotation 2

4:50 – 5:00 Break

5:00 – 5:20 Rotation 3

5:20 – 5:40 Rotation 4

5:40 – 6:00 Report Back & Summary



# BUILDING ENERGY PERFORMANCE STANDARD



- ❑ DOEE must establish a minimum threshold for energy performance – will be “at least” the local median ENERGY STAR score by property type (or equivalent)
- ❑ Benchmarking data will need third-party verification every 3 years
- ❑ DOEE determines enforcement rules for compliance
- ❑ 5-year compliance cycles - 1st cycle begins 2021
- ❑ Compliance paths for bldgs. below minimum:
  - ❑ Performance: Reduce energy usage 20%
  - ❑ Prescriptive: Implement cost-effective energy efficiency measures
  - ❑ Other as determined by DOEE



# DISCUSSION GROUP GROUND RULES



- ❑ **Listen actively** – respect others when they are talking
- ❑ **Be concise** – watch wordiness and run on statements while explaining thoughts
- ❑ **Challenge ideas** –ask for clarification, do not make questions personal attacks
- ❑ **Speak from personal experience** – use personal experience or stories to convey ideas
- ❑ **Participate** – speak when you have a relevant and valuable contribution to make
- ❑ **Be aware of body language and nonverbal cues** – physical cues can be just as hurtful
- ❑ **Speak freely** – but share the floor with others, especially those who have been quiet
- ❑ **Things to avoid** – lecturing, not giving everyone a chance, side tracking the discussion



# DISCUSSION GROUP TOPICS



Facilitators will ask for your input on possible scenarios.  
New scenarios can be proposed.

- ❑ Property Type Definitions
- ❑ Equivalent metric
- ❑ Data Verification
- ❑ Enforcement

# BREAK OUT



Facilitators will rotate every 20 minutes so all groups will have a chance to provide input on each topic.

- ❑ Room 790 - Property Type Definitions – Cliff & JoAnna
- ❑ Room 774 - Equivalent metric – Brendan & Mackenzie
- ❑ Room 709 - Data Verification – Erin & Casey
- ❑ Room 712 - Enforcement – Kate & Cheryl

# PROPERTY TYPES



**Section 301(b)(1)(A):** No later than January 1, 2021, and every 5 years thereafter, DOEE shall establish property types and building energy performance standards for each property type, or an equivalent metric for buildings that do not receive an ENERGY STAR score.

<u>Scenario 1</u>	<u>Scenario 2</u>	<u>Scenario 3</u>
<p>DOEE will establish standards for <b>4 major property types</b> in the District:</p> <ul style="list-style-type: none"><li>• Office</li><li>• K-12</li><li>• Multifamily</li><li>• Hotel</li></ul> <p>All other buildings will be grouped into an "Other" category</p>	<p>DOEE will establish standards for all <b>Energy Star Portfolio Manager building type</b> definitions and define all standards for all building types available in Portfolio Manager where sufficient local District data is available.</p>	<p>DOEE will start by classifying buildings by <b>EPA Portfolio Manager property types</b> and then sub-divide buildings based on <b>property use details</b> (i.e. Multifamily will be broken into low-rise, mid-rise, and high-rise groupings; K-12 school will be broken into elementary/middle school and high school). Then DOEE will establish standards for each cohort.</p>

# EQUIVALENT METRIC



**Section 301(b)(1)(A):** No later than January 1, 2021, and every 5 years thereafter, DOEE shall establish property types and building energy performance standards for each property type, or an equivalent metric for buildings that do not receive an ENERGY STAR score.

<u>Scenario 1</u>	<u>Scenario 2</u>	<u>Scenario 3</u>
DOEE will use <b>Weather-Normalized Source EUI</b> for buildings that cannot receive an ENERGY STAR Score.	DOEE will use <b>Greenhouse Gas Emission Intensity</b> for buildings that cannot receive an ENERGY STAR Score.	DOEE will use <b>Site EUI</b> for buildings that cannot receive an ENERGY STAR Score.

# DATA VERIFICATION: PROCESS



**Section 301(b)(1)(B):** DOEE shall establish reporting and data verification requirements for each 5-year compliance cycle.

**Section 302(a)(2)(F):** Every 3 years the owner, or the owner's designee, shall perform a third-party verification of its benchmark and ENERGY STAR statements in accordance with requirements specified by DOEE.

<u>Scenario 1</u>	<u>Scenario 2</u>	<u>Scenario 3</u>	<u>Scenario 4</u>
Reporters must <b>submit</b> the <b>ENERGY STAR Portfolio Manager Data Verification Checklist</b> , signed by a trained individual whose professional license or training program credential is recognized by the District. Data verifiers may <b>be in-house building staff members or 3rd party professionals</b> .	Reporters must <b>complete</b> the <b>ENERGY STAR Portfolio Manager Data Verification Checklist</b> , signed by a trained individual whose professional license or training program credential is recognized by the District. <b>Data verifiers may be in-house building staff members or 3rd party professionals</b> . The Data Verification Checklist will only need to be produced <b>on request</b> of the District; building owners must retain the most recent signed Data Verification Checklist for at least three years.	Reporters must <b>submit</b> the <b>ENERGY STAR Portfolio Manager Data Verification Checklist</b> , signed by a trained individual whose professional license or training program credential is recognized by the District. <b>Data verifiers must 3rd party professionals not affiliated with the owner or the property</b> .	Reporters must <b>complete</b> a <b>Data Verification form of DOEE's design</b> , signed by a trained individual whose professional license or training program credential is recognized by the District. <b>Data verifiers may be in-house building staff members or 3rd party professionals</b> . The Data Verification form will only need to be produced <b>on request</b> of the District; building owners must retain the most recent signed Data Verification Form for at least three years.

# DATA VERIFICATION: THIRD-PARTY VERIFIERS



## Scenario A

- Building Operator Certification (BOC) - NEEC
- Building Energy Assessment Professional (BEAP) - ASHRAE
- Certified Energy Manager (CEM) - AEE
- Professional Engineer (PE) - National Society of Professional Engineers
- Licensed Architect - National Council of Architectural Registration Board

## Scenario B (in addition to those in Scenario A)

- Registered Architect (RA) - AIA
- Certified Energy Auditor (CEA) - AEE
- LEED-AP O+M – Operations + Maintenance specialty - USGBC
- LEED-Fellow - For outstanding APs - USGBC
- Building Energy Modeling Professional (BEMP) - ASHRAE
- Commissioning Process Management Professional (CPMP) - ASHRAE
- Operations and Performance Management Professional (OPMP) - ASHRAE
- Certified Commissioning Professional (CCP) - BCA
- Associate Commissioning Professional (ACP) - BCA
- Sustainability Facility Professional (SFP) - IFMA
- Certified Facility Manager (CFM) - IFMA
- Certified Building Commissioning Professional (CBCP) - AEE
- Certified Measurement and Verification Professional (CMVP) - AEE
- Existing Building Commissioning Professional (EBCP) - AEE
- RPA/FMA High Performance Designation (RPA/FMA-HP) - BOMI
- Systems Maintenance Technician (SMT) - BOMI
- Systems Maintenance Administrator (SMA) - BOMI
- Real Property Administrator (RPA) - BOMI
- Certified Property Manager (CPM) - IREM

# ENFORCEMENT



**Section 301(g):** Buildings failing to comply with the building energy performance requirements at the end of the 5-year compliance period shall pay an alternative compliance penalty established by DOEE. Penalties collected pursuant to this provision shall be deposited into the Sustainable Energy Trust Fund.

**Section 301(i):** DOEE may impose civil infraction penalties, fines, and fees as sanctions for a violation of this section or a regulation issued pursuant to this section, pursuant to the Department of Consumer and Regulatory Affairs Civil Infractions Act of 1985, effective October 5, 1985 (D.C. Law 6-42; D.C. Official Code § 2-1801.01 et seq.).

<u>Scenario 1</u>	<u>Scenario 2</u>	<u>Scenario 3</u>	<u>Scenario 4</u>
Fines based on <b>a building's relative distance from the standard</b> at the end of the compliance period. An office building that is <b>5 points below</b> the ENERGY STAR Score standard will be fined <b>5 times \$x</b> for failure to comply with BEPS.	Fines based on a <b>building's relative distance from completing one of the pathways</b> . Each pathway would have its own fining schedule. <ul style="list-style-type: none"><li>• <b>Performance:</b> A building that <b>reduced their EUI by 18%</b> would be fined <b>2 times \$x</b> for failure to meet the 20% reduction target.</li><li>• <b>Prescriptive:</b> A building that implemented <b>3 out of 5</b> required efficiency measures will be fined <b>2 times \$x</b> for failure to meet the prescriptive target.</li></ul>	<b>Flat fine</b> for failure to comply with BEPS. DOEE will set the fine at a level in which the relative cost of non-compliance is <b>higher than the cost of compliance</b> .	Fines based on <b>square footage</b> . <b>Larger buildings would face larger total fines than smaller buildings</b> . DOEE will set the fine at a level in which the relative cost of non-compliance is <b>higher than the cost of compliance</b> .

