


DC's New Building Energy Performance Standards



SUSTAINABLE DC VISION

A group of about ten people are kayaking on a wide river. They are wearing life jackets and using paddles. The kayakers are in various colored kayaks, including yellow, red, and green. In the background, there is a concrete bridge and a dense line of trees with some autumn-colored foliage. The sky is clear and blue.

Make DC the healthiest, greenest, most livable city in the country.

GOALS: 2032



ADAPT TO CLIMATE CHANGE

CLIMATE READY BUILDINGS

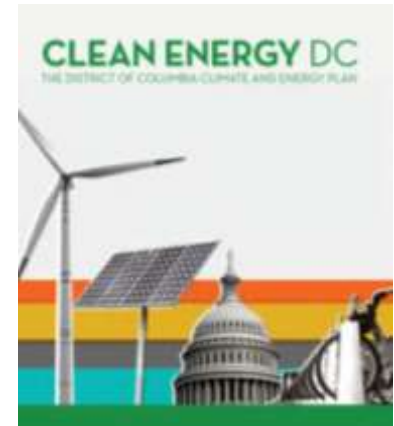
CUT ENERGY USE 50%

50% RENEWABLE ENERGY

NET ZERO NEW BUILDINGS

NET ZERO RETROFITS

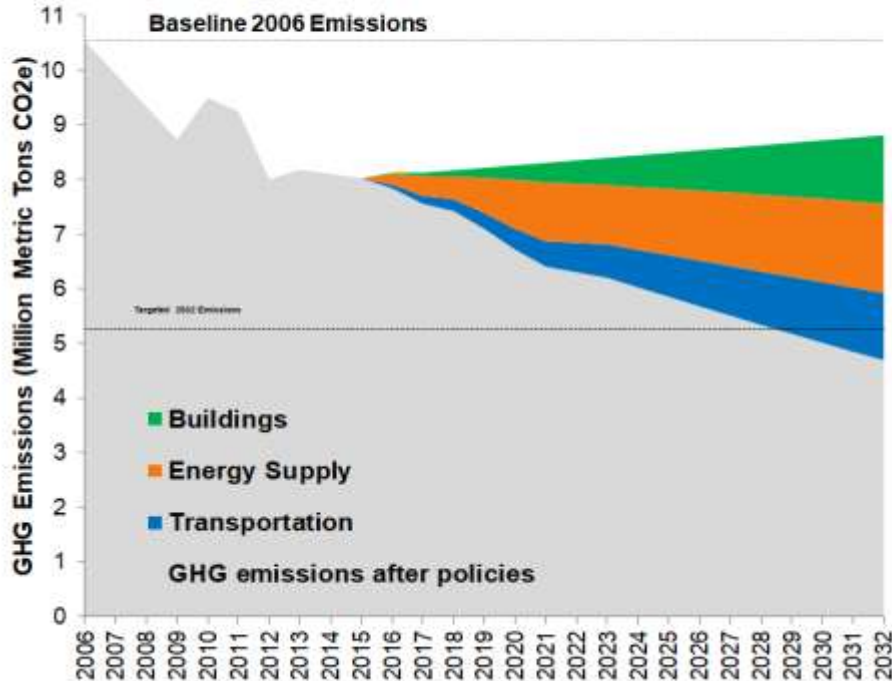
CUT GHG EMISSIONS 50%



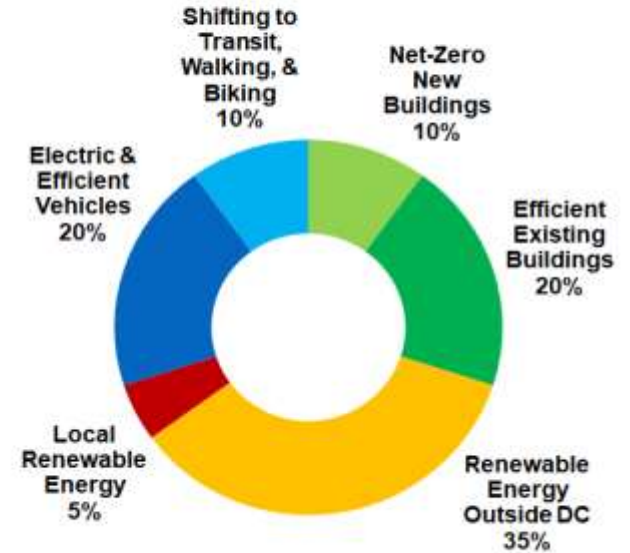
Mayor Bowser Commitment to ZERO Carbon by 2050



ESTIMATED GHG SAVINGS: 56%



RELATIVE IMPACT OF ACTION AREAS





CLEAN ENERGY DC MEANS....



CLEAN ENERGY DC OMNIBUS ACT OF 2018

New Buildings

Adopt a Net Zero Energy building code by 2026

Existing Buildings

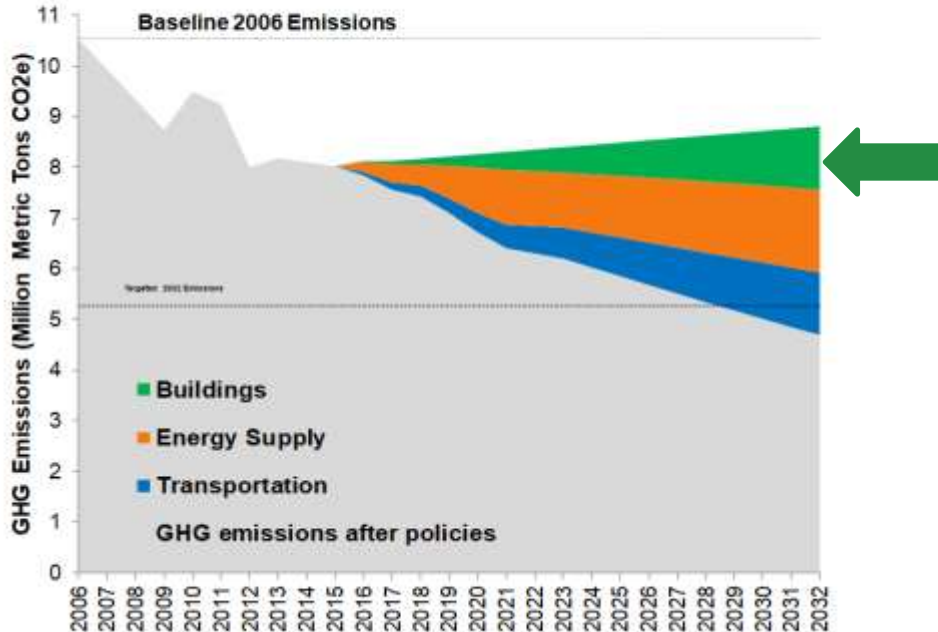
Improve the performance of existing buildings by implementing a **Building Energy Performance Standard**

100% Renewable Electricity

Require **100% renewable electricity** by 2032, and **10% from local solar** by 2041

BEPS Energy Reduction Goals

ESTIMATED GHG SAVINGS: 56%



21% reduction in source energy if all buildings meet the standard for their type and size subgroup.

- 18.7% from buildings over 50K sf
- 1.4% from 25K-50K sf buildings
- 1% from 10K-25K sf buildings

ANNUAL GHG EMISSIONS SAVINGS: 1.05 million tons of CO₂e!!

BENCHMARKING 101

- ❑ Clean and Affordable Energy Act of 2008 requires all private buildings >50,000 square feet to report their annual energy and water use for public disclosure
- ❑ Requires all District-owned buildings >10,000 square feet to report their annual energy and water use
- ❑ Annual reporting deadline is April 1 of each year
- ❑ Failure to meet the reporting requirements results in a fine of up to \$100/day for every day that buildings are not in compliance



Benchmarking Changes

Third Party Verification
Now Required Every
Three Years

2009

Benchmarking
DC-owned
> 10K sf

2013

Benchmarking
private-owned
> 50K sf

2020

Third Party
Verification
Required for
2019 data

2022

Benchmarking
private-owned
drops to 25K sf
for 2021 data

2025

Benchmarking
private-owned
drops to 10K sf
for 2024 data

Scorecards sent out for the first time in 2019



[PROPERTY NAME]

[PROPERTY ADDRESS]

Gross Square Feet: [PROPERTY GFA]

Portfolio Manager ID: [PM ID]

[PROPERTY TYPE]

Thank you for benchmarking your building's energy use in 2018. Share this scorecard with your property's decision-makers to understand more about your building's past performance and comparison to similar [PROPERTY TYPE] buildings in Washington, DC. Program offerings from the DC Sustainable Energy Utility (DCSEU) are detailed below to help you improve your building's performance and decrease operating costs.



ENERGY STAR score is a normalized 1-100 scale of a building's energy performance against a national dataset of similar buildings, where higher scores signify better energy performance

When comparing your building's 2018 ENERGY STAR score with similar buildings in the District, your building is currently ranked [RNK] out of [TOT].

[RNK]/[TOT]

From 2017 to 2018, your building's Energy Use Intensity (energy usage per square foot) has decreased by [EUI]%

↓ [EUI]%

Save [SAVINGS] if you improve your building's performance by 20%

save [\$ SAVINGS]

To request scorecard data for multiple buildings, send an email to info.benchmark@dc.gov

Kudos! Your property is ranked in the upper half of [PROPERTY TYPE] buildings in the District, and your energy use intensity decreased from 2017 to 2018. Call DCSEU at the number below to get tips on continuous improvement and ensure that your property stays above the upcoming Building Energy Performance Standards (read more at doee.dc.gov/service/beps).

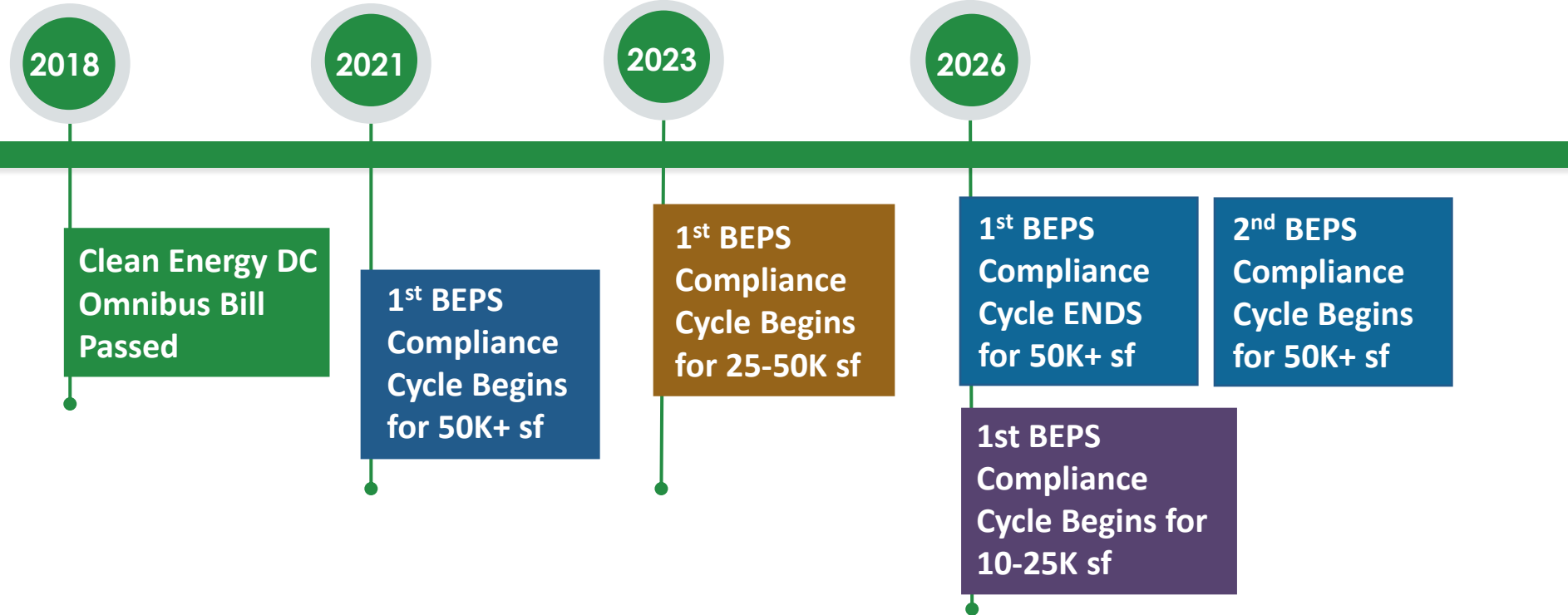


BUILDING ENERGY PERFORMANCE STANDARD

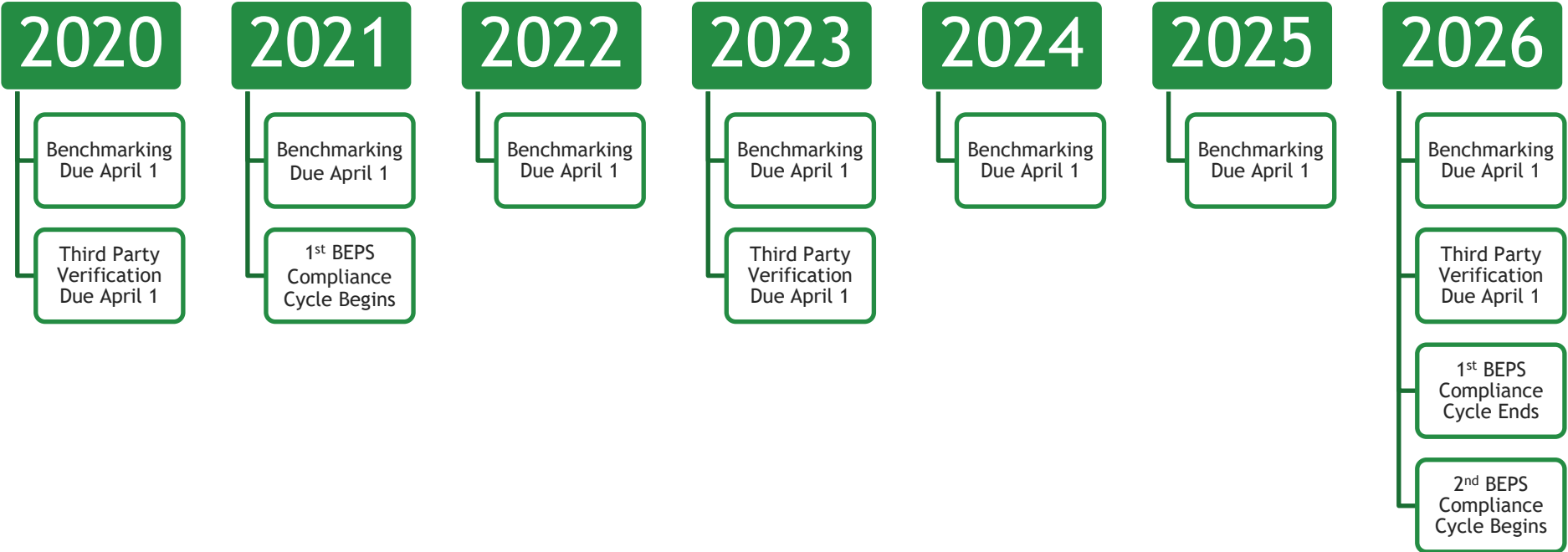
- ❑ DOE must establish a minimum threshold for energy performance – will be “at least” the local median ENERGY STAR score by property type (or equivalent)
- ❑ DOE determines enforcement rules for compliance
- ❑ 5-year compliance cycles - 1st cycle begins Jan. 2021
- ❑ Compliance paths for bldgs. below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



BEPS Compliance Cycles



Example Timeline: >50K sf Private-Owned Building



CLEAN ENERGY DC ACT: NEW PROGRAMS & FUNDING

Increased revenue & expanded uses for the **Sustainable Energy Trust Fund (SETF)**: \$20-22 million in Fiscal Years 2020-2022

- \$70 million over 6 years to **DC Green Bank**
- \$3 million beginning in FY2022 to support **affordable housing compliance with BEPS**
- 30% of the increase (~\$7million) in SETF to **benefit low-income residents**; support workforce development initiatives and the Sustainable Energy Infrastructure Capacity Building & Pipeline Program

Allows gas and electric utilities to apply to PSC to offer energy efficiency and demand reduction programs



DC Green Building Incentives Alignment



- ▶ SPECIAL TAX ASSESSMENT
- ▶ CASH-FLOW POSITIVE



- ▶ REBATES
- ▶ PAY FOR PERFORMANCE



- ▶ COMMUNITY SOLAR
- ▶ LMI BENEFITS



- ▶ CREDIT ENHANCEMENTS
- ▶ LOANS AND INVESTMENTS

HIGH PERFORMANCE BUILDING HUB

DOEE is working with IMT and partners to design a hub to support YOU through this transition by creating a platform for collaboration, innovation, capacity building, training, and technical assistance.

More than 2,700 buildings impacted by BEPS!

- **916 buildings over 50k sf**
- **561 buildings 25-50k sf**
- **1,269 buildings 10-25k sf**

In Consideration:

- Training in high-performance building design and construction techniques
- Support for high efficiency projects
- Direct technical assistance
- Targeted research and resource development
- Market support and development
- Opportunities for knowledge exchange and collaboration



BEPS TIMELINE



- 2018 Scorecards sent out in Fall 2019
- BEPS Task Force – meetings will commence in December
- Draft Rules ready for public comment mid-2020
- A minimum of 1 round of public comment open for 30 days
- Final rules published in late 2020
- 2019 Scorecards sent out – September 2020
- BEP Standard announced around December 2020
- First compliance period starts January 1, 2021

LEARN MORE!



- Sign up for newsletter at <https://doee.dc.gov/service/BEPS>
- Read feedback from the [Working Groups](#)
- Attend a [Task Force](#) meeting
- Participate in a targeted focus group
- Attend a future education [session or webinar](#)
- Submit public comments on the rules
- Tell your friends/coworkers/clients about BEPS!

WTS&A