

BEPSDC Task Force

September 1, 2020

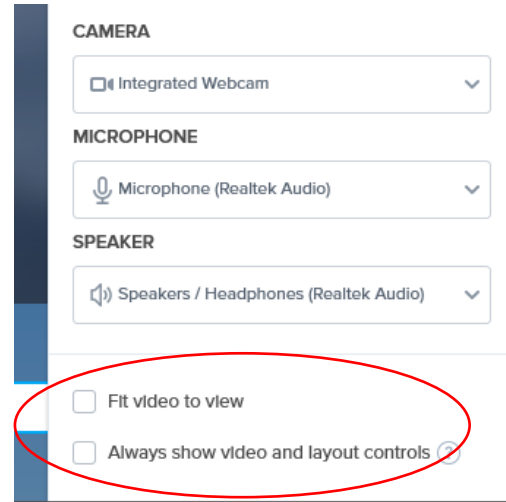
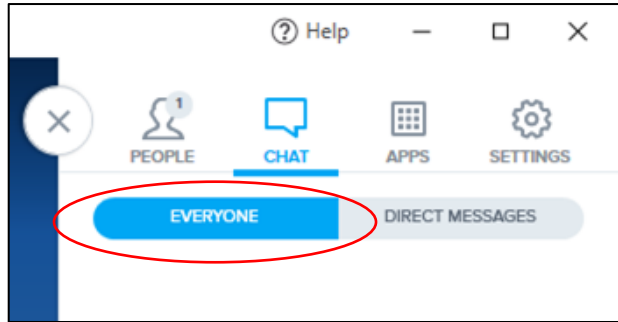
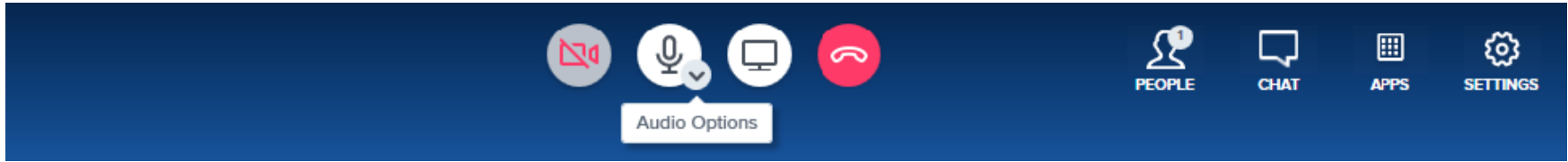


@DOEE_DC
#BEPSDC

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

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

BLUEJEANS TOUR



ONLINE MEETING ETIQUETTE

- The meeting is being recorded and will be posted to our website
- Questions and Comments throughout the meeting:
 - All attendees will control their own mute function but could be muted by the facilitator due to background noise
 - Task Force Members – can comment at any time
 - Non-Task Force Members - please use the chat box to request to talk
- Attendance
 - Non-Task Force Member – please use the chat box at this time to register your name, organization and email to “sign in”
 - Task Force Members - roll call (will also use this for voting)

ROLE OF TASK FORCE

- Advise DOE on creation of an implementation plan for the Building Energy Performance Program;
 - Recommend amendments to proposed regulations issued by DOE;
 - Recommend complementary programs or policies.
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- If topic needs in-depth discussion, anyone can suggest moving to a committee
 - This is an open meeting - everyone is allowed to participate

OVERALL SCHEDULE



Future Agenda Items for Discussion/Feedback

- Prescriptive pathway
- Guidance Documents (higher education/hospital carve-out, reporting/verification, etc.)
- Equity discussion
- Workforce development

AGENDA



- Administrative Items
- Recommendations from Higher Education/Hospital sub-committee
- Prescriptive Pathway – Part 1
- Announcements



RECOMMENDATIONS FOR HIGHER EDUCATION/HOSPITAL CARVE-OUT

- Campus Definition
- Standard for Hospitals
- Standard for Higher Education
- Compliance Pathway Framework

CAMPUS DEFINITION

- Campus definition – following EPA guidance: “A campus is a collection of two or more buildings that function as a single property. They are generally owned and operated by the same party.”
- Off-campus buildings should not be included in the “campus”, but buildings near campus may be considered “part of” the campus.
- Buildings under 50K – according to benchmarking rules, buildings under 50K **can only** be excluded from GFA and energy reporting **if** energy use is sub-metered. (25K+ and 10K+ will be added into BEPS 2 and 3 respectively)
- For BEPS, all hospitals/universities properties benchmarked as a “campus” will be treated as a portfolio for compliance purposes.

STANDARD FOR HOSPITALS

- For Hospitals that can receive an ES score: National Median ENERGY STAR Score (50 for BEPS 1)
- For hospital property types that cannot receive a score: National Median Source EUI (433.9 kBtu/SQFT for BEPS 1)

STANDARD FOR UNIVERSITIES

- Source EUI is the base metric (same as other “equivalent metric” buildings in DC)
- Each campus would receive a Blended Custom Standard that is adjusted for only high intensity spaces
 - All non-high intensity spaces would be classified as “college/university”
 - All high intensity spaces would be adjusted according to local/national medians for Source EUI
- If the owner does not update their benchmarking to account for high intensity spaces in ESPM, the custom standard would be based on “college/university” property type (local median)

COMPLIANCE PATHWAYS

- Campuses **default** pathway is the **Performance Pathway** – reduce site energy use by 20% by the end of the compliance cycle
- Campuses have an option to choose the **Standard Target Pathway** – reach the Source EUI set by the custom standard by the end of the compliance cycle (for higher education) or reach the ENERGY STAR score/Source EUI standard (for hospitals)
- A **Deep Retrofit Pathway** as an alternative compliance path would be available for campuses.

RECOMMENDATION SUMMARY

Campus definition

- Campus definition – following EPA guidance: “A campus is a collection of two or more buildings that function as a single property. They are generally owned and operated by the same party.”
- For BEPS, all hospitals/universities properties benchmarked as a “campus” will be treated as a portfolio for compliance purposes.

Hospital Standard

- For Hospitals that can receive an ES score: National Median ENERGY STAR Score (50)
- For hospital property types that cannot receive a score: National Median Source EUI (433.9 kBtu/SQFT)

University Standard

- Source EUI is the base metric (same as other “equivalent metric” buildings in DC)
- Each campus would receive a Blended Custom Standard that is adjusted for only high intensity spaces; All non-high intensity spaces would be classified as “college/university”

Compliance Path

- Campuses default pathway is the Performance Pathway – reduce site energy use by 20% by the end of the compliance cycle; Option to choose the Standard Target Pathway.
- Alternative Compliance Pathway – a Deep Retrofit Pathway would be available for campuses.

CAMPUS SUB-COMMITTEE

- Not closing the sub-committee at this time
 - Will have at least one more meeting in September on the technical framework for a deep retrofit pathway for campuses.
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- Will be working with universities and hospitals one-on-one to address benchmarking issues over the next few months.
 - Will offer BEPS educational sessions to Consortium and DC Hospital Association

PRESCRIPTIVE PATHWAY DISCUSSION

- Overview
- Purpose
- Guiding Principles
- Process Timeline

Today is focused on process. We'll start talking about EEM structure on September 15.

PRESCRIPTIVE PATHWAY OVERVIEW

The prescriptive pathway is being designed using industry best practices from existing programs wherever possible to draw on established tools, strategic planning, industry knowledge-base and proven methods and processes to achieve reliable and cost-effective energy savings.

While the DOE oversees the implementation of this program, several partnering entities will help provide technical assistance, incentives, and/or financing to building owners & design teams.

Program success requires active engagement and participation of the building owners and a wide range of implementing partners who conduct much of the work assessing, designing, and implementing the energy saving measures.

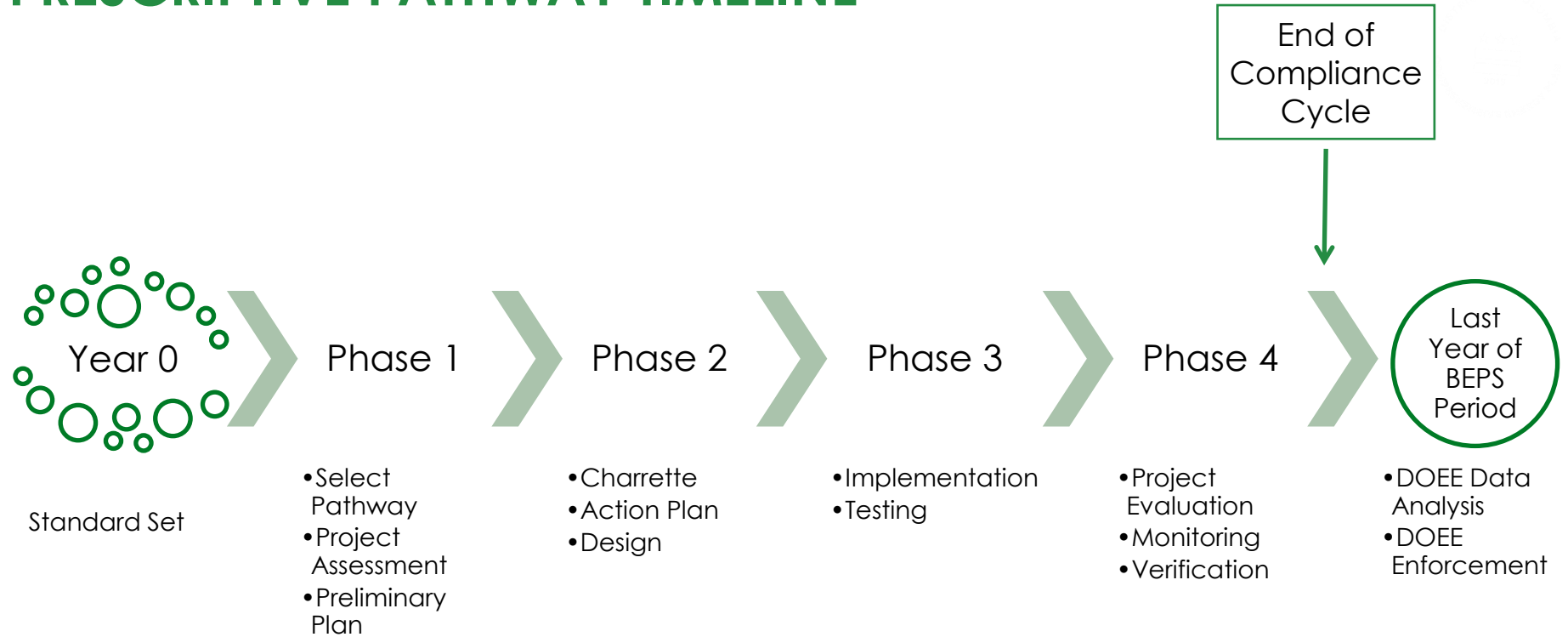
PRESCRIPTIVE PATHWAY PURPOSES

1. **Risk Mitigation:** provide owners certainty for a compliance cycle, mitigating investor/owner risk.
2. **Framework:** provide a measurable framework (based on industry best practice) for owners that might lack the knowledge and/or resources to implement the necessary project management steps to effectively complete an energy retrofit.
3. **Future Planning:** ensure that owners are properly planning for future efficiency measures/upgrades to set building owners and our District up for multiple cycles of BEPS success.
4. **Quality Assurance of Consultants:** ensure only qualified individuals will be allowed to perform key aspects of the prescriptive path process.
5. **Feedback Loop:** provide a feedback loop to DOEE to improve the BEPS program and better inform future iterations of the prescriptive pathway.
6. **Streamlining:** with preset energy efficiency measures (EEM) and process, implementing partners, suppliers, and partnering agencies can fine-tune offerings to provide cost-effective solutions.

PRESCRIPTIVE PATHWAY GUIDING PRINCIPLES

- Utilize industry-proven methods and tools as a framework to provide specific guidance to keep the owner on track and reach success.
- Ensure that requirements are obtainable, realistic, and cost effective.
- Drive innovation by incentivizing *deep* savings per measure while discouraging business-as-usual code-standard methods/technologies.
- Require robust measurement and verification to ensure accountability and transparency.
- Ensure that the program aligns with other District plans and initiatives.
- Address equity components across the BEPS program.

PRESCRIPTIVE PATHWAY TIMELINE



PHASE 1 – PROJECT ASSESSMENT, PRELIMINARY PLAN

- **Project Assessment**
 - Select initial project team
 - Complete energy audit assessment
 - Conduct an owner financial assessment

- **Preliminary Plan**
 - Energy audit review
 - Initial EEM analysis
 - Initial 3-cycle preliminary plan

PHASE 2 – CHARRETTE, ACTION PLAN, DESIGN

- **Design Charrette**
 - Expand team
 - Existing Building High Performance Energy Retrofit Charrette
 - Owner/project Goals setting
 - EEM deeper dive & Rating
 - 3-cycle preliminary Plan
- **Develop Action Plan and O&M Plan**
 - Complete Action Plan (select EEM's, create timeline, budget, etc.)
 - Complete O&M plan
- **Project Design**
 - Final EEM selections

PHASE 3 – IMPLEMENTATION, TESTING

- Final Action Plan, permit drawings, specifications, permits, CD's
- Peer review of design drawings/specifications
- Execute Action Plan
- Inspections and other documentation
- Implement O&M plan

PHASE 4 – EVALUATION, MONITORING, VERIFICATION

- Project evaluation by consultant, engineer, or designer with building owner
 - Post-implementation evaluation - EEM evaluation of effectiveness if X% savings is not realized
 - Opportunity for corrective action if necessary
 - Feedback loop for DOEE to inform refinement of prescriptive pathway in future cycles

NEXT MEETING



September 15, 2:30 – 4:30pm

- Prescriptive Path – Part 2
 - EEM structure




MONTHLY WEBINAR UPDATE

DOEE hosting a live [monthly webinar](#) to update the public on the progress of BEPS (and associated programs) implementation

~~July 30~~
~~August 27~~
Sept 24
Oct 29
Dec 10

July 30, 2020

- [Slide Deck](#)
- [Video Recording](#) 
- Timing of video
 - 0:00 – Overview and BEPS framework
 - 12:49 – Adjustments & implementation timeline
 - 19:01 – Complementary program updates
 - 27:30 – 30 minutes of Q&A!

Social Media Post:

If you own, manage, operate, service, construct, or design buildings in DC, you need to get to know [#BEPSSDC](#)! Join DC's DOEE for a monthly update on the new Building Energy Performance Standards. Next update is September 24, 2020 at 11:00am!
<https://beps-monthly-webinar.eventbrite.com>

TASK FORCE REPORT – PART 1



- Executive Summary of Recommendations
- Topic-Specific Outline with:
 - Summary of Topic
 - TF Recommendations
 - Meetings Discussed
- Need volunteers for review and editing!



ANNOUNCEMENTS

