

BEPSDC Task Force

April 14, 2020



@DOEE_DC
#BEPSSDC

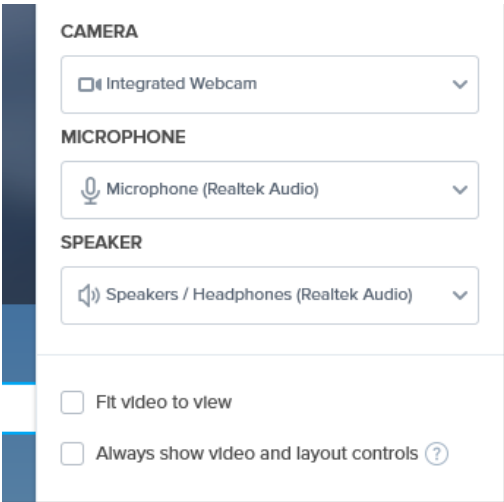
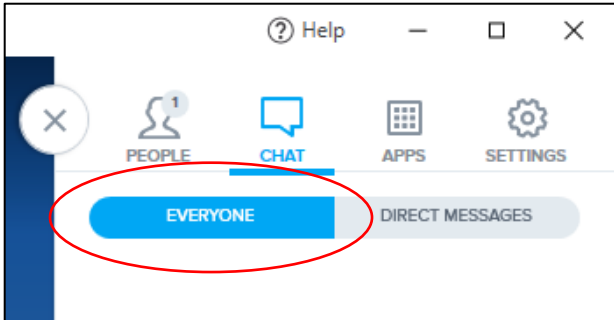
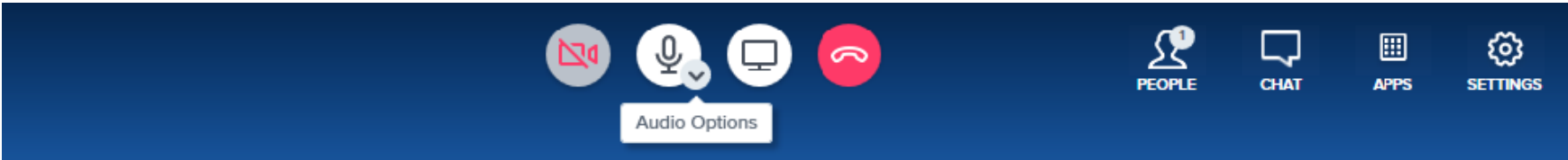
*** DEPARTMENT
OF ENERGY &
ENVIRONMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA

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

ONLINE MEETING

- The meeting is being recorded and will be posted to our website
- Questions and Comments throughout the meeting:
 - Task Force Members – will stay un-muted but please mute if you are not talking to avoid background noise
 - Non-Task Force Members will be muted on entry - please use the chat box to request to talk
- Attendance
 - Task Force Members - roll call (will also use this for voting)
 - Non-Task Force Member – please use the chat box at this time to register your name, organization and email to “sign in”

ONLINE MEETING



AGENDA

- Administrative Items
- Voting on Items from Previous Meeting
- ~~Tradable Allowances~~ (moved to April 28)
- ~~Higher Education/Hospital Carve out~~
- Standard Target Pathway
- Extended Alternative Compliance Path for Deep Retrofits
- Bike Rack Review for Rule Making Items
- Announcements

ROLE OF TASK FORCE

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

MEETING SCHEDULE

- January 7 – Property Types, Equivalent Metric
- January 21 – Performance Path, Other Pathways
- February 4 – Penalties and Enforcement, Exemption Criteria/Process
- February 18 – Prescriptive Pathway and Penalty Structure
- March 3 – Sub-Committees, Prescriptive Pathway process, Bike Rack items
- March 31 – Vacancy/Occupancy, Equivalent Metric, 5% Property Type Group Issues, Setting Standard above Local Median, Higher Ed/Hospital Carve-out introduction
- **April 14 – Standard Target Pathway, Extended ACP for Deep Retrofits , Bike Rack Review for Rule-making Items**
- April 28 - Tradable Allowances, Penalties, Draft Outline of Rules?
- May 12 – Penalties (cont.), Higher Education carve-out

VOTE 1: FOLLOW EPA RECOMMENDATION FOR OCCUPANCY THRESHOLD

- Set the occupancy threshold for property types the same as EPA's [recommendations](#)
 - Office/Bank/Courthouse/Financial Center must be at least 55%
 - Hotel must be at least 60%
 - Multifamily must be at least 80%
- For building types that can receive a score but do not have specific EPA recommendations for the occupancy threshold, the threshold should be set by [EPAs criteria](#) for receiving the ENERGY STAR Score
- For all other property types that EPA does not have recommendations, set the occupancy threshold at 50%

VOTE 2: ELIGIBILITY CRITERIA FOR LOW/NO-OCCUPANCY EXEMPTION

- Buildings that fall below the occupancy threshold for either of the preceding two years before compliance period begins are eligible to apply for an exemption for that compliance period.

VOTE 3: ELIGIBILITY CRITERIA FOR LOW/NO-OCCUPANCY EXTENSION

- Buildings that do not meet the standard at the beginning of the compliance period and that fall below the occupancy threshold during the compliance period are eligible for an extension of up to 3 years to comply with BEPS.

VOTE 4: EXCLUSION OF LOW/NO-OCCUPANCY BUILDINGS FROM STANDARD DATASET

- DOEE will remove low occupancy buildings when determining the standard regardless if they apply for the exemption or not. This is to ensure data quality.

VOTE 5: EQUIVALENT METRIC

- Use Source EUI for the Equivalent Metric in setting the standard for property type groups that do not receive a 1-100 ENERGY STAR Score.

VOTE 6: PROPERTY TYPE GROUPS < 10 BUILDINGS

- For property type groups with less than 10 buildings, the buildings should be ranked individually against the national median.

VOTE 7: SETTING STANDARD ABOVE LOCAL MEDIAN

Legislative Language:

“the building energy performance standard shall be no lower than the District median ENERGY STAR score for buildings of each property type.”

The recommendation is to set the standard at the District median (whether the ENERGY STAR score or equivalent metric) for the first cycle.

PERFORMANCE PATHWAYS

- **Performance Compliance Pathway**

- Buildings that do not meet the standard must reduce Site EUI by 20%

- **Standard Target Compliance Pathway**

- Buildings that do not meet the standard must reduce Site EUI by 20% **or reduce Source EUI to meet the standard for its property type group**

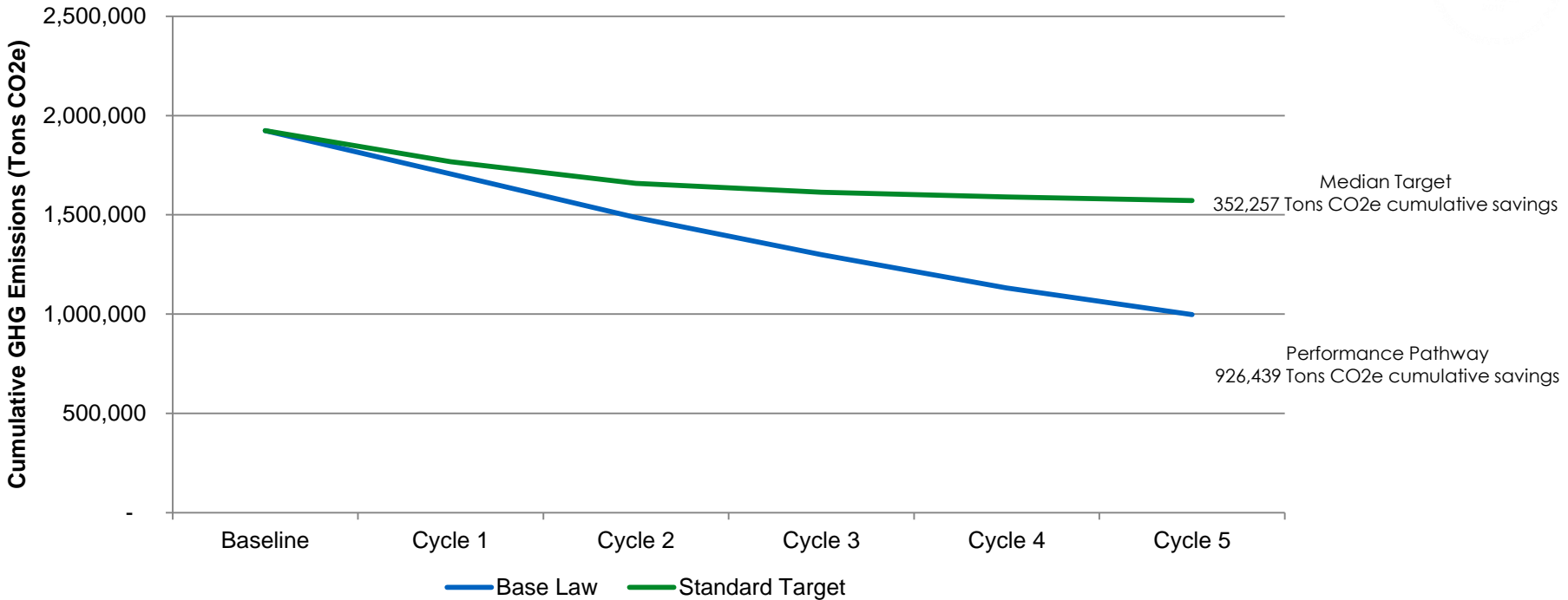
- ~~• **Gap Reduction with Performance Compliance Pathway**~~

- ~~• Buildings that do not meet the standard must reduce Site EUI by 20% or reduce the gap between Source EUI and standard by x% (We assumed 70% for this exercise)~~

- ~~• **Gap Reduction removing Performance Compliance Pathway**~~

- ~~• Buildings that do not meet the standard must reduce the gap between Source EUI and standard by x% (We assumed 70% for this exercise) ** requires amendment to law~~

PERFORMANCE PATHWAY GHG SAVINGS COMPARISON



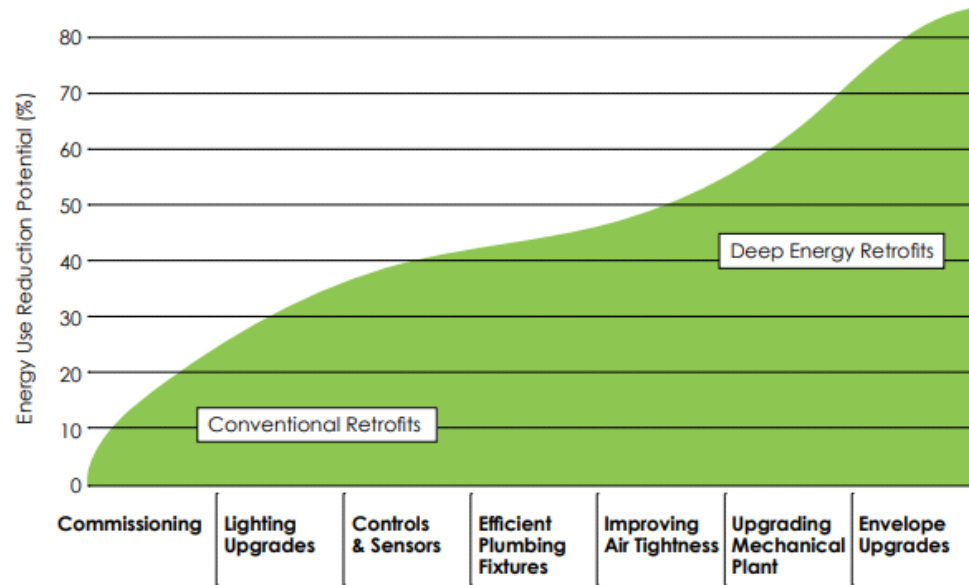
STANDARD TARGET PATHWAY DISCUSSION

- What are the remaining questions on whether or not to offer this as a pathway option?
- Do we re-evaluate this as an offering for cycle 2?
- What if it's a standard target plus (shooting for the median plus a few points)?

DEEP RETROFIT DEFINITION

“a deep energy retrofit is a building-specific, whole-building analysis designed to identify points in the building lifecycle where investments in energy efficiency can achieve the highest return. They involve bigger measures, such as replacing all windows to reduce heating and cooling loads—which in turn can allow a switch to building equipment that requires less energy.

A deep energy retrofit may occur over a few years, and will require a more significant financial commitment than conventional energy retrofits. The energy savings created with a deep energy retrofit are generally greater than 40%.”



↑ Figure 18: Sampling of retrofit components against general energy use reduction potential

DEEP RETROFIT DISCUSSION

BEPS Rule Scenarios:

- Early compliance incentives – targets deep savings early in exchange for extended compliance
- Extended compliance period for larger capital investment timeline targeting deep savings

EARLY COMPLIANCE INCENTIVE

- If a building achieves a deep energy retrofit (40% savings) in the first compliance cycle, should DOEE allow compliance for the next cycle as well?
- If yes, is there a minimum threshold of performance savings that the building owner needs to meet?
- How can DOEE prevent backsliding if savings are temporary? (i.e. project installation vs. running it properly)

EXTENSION FOR DEEP RETROFIT PLANNING

- If a building owner is willing to commit deep energy retrofits, should DOE allow a "delay of compliance"?
- If yes, is there a floor of savings of which that building owner needs to commit (35%, 40% etc.)?
- Should the penalties be higher if the building owner does not meet the higher savings by the end of the extension?

HISTORIC DISTRICTS

- **Question on Bike Rack:** Should properties in Historic Districts receive special treatment in the rules?
- **DOEE's Assumption:** Historic restrictions do not mean efficiency work cannot happen, only that it might take longer/cost more to complete.
- Current exemption/extension criteria (financial hardship) cover this scenario.

MIXED-USE PROPERTIES

- **Question on Bike Rack:** Should mixed-use properties have their own standard?
- **DOEE's Assumption:** Most mixed-use properties in the District are either; a) benchmarking incorrectly, or b) vacant at this time.
 - For the few true mixed-use properties DOEE can use the National Median (89.3 kBtu/Square Foot) or,
 - DOEE can create a blended median based on % square footage of each property type.

DISTRICT ENERGY SYSTEMS

- **Question on Bike Rack:** Should properties with district energy systems receive special treatment in rules?
- **DOEE's Assumption:** Inefficient district energy systems are a opportunity for building owners to reduce energy consumption.
- The District can work out assistance programs to address these systems.

SOLAR INSTALLATIONS

- **Question on Bike Rack:** Should properties be able to comply by installing solar on their buildings?
- **DOEE's Assumption:** Performance path dictates site EUI, which counts solar the same as other fuel.
 - Standard Target pathway, which will use ENERGY STAR Score or source EUI will allow for on-site-solar to count in a way.
 - Working group recommended solar should count as part of the prescriptive path if paired with other efficiency measures like roof replacement.

NEXT TASK FORCE MEETING

April 28

- Tradable Allowances – Presentation from Stormwater Credit Group
- Extended ACP for Deep Retrofits (if needed)
- Penalties matrix
- Draft outline of rules?



ANNOUNCEMENTS



SUPPORTING SLIDES