

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of Energy and Environment



**BEPS Task Force Meeting Notes**

July 7, 2020, 2:30-4:30 PM

1200 First St NE, 5th Floor, Washington, DC 20002

**Task Force Member Attendees:** Katie Bergfeld, Patti Boyd, Jen Croft, Marshall Duer-Balkind, Asa Foss, Dave Good, Max Greninger, Adrian Gross, Reshma Holla, Jessica Jones, Anica Landreneau, Cliff Majersik, Matt Praske, Jay Wilson

**Public Attendees:** Andrew Held (DOEE), Sharon Jaye (DOEE), Molly Hofsommer (DOEE), Kate Johnson (DOEE), Adefunke Sonaike (DOEE), Kristian Hoffland (DOEE), Dave Epley (DOEE), Michael Feldman-Wiencek (DOEE), Alex Fisher (DOEE), Edward Yim (DOEE), Joanna Saunders (DOEE), Kevin Carey (AOBA), Sean Fish (SWA), Grant Salley (DCSEU), Andy Ludwig (GWU), Roger Chang (DLR Group), Jamie Donovan (DOEE), Adam Szlachetka (SWA), Andrea Foss (SWA), Abby Mrvos (DCSEU), Meghan McAvoy (GHT), Janine Helwig (GWU), Shelley Cohen (DCSEU), Kudret Utebay (Cadmus), Kehan Desousa (GWU), Joseph Knackstedt (DHCD), Denise Fairchild, Emily Low, Ryan Dirks

**Agenda:**

1. Administrative Items
  - a. Opened Meeting at 2:33pm
  - b. Attendance taken by roll call (see above) and quorum acknowledged
  - c. Role of Task Force, overall schedule, and current agenda reviewed
2. Campus sub-committee update
  - a. First meeting scheduled for July 15, 1-2:30pm. If you'd like an invite to the meeting, email [sharon.jaye@dc.gov](mailto:sharon.jaye@dc.gov)
3. Solar Part 2
  - a. Quick review from June 23 (see slides for detail)
    - i. Explaining terms (NEM, CREF, PPA, SREC)
    - ii. Clean Energy DC and deep decarbonization
    - iii. How BEPS and Solar work currently
  - b. DOEE Position on BEPS and Solar
    - i. To meet 2032 goals, the District needs a program that ensures "efficiency first"
      1. BEPS must remain primarily a demand reduction program to enable 10% solar carve out compliance AND carbon neutrality
    - ii. BEPS already includes solar through ENERGY STAR
      1. Buildings can use it to meet the standard to avoid being placed in a compliance cycle for a BEPS period
      2. Buildings in property types above the national median that are close to the standard can use it to comply with the Standard Target Pathway
    - iii. BEPS does not dis-incentivize buildings from installing solar

1. BEPS does not require building owners to retire or sell SRECs
  2. Installing solar does not inhibit a buildings ability to install efficiency measures or vice versa
- iv. The District already has a number of solar incentives
    1. DOEE's Solar For All; RPS + Carve out
- c. Presentation of analysis requested at June 23 meeting (see slides for more detail)
    - i. CREF in the district
    - ii. NEM systems in the district
    - iii. NEMs and EPA guidance
    - iv. Impact if all buildings install solar as NEMs
  - d. CREF-focused Discussion
    - i. Marshall noted that Pepco may be setting up CREFs to appear as though they are behind the meter on bills. Will this affect solar + BEPS?
      1. Alex (DOEE): No, there won't be an impact on BEPS because it's an accounting arrangement, not an actual change in source energy. All CREFs will still be in front of the meter systems. Building owners may be able to install "virtual" CREFs after initial pilots. These virtual CREFs require a generation meter to ensure that the energy is still fully allocated in front of the meter and requires updated billing software on Pepco's side.
    - ii. Could a building owner find out how many CREF subscribers are in their building? Can they claim credit for a CREF on a building if energy is going to that building's tenants? (several other TF member curious also)
      1. Alex DOEE): That is personally identifiable information (PII) that cannot be shared (privacy laws)
  - e. Solar for All (SFA) Questions
    - i. SFA incentives/eligibility. DCSEU shared that some output from programs gets redistributed to low income throughout the city and some to community providers.
    - ii. Are there any non-SFA CREFs in DC? Alex (DOEE): Yes, but not many, and because they do not go through SFA, DOEE has no data on their accounts.
    - iii. Are there efforts to sign up individual subscribers within Multifamily buildings to SFA?
      1. Shelly (DCSEU): Yes, DOEE is contributing a lot of effort to do this. Challenging now due to COVID-related social distancing, but the outreach is continuing.
  - f. NEM-focused Discussion
    - i. Alex Fisher (DOEE): PSC Update - NEM cap likely to be increasing 20% per year for 5 years up to 200% of historical annual consumption
    - ii. DGS and DGS's strategic energy management plan vendor expressed concern about not allowing solar as a compliance path. While DOEE notes that NEM properties have a median benefit of +3 ENERGY STAR points, DGS is a case

where NEMs will have a more significant benefit in first compliance cycle due to larger roofs on school buildings. DGS intending to use solar on buildings that aren't slated for modernization.

1. Dave (DOEE): Efficiency first has to be prioritized to meet City's goals, and if only option is solar then it seems more like a financial hardship, which should be handled as a case-by-case exemption.
2. Edward (DOEE): Need demand reduction through efficiency because it will avoid installation of 2 gigawatts of additional renewables to meet 100% RPS.

g. Discussion Wrap-up

i. Co-chairs asked attendees if DOEE's position on solar + BEPS acceptable to members of the Task Force?

1. Marshall disagrees. Rest of attendees and TF members did not express agreement or disagreement.
2. Matt made a comment that solar considerations may not affect compliance in the first cycle for many building types, but may be more important in future cycles.
3. Discussed hourly grid emission factor usage rewards to prevent excess solar generation, ready by 2023 evaluation of BEPS under a GHG-emission metric

4. Next Meeting – July 21, 2:30 – 4:30pm

- a. Sub-committee update
- b. High-performance Building Hub update and feedback request
- c. BEPS disclosure of data
- d. Possible – Delay of Compliance guidance
- e. Possible – cost/benefit study discussion (most likely August 4)

5. Announcements

- a. Marshall D-B giving presentation on July 8 at 1pm for USGBC NCR on how to exceed BEPS compliance using ASHRAE 100. Link shared in June 23 TF notes and in chat box.
- b. Katie B. just spoke at a BOMA event and the BOMA representative had only positive compliments for DC's BEPS Task Force and DOEE in making this process transparent and participatory. Cliff M. added that building representatives in NYC dealing with Local Law 97 implementation are envious of the Task Force setup. Kudos to everyone!

6. Closed meeting at 4:07pm