

BEPS Task Force Meeting Notes September 29, 2020

Task Force Member Attendees: Katie Bergfeld, Patti Boyd, Marshall Duer-Balkind, Dave Good, Max Greninger, Adrian Gross, Reshma Holla, Jessica Jones, Anica Landreneau, Cliff Majersik, Todd Nedwick, Matt Praske, Joe Reilly

Public Attendees: Andrew Held, Sharon Jaye, Molly Hoffsommer, Kate Johnson, Michael Feldman-Wiencek, Dave Epley, Cet Caldwell, Kevin Carey, Abby Mrvos, Sean Fish, Kehan Desousa, Michele Good, Katie Henderson, Donald Walker, Gabrielle Sosa, Adefunke Sonaiké, Joe Knackstedt, Renee McPhatter, Sarah Kogel-Mucker, Noreen Beatley, Scott Emery, Andrea Foss, Julia Field

The notes reflect the discussion only – please see the referenced slide for content presented.

Agenda:

1. Administrative
 - a. Opened Meeting at 2:32pm
 - b. Attendance taken by roll call (see above) and quorum acknowledged
 - c. Role of Task Force, overall schedule review, and current agenda reviewed
 - i. Campus sub-committee meeting on Oct. 8 to discuss deep energy retrofits
 - d. Thank you to Addy Sonaiké, the DOEE team's Green Fellow, for all her work this year.
2. Affordable Housing Review of NHT/HAND Recommendations
 - a. Delay of Compliance (slide 9) – no comments
 - b. Defining Property Types (slide 10)
 - i. Worth noting that ENERGY STAR score already adjusts for garden/low-rise buildings
 - c. Compliance pathways (slide 11)
 - i. The ability to be able to push compliance will be important because there may be a difference in the cycle timing and when the property can secure funds
 - d. Alternatives (slide 12)
 - i. "Affordable housing" does include NOAH
 - ii. QAP should make new construction compliant with BEPS or start reaching for net zero and passive House; Additional considerations should be made for green building; Current QAP aligns with Enterprise Green Communities (additional funding and support from subject-matter experts would be needed to help DHCD get to the next level on the QAP-it updates every 2 years)
 - iii. I think developers will be requesting for more money from the HPTF if passive house is a requirement in the QAP. I understand the integrated design process, but depending on the building/project this could be an additional cost strain on the project (primarily with renovation/existing buildings). Incentives needed beyond HPTF.
 - iv. As construction code improves, new construction may already be in compliance with BEPS. Buildings that have already been approved and gone through permitting will not be up to date with new codes (grandfathered into last

version of codes if contracts existed before May 2020). The new changes won't be seen for another few years.

- v. There's good data coming out of PA and NY looking at actual utility costs - looking closely at how Utility Allowances are calculated can demonstrate a way to better underwrite energy savings. Currently, utility allowances for electric heat assume inefficient electric resistance heat - and can therefore penalize owners for installing more efficient electric heat pumps.
 - vi. Clarification on residential sub-metering – you can have individual utility-grade meters on multifamily units, but not sub-metering of master meters. Commercial sub-metering is legal. Legalizing residential sub-metering will greatly help with questions about the role of resident behavior, in addition to other benefits.
- e. Non-compliance (slide 13)
 - f. Technical assistance (slide 14-15)
 - g. Financial assistance (slide 16)
 - h. Align resources (slide 17-18)
 - i. Capital Cost Pass-throughs (slide 19)
 - i. Concerns expressed in previous TF meetings
 - ii. Pointed TF members to proposed legislation - B23-0879: Capital Improvement Petition Reform Amendment Act of 2020 Proposed by Councilmember Bonds <https://lims.dccouncil.us/Legislation/B23-0879>
 - iii. Co-chairs discussed whether or not to have a sub-committee to discuss a response to the legislation. Group decided to have an offline conversation with private-sector TF members (since public agency members cannot participate). Co-chairs will follow up with private members by email.

3. Deep Energy Retrofit Pathway

- a. Guiding principles (slide 20)
- b. Types – “early compliance” and “extended compliance” (slide 21)
- c. “Early compliance” (slide 22-23)
 - i. Discussion about whether or not owners have to “apply” for the pathway or if buildings on the performance path who reached higher numbers by the end of the cycle would automatically be given a waiver for the second cycle. DOEE to take the concept back and examine language in performance path and report back.
 - ii. Need a better word than “waiver” and make sure number of cycles in the waiver is spelled out better (waiver cycles on slide mean the cycle that the project is complete plus the waiver cycle).
 - iii. Better word than “persistent”? Maybe “maintained”
 - iv. Is 85% the right number for persistent savings? 85 seems the right amount of maintained savings, but confusing because it's another metric to track. Could the metric be changed into a building performance, like an ENERGY STAR score, or site or source EUI # that's readily available in Portfolio Manager?

- v. Percentages reasonable? No one had comments on the compounded savings percentages.
 - vi. Should we offer a Prescriptive version? We would need to guard against a building using the prescriptive path and then not saving very much energy over multiple cycles. One way would be to not allow buildings to get a waiver for future cycles prescriptively. Group did not approve of having a prescriptive version.
 - vii. Question on whether or not many buildings would choose this path. Depends on where they are in reference to the standard. Buildings with farther to go would be more likely to use it.
 - viii. Brainstorm names – advanced compliance, accelerated compliance, extended performance, maybe “compliance” is not the right word to use
 - d. Request to have a session that reviews all of the pathways as a whole and then TF would reflect on whether or not the industry would use the pathways.
 - e. Ran low on time – “Extended Compliance” retrofit discussion will be held on October 13 TF meeting.
4. Monthly webinar update - Sept 24 webinar added additional info on setting the standards. Please promote October 29 webinar with the Hub as the guest.
 5. Upcoming webinars
 6. Sustainability Awards on Sept 29 @6pm
 7. Next Meeting – October 13
 - a. Extended deep energy retrofit
 - b. Campus deep energy retrofit
 - c. Prescriptive Pathway – energy efficiency measures
 8. No announcements