

# PRESENTATION AND Q&A: ESTABLISHMENT OF 2021 BUILDING ENERGY PERFORMANCE STANDARDS

Presented by DOEE  
January 28, 2021



# AGENDA

- Building Energy Performance Standards establishment rulemaking
- How to look up your Score
- Program updates
- Q&A
- Closing

# BEPS RULEMAKING

- <https://www.dcregs.dc.gov/Common/NoticeDetail.aspx?NoticeId=N100436>
- Extended public comment period – due EOD **March 4, 2021**
- See DC Register link for instructions to submit comments (through USPS mail or email at [info.beps@dc.gov](mailto:info.beps@dc.gov)).
- December 15 Presentation and Q&A available here: <https://doee.dc.gov/node/1436881>

# STANDARDS ESTABLISHMENT EMERGENCY RULEMAKING

- Posted in DC Register on January 1, 2021 -  
<https://www.dcregs.dc.gov/Common/NoticeDetail.aspx?NoticeId=N101694>
- Standards effective as of January 1, 2021
- 30-day public comment period
- Comments due by **January 31, 2021**
- See DC Register posting for instructions on how to submit comments through USPS mail or email at [info.beps@dc.gov](mailto:info.beps@dc.gov)

*Please note - all citations referenced in this presentation in relation to these proposed regulations are subject to change until the regulations are finalized.*



# STANDARDS RULEMAKING SECTIONS

- § 3530.1 – Building Energy Performance Standards (BEPS)
- § 3530.2 – BEPS for Hospital Campuses
- § 3530.3 – BEPS for College/University Campuses
- § 3530.4 – Effective term
- § 3530.5 – Definition of how a building does not meet the BEPS
- § 3530.6 – Variance Request for using CY2018 data
- § 3530.7 – Two options for additional variance request situations



# KEY DEFINITIONS

- **Building Energy Performance Standards or BEPS** – the level of energy efficiency set forth by DOE as an ENERGY STAR score or Normalized Source EUI value for each property type, as provided in section 301(b) of the Act (D.C. Official Code § 8-1772.21(b)).
- **Building Energy Performance Standards Period or BEPS Period** - the period of time in which specific BEPS are in effect, which shall run from the date DOE establishes BEPS until the next DOE establishment of BEPS.
- **Property type** – the primary function of a building as determined through Portfolio Manager.

# KEY METRICS

95% of DC's buildings over 50K SF are eligible for an ENERGY STAR score!

## ENERGY STAR Score

a number established by US EPA that allows comparison of energy use of a property with similar properties nationwide

## Source Energy Use Intensity (EUI)

the total amount of raw fuel that is required to operate a building, divided by the building's gross floor area (GFA defined by Portfolio Manager)

# SECTION § 3530: BUILDING ENERGY PERFORMANCE STANDARDS

- 20 DCMR § 3530.1 The BEPS in this section apply to all **privately-owned buildings with at least 50,000 square feet of gross floor** area, and all **District-owned or District instrumentality-owned buildings with at least 10,000 square feet of gross floor area**, that are not subject to BEPS in Subsection 3530.2 or 3530.3. The “ENERGY STAR Score” column lists the BEPS for property types that can receive an ENERGY STAR® Score. The “Source EUI” column lists the BEPS for buildings that cannot receive an ENERGY STAR Score. All Energy Use Intensity (EUI) values are kBtu/ft<sup>2</sup> unless otherwise noted.



# SECTION § 3517: PROPERTY TYPES AND SIZE

## Property Types

- Standards will be set for each ENERGY STAR Portfolio Manager **Primary Property Type**; Refer to your Portfolio Manager **benchmarking** report for which property type applies

## Building Size

- Follow 20 DCMR § 3513 to determine size of building (Energy Performance Benchmarking of Privately-Owned Buildings)

# SECTION § 3530.1: BEPS ESTABLISHMENT

85% of BEPS bldgs are in these 6 property types

Property Type	ENERGY STAR Score	Source EUI
Office	71	
Multifamily Housing	66	
Hotel	54	
K-12 School	36	
Fire Station/Police Station		185.5
Recreation		206.6

*\*All Standards listed in DC Register posting.*

# SECTION § 3530.2: HOSPITAL CAMPUSES

Property Type	ENERGY STAR Score	Source EUI
Ambulatory Surgical Center		138.3
Hospital (General Medical & Surgical)	50	
Other - Specialty Hospital		433.9
Outpatient Rehabilitation/Physical Therapy		138.3
Urgent Care/Clinic/Other Outpatient		145.8

*\*All Standards listed in DC Register posting.*

## SECTION § 3530.3: COLLEGE/UNIVERSITY CAMPUSES

The BEPS in this section apply to College/University Campuses. Because College/University Campuses cannot receive an ENERGY STAR Score like other property types, DOEE is using a Blended Custom Source Energy Use Intensity Metric instead. The “Source EUI” column lists the BEPS for each campus. All metrics for campuses are Blended Custom Source Energy Use Intensity (EUI) measured in kBtu/ft<sup>2</sup>.

*\*All Standards listed in DC Register posting.*

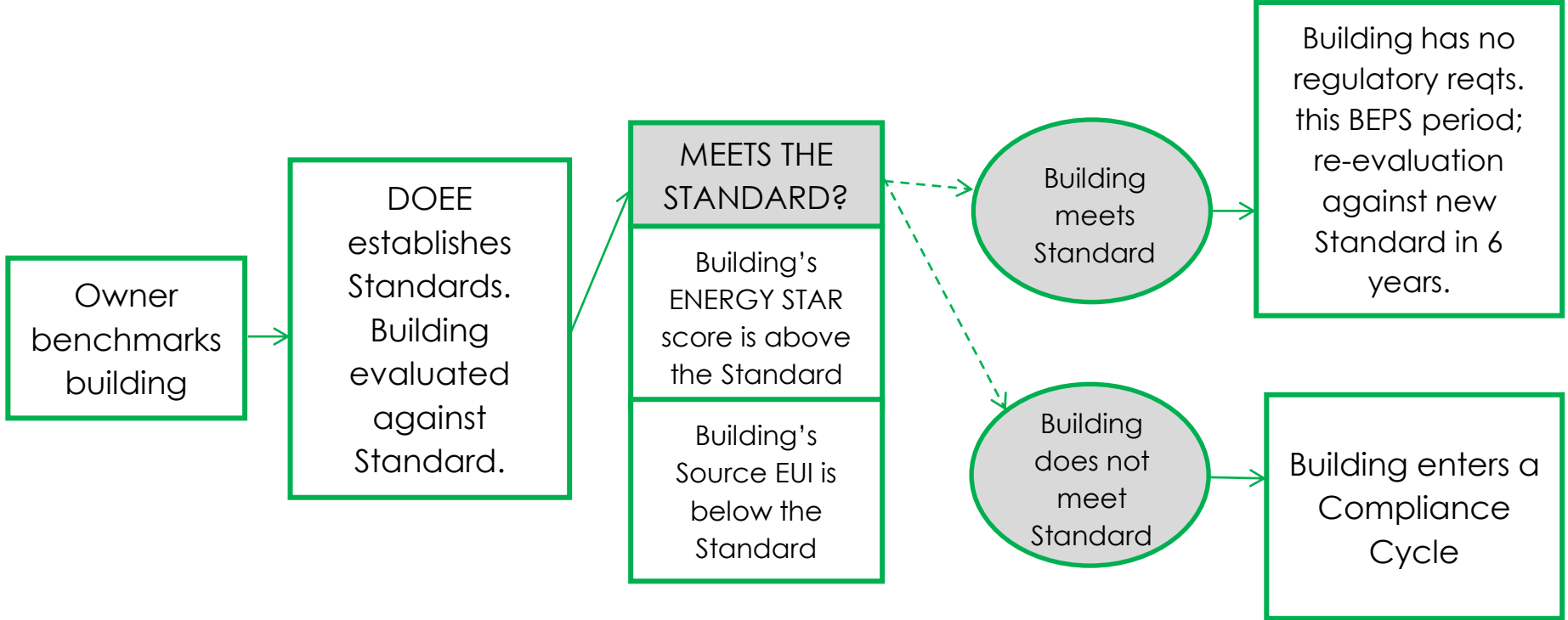
# SECTION § 3530.4 & 5: BUILDINGS MEET STANDARDS

- 20 DCMR § 3530.4 The 2021 BEPS shall remain in effect until DOEE establishes new BEPS.
- 20 DCMR § 3530.5 A building does not meet the BEPS if, based on the 2019 District Benchmark Results and Compliance Report for that building:
  - a) That building can receive an ENERGY STAR score, and the ENERGY STAR Score for their building is less than the ENERGY STAR Score Standard for their Property Type established in this section;
  - b) That building cannot receive an ENERGY STAR score but can receive a Normalized Source EUI, and the Normalized Source EUI for their building is greater than the Source EUI Standard for their Property Type established in this section; or
  - c) That building cannot receive an ENERGY STAR score nor a Normalized Source EUI, and the Source EUI for their building is greater than the Source EUI Standard for their Property Type established in this section.

# SECTION § 3530.6 & 7: VARIANCES

- 20 DCMR § 3530.6 An owner of a building that does not meet the BEPS may request the use of their Calendar Year 2018 Report by submitting a 2021 BEPS variance request form to DOEE no later than August 1, 2021.
- 20 DCMR § 3530.7 An owner of a building that does not meet the BEPS may request that DOEE establish a variance for their building by submitting a formal request no later than August 1, 2021. Special circumstances:
  - a) No single property use type makes up more than fifty-percent (50%) of the overall building gross floor area, and the sum of property use types that can receive a score in the building is less than fifty percent (50%), so the owner should therefore receive a variance that accounts for the percentage of each property type within the building; or
  - b) or a building belonging to a property type where fewer than ten (10) buildings are used to determine the BEPS for that property type, there is an alternative industry-recognized peer group data set with an equivalent metric for the building's property type.

# STANDARD EVALUATION



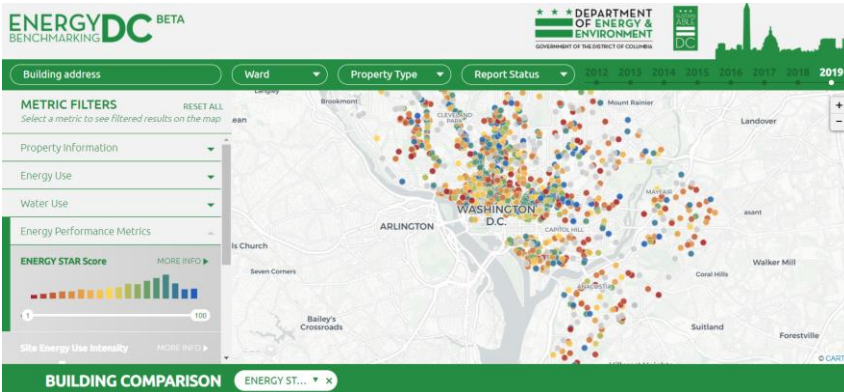
# HOW TO DETERMINE YOUR 2019 SCORE FOR EVALUATION

2019 Benchmarking Disclosure @

<https://doee.dc.gov/node/1507996>

or

<https://opendata.dc.gov/datasets/building-energy-benchmarks>



The [2021 Building Energy Performance Standards](#) have been established through an emergency rulemaking and posted in the DC Register, effective January 1, 2021. All persons desiring to comment on the proposed rulemaking should file comments in writing not later than thirty (30) days after publication of this notice in the D.C. Register. Comments should be clearly marked "Public Comments: Establishment of the 2021 BEPS" and filed with DOEE, Benchmarking, 1200 First Street, N.E., 5th Floor, Washington, DC 20002, Attention: Building Performance and Enforcement Branch, or e-mailed to [info.BEPS@dc.gov](mailto:info.BEPS@dc.gov).

Below are links to the "Guide to the 2021 BEPS", as well as a copy of the benchmarking data used to create the Standards. Those wishing to request a variance may do so by submitting the Variance Request Form at the link below.

- [Guide to the 2021 BEPS](#)
- [2019 Benchmarking Disclosure](#) (Date: 12/2/2020)
- [Variance Request Form - coming Soon](#)

Energy Benchmarking Map @  
<http://energybenchmarkingdc.org/>



# 2019 BENCHMARKING DISCLOSURE

- Go to <https://doee.dc.gov/node/1507996> and download the “2019 Benchmarking Disclosure”
- Sort the spreadsheet by “PM\_Property\_ID” (Column F) and “Reporting\_Year” (Column J).
- Find your building with your Portfolio Manager ID and find the row for 2019
- Look in:
  - “ENERGY\_STAR\_SCORE” in Column X for your ENERGY STAR Score
  - or “SOURCEEUI\_KBTU\_FT” in Column AA for your Source EUI

# 2019 BENCHMARKING DISCLOSURE

	F	J	L	U	X	AA
1	PMPROPERTYID	REPORTINGYEAR	ADDRESSOFRECORD	PRIMARYPROPERTYTYPE_EP ACALC	ENERGYSTARSCORE	SOURCEUI_KBTU_FT
1731	1556347	2013	1220 19TH ST NW	Office	80	163.8
1732	1556347	2014	1220 19TH ST NW	Office	83	157.8
1733	1556347	2015	1220 19TH ST NW	Office	89	157
1734	1556347	2016	1220 19TH ST NW	Office	89	153.2
1735	1556347	2017	1220 19TH ST NW	Office	87	161.7
1736	1556347	2018	1220 19TH ST NW	Office	83	142.3
1737	1556347	2019	1220 19TH STREET NW	Office	85	120.4
1738	1556355	2014	1770 1742 G ST NW	Office	90	108

# ENERGY BENCHMARKING DC MAP

ENERGYDC BETA  
BENCHMARKING

DEPARTMENT  
OF ENERGY &  
ENVIRONMENT  
GOVERNMENT OF THE DISTRICT OF COLUMBIA



1220 19th Street, N.W.

Ward

Property Type

Report Status

2012 2013 2014 2015 2016 2017 2018

2019

## METRIC FILTERS

RESET ALL

Select a metric to see filtered results on the map

Property Information

Energy Use

Water Use

Energy Performance Metrics

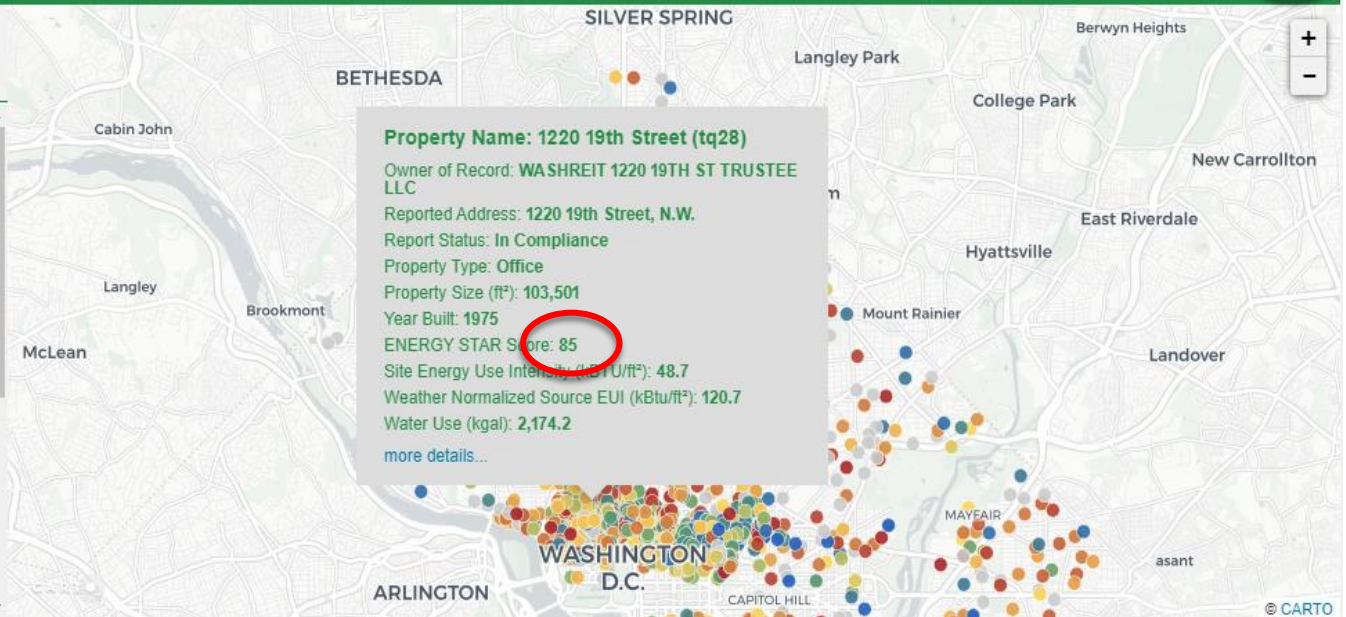
### ENERGY STAR Score

MORE INFO



Site Energy Use Intensity

MORE INFO



# BEPS PROGRAM TIMELINE

- Standards effective January 1, 2021
- Public comments due on Standards rulemaking January 31, 2021
- Public comments extended on BEPS rulemaking to **March 4, 2021**
- For buildings that do not meet the Standard, first action of selecting a Compliance Pathway (according to proposed rules) is not due until February 1, 2023. Please refer to BEPS proposed rulemaking for more information.

# BEPS TASK FORCE UPDATE

- **Meets on Tuesdays every four weeks** (holding alternating bi-weekly slot for meetings if necessary) – open to the public.  
Schedule, recordings, slides, and notes are available [online](#)
- Next meeting - February 2
  - Update on Cost/Benefit Study
  - Prescriptive Pathway discussion
  - Standards and Rulemaking update

# Q&A

# WEBINAR UPDATE

DOEE hosts a live [monthly webinar](#) to update the public on the progress of BEPS implementation.

<https://beps-monthly-webinar.eventbrite.com>

Feb 25  
Mar 25

<https://buildinginnovationhub.org/events/>

DOEE & DCRA: 2020 Green Building Professional Series @ 1:00 pm

- Road to 100% Renewable Electricity – February 10, 2021
- Funding Clean Energy Projects – March 10, 2021
- Getting Ready for BEPS – April 14, 2020

<https://www.eventbrite.com/e/2020-green-building-professional-seminar-series-tickets-121531625363>

# RULEMAKINGS

- **Standards**

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- Presentation and Q&A available here: <https://doee.dc.gov/node/1436881>



# LEARN MORE!

[doee.dc.gov/service/BEPS](https://doee.dc.gov/service/BEPS)  
[info.beps@dc.gov](mailto:info.beps@dc.gov)  
[info.benchmark@dc.gov](mailto:info.benchmark@dc.gov)

- Attend a BEPS Task Force meeting
- Attend a future education session or webinar
- Submit public comments on the rules
- Tell your friends/coworkers/clients about BEPS
- Check out the [Building Innovation Hub!](#)
- Join us for the next update on [February 25!](#)