

DC'S NEW BUILDING ENERGY PERFORMANCE STANDARDS

Monthly Update
October 29, 2020



AGENDA



Marks a slide that has
information subject to change
through the rule-making process

- Present the basic framework of the performance standards, applicability, and compliance cycles/pathways
- Updates on the BEPS Task Force
- Timeline of program implementation
- Welcome to the Building Innovation Hub!
- Q&A

SUSTAINABLE DC VISION



Make DC the healthiest, greenest, most livable city in the country.

GOALS: 2032



ADAPT TO CLIMATE CHANGE

CLIMATE READY BUILDINGS

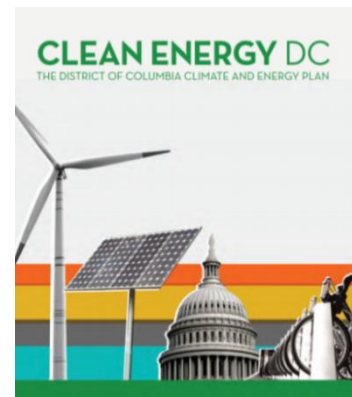
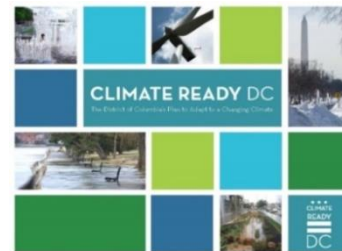
CUT ENERGY USE 50%

50% RENEWABLE ENERGY

NET ZERO NEW BUILDINGS

NET ZERO RETROFITS

CUT GHG EMISSIONS 50%



MAYOR BOWSER: COMMITTED TO ZERO CARBON BY 2050



CLEAN ENERGY DC OMNIBUS AMENDMENT ACT OF 2018, TITLE III....



BENCHMARKING

Lowers minimum building square footage required to benchmark over time;
Creates data verification requirements

ENERGY PERFORMANCE

Improves the performance of existing buildings by implementing a **Building Energy Performance Standard**



BENCHMARKING 101

Clean and Affordable Energy Act of 2008 requires all private and DC-owned buildings to report their calendar year (CY) energy and water use to the DOE for public disclosure by April 1 annually.

Covered Building List

- ❑ CY2009 and on – DC-owned buildings >10,000 sq. ft.
- ❑ CY2013 and on – Private buildings > 50,000 sq. ft.
- ❑ CY2021 and on – Private buildings > 25,000 sq. ft.
- ❑ CY2024 and on – Private buildings > 10,000 sq. ft.

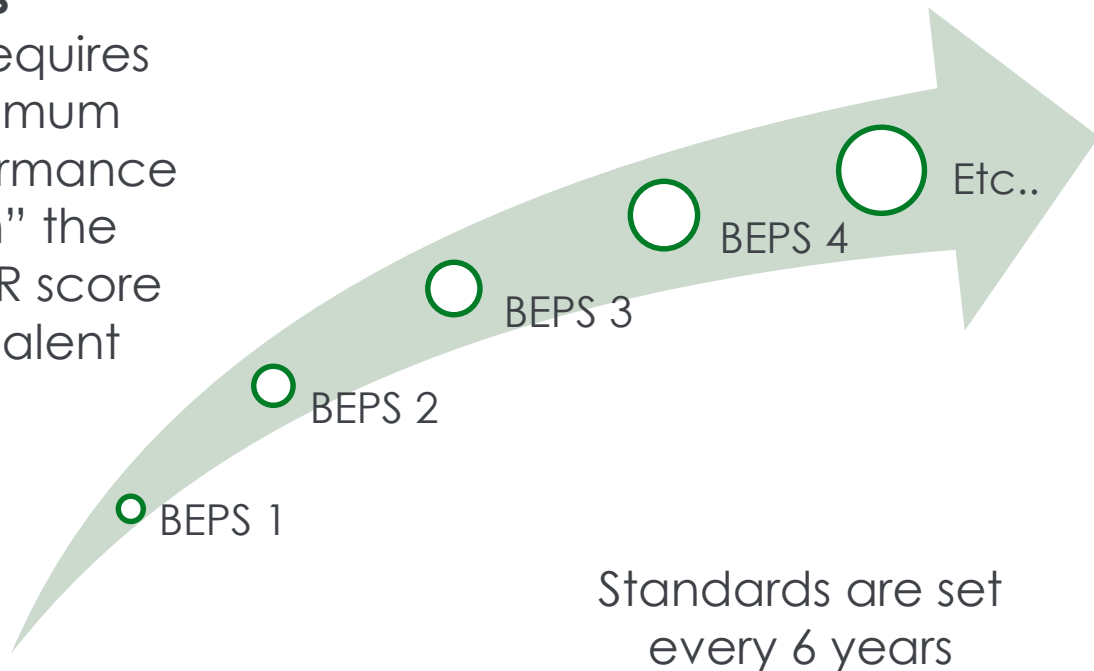
Third Party Data Verification Required

- ❑ Beginning CY2023 and every three (3) years etc.

BEPS PERIODS

Clean Energy DC Omnibus

Amendment Act of 2018 requires an establishment of a minimum threshold for energy performance that will be “no lower than” the local median ENERGY STAR score by property type (or equivalent metric).



BEPS APPLICABILITY

As the benchmarking requirements ratchet down in square footage over time, the buildings will be required to meet the BEPS in the following periods until all buildings 10,000 sq. ft. and over are following the performance standards.

BEPS 1:

Private buildings >50,000 sq. ft.
and DC-owned >10,000 sq. ft.

BEPS 2:

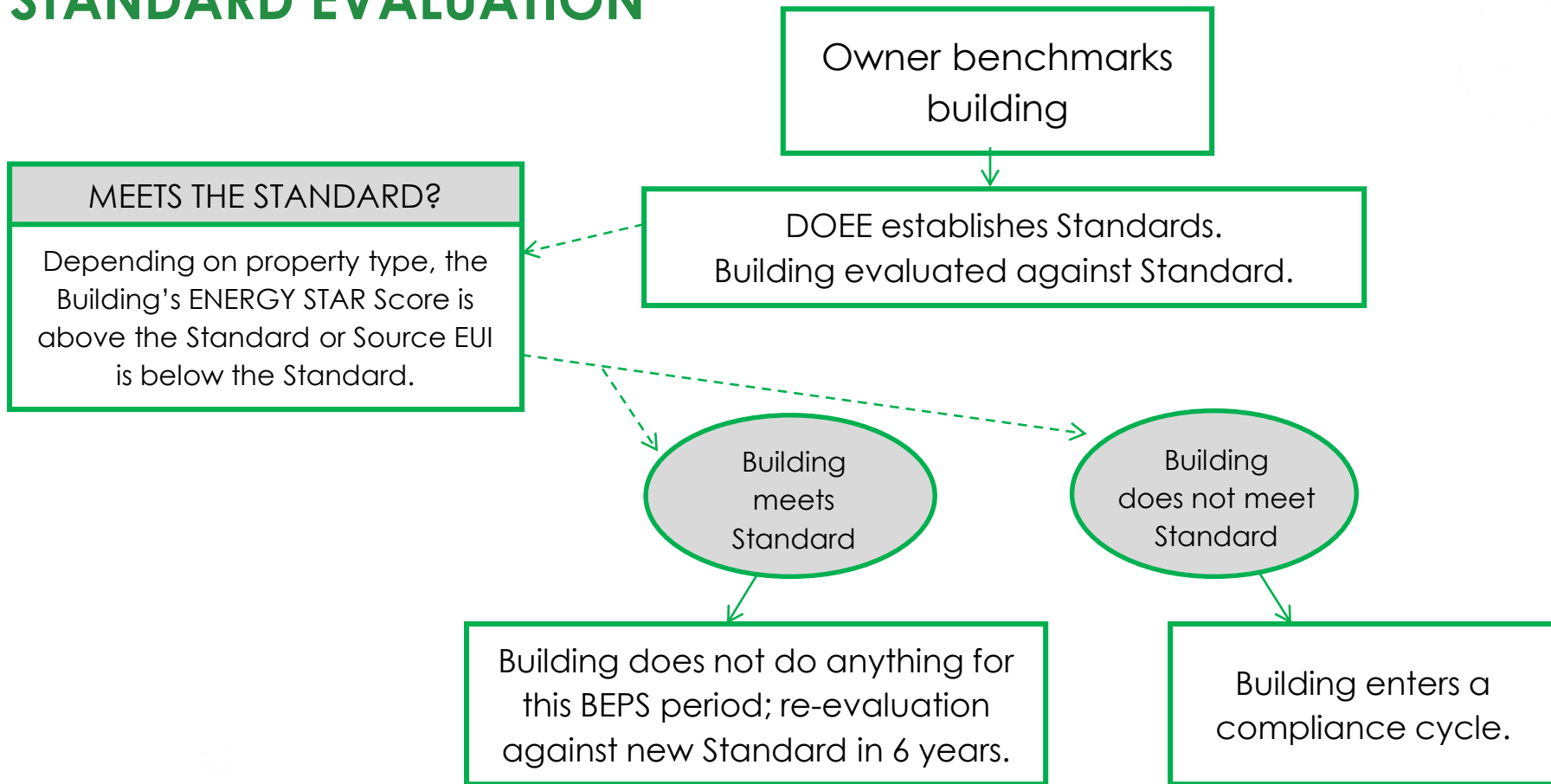
Private buildings >25,000 sq. ft.
and DC-owned >10,000 sq. ft.

BEPS 3:

Private buildings and
DC-owned >10,000 sq. ft.

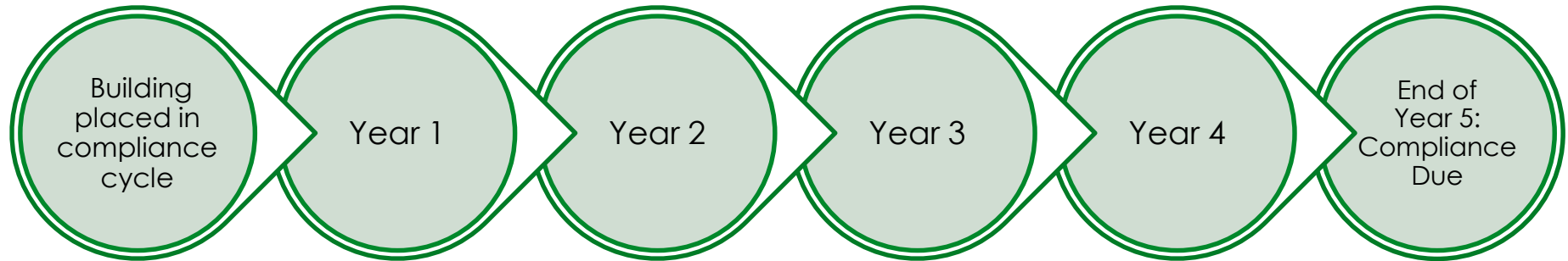


STANDARD EVALUATION



COMPLIANCE CYCLES

Buildings that do not meet the Standard for a BEPS period will be placed in a 5-year compliance cycle. The building owner has until the end of the cycle to bring their building into compliance.

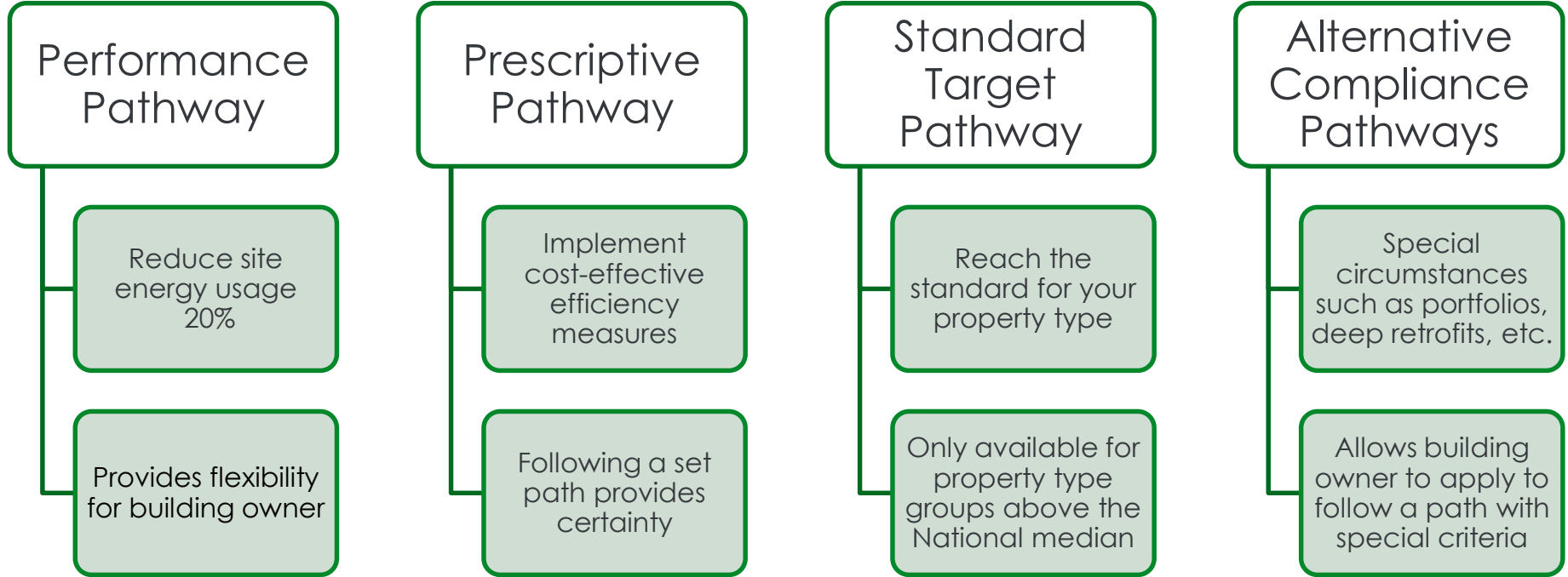


* Proposed COVID-19 PHE adjustment – automatic delay of the BEPS compliance requirement one year ★

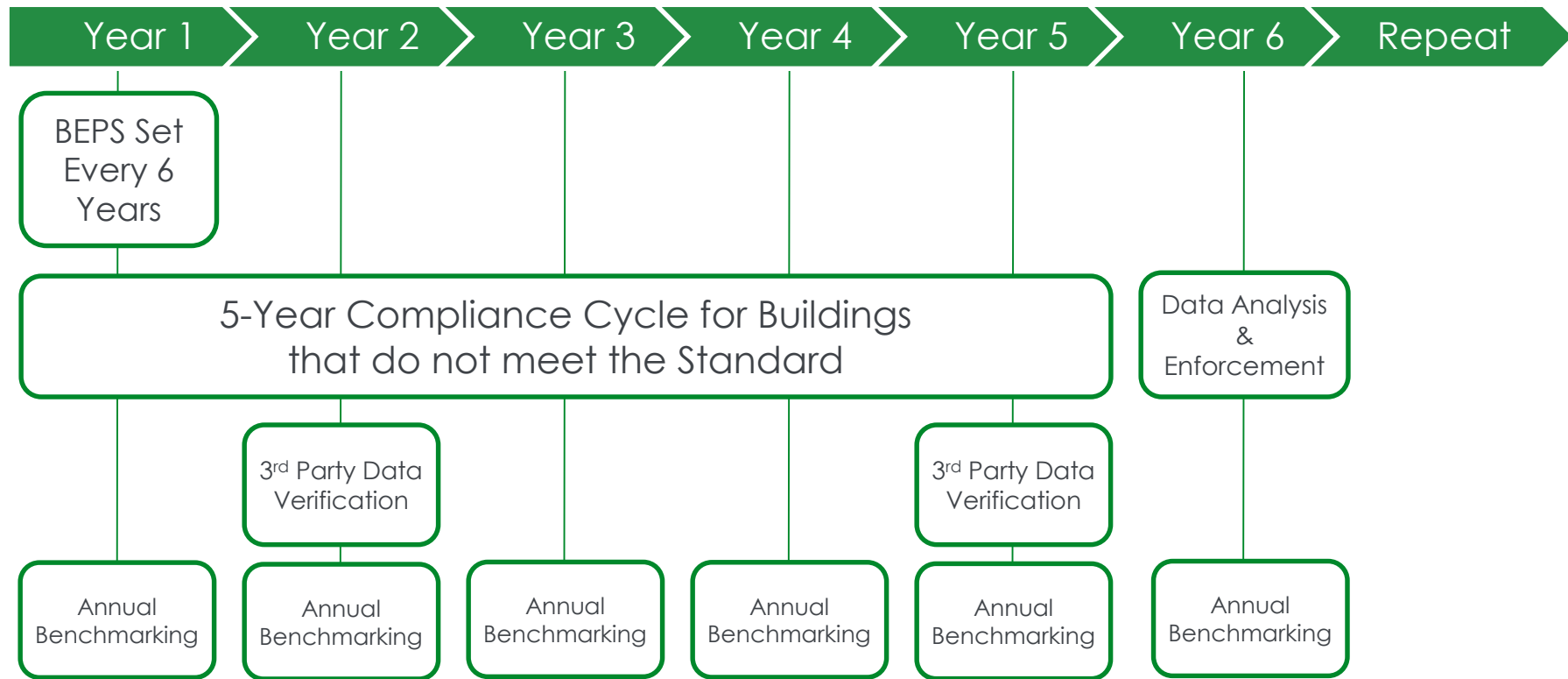
COMPLIANCE PATHWAYS



Building owners have a variety of pathways to choose from:



BEPS/BENCHMARKING REVOLUTIONS



BEPS PROGRAM TIMELINE



- Draft rules should be ready for public comment in early November 2020
- Minimum of one round of public comment, open for 60 days (extension due to COVID)
- BEPS Guidebook and Task Force Report will be available the same time as public comments on the draft rules
- Prescriptive Pathway technical guidance may be released at a separate time depending on when the rules go to public comment.

BEPS TASK FORCE UPDATE

- Meets every other Tuesday – open to the public. Schedule, recordings, slides, and notes are available [online](#)
- October topics
 - Review of NHT/HAND Affordable Housing Recommendations and how they are being reflected in the program – See [Sept 29](#) notes
 - Deep Retrofit Pathway – early completion (open to all) vs. extended time (affordable housing, hospitals and university campuses)
 - Prescriptive Pathway – modeling estimated savings
- In November, topics are TBD. May leave a meeting open for rules Q&A. Early December, planning a meeting on equitable workforce development.

BENCHMARKING UPDATE



Free Data Verification for CY2019:

- DOEE is partnering with DCSEU and Baumann Consulting to offer pro-bono data verification of 2019 benchmarking data, available to all covered buildings in the District.
- **Data Verification application has been extended!** For free services, submit a completed application by **November 20, 2020** at dcverifybenchmarking.com

Benchmarking Rules Update:

- DOEE is close to publishing updated benchmarking rules that clarify the benchmarking reporting requirements, including the new size thresholds and data verification.

CONSTRUCTION CODE UPDATE



New Codes adopted May 29, 2020

- Energy Conservation Code alternative compliance paths expanded to include:
 - Appendix Z – DC's voluntary NZE code for commercial and multifamily
 - Living Building Challenge, Passive House (PHI/PHIUS), LEED + LEED Zero
- **New Resource!** Integrated version consolidating the ICC codes, ANSI/ASHRAE/IES 90.1-2013 and DC Amendments
- <https://dcra.dc.gov/page/dc-construction-codes>

Online Rebate Center

Available Now for Residential Customers

- ▶ Online “shopping basket” experience
- ▶ [Prescriptive rebate amounts for lighting, HVAC, and other residential equipment](#) are listed for each offering
- ▶ [Residential home page](#) includes low/no-cost tips, solar opportunities, and success stories

NEW for Commercial & Institutional Customers

- ▶ Online “shopping basket” experience for selected equipment
- ▶ Enhanced rebates available for businesses under 10,000 sq. ft.
- ▶ *Currently offering up to 50% higher incentives through December 31st*

Product Launch:

CLEER - Commercial Loan for Energy Efficiency & Renewables

Key Terms	Eligible Borrowers	Eligible Projects	Use of Proceeds
<ul style="list-style-type: none">• Between \$10,000 and \$250,000• 2-12 year terms• No prepayment penalties	<ul style="list-style-type: none">• Existing Commercial/Multifamily Buildings• Commercial/Industrial Tenants• Condos, Coops, HOAs• Nonprofits	<ul style="list-style-type: none">• Energy Efficiency Improvements including retrofits and renovations• Renewable Energy Improvements• Work performed by an Authorized Contractor	<ul style="list-style-type: none">• Projected 15% or greater energy savings from current status and prescriptive measures• 70% or greater for Energy Efficiency & Renewables costs• 30% of costs financed may be for related building upgrades

Selected Pipeline of Products Considered for Development

Type	Target Sector	Financing category	Lender Partner	DCGB potential commitment / project size	Target launch
Open RFP	Multi-sector	Open – focused on bringing in additional capital and innovation	Encouraged but not required	Flexible	LAUNCHED
MoCo Green Bank Product	Commercial energy efficiency and solar	Guarantee or Loan Loss Reserve	Yes, CDFI and commercial	TBD / \$10-250k	LAUNCHED
MoCo Green Bank Product	Small commercial	Guarantee and participation	Yes, CDFI	TBD / \$10-\$150k	Winter 2020
Existing Green Bank Product	Commercial, multifamily, affordable housing	Predevelopment Loan	TBD	TBD	Winter 21
Existing Green Bank Product	Residential nonrecourse loan, LMI homeowners	Energy efficiency, solar, necessary repairs	TBD	TBD	Winter 21

<https://dcgreenbank.org/open-request-for-proposals/>

DC GREEN BANK

Focus & Feedback with DC Green Bank

Session 1: “Electrification and DC Green’s Bank’s Role In It”

FEATURED SPEAKERS: Kate Johnson and Kathleen Berube, DC DOEE

DATE: Thursday, November 5, 2020

TIME: 10:00 AM – 11:15 AM

Register to participate at <https://dcgreenbank.org/focus-feedback-series/>



**Building
Innovation
Hub**



About Us

Who we are.

The Building Innovation Hub helps building industry professionals in and around Washington, DC create and operate high-performing buildings. The Hub connects professionals and provides information and training.

The goal of the Hub is to meet the current needs of the building industry while simultaneously pushing the industry towards the innovative solutions that we will need to build and operate high-performing buildings.

A program of

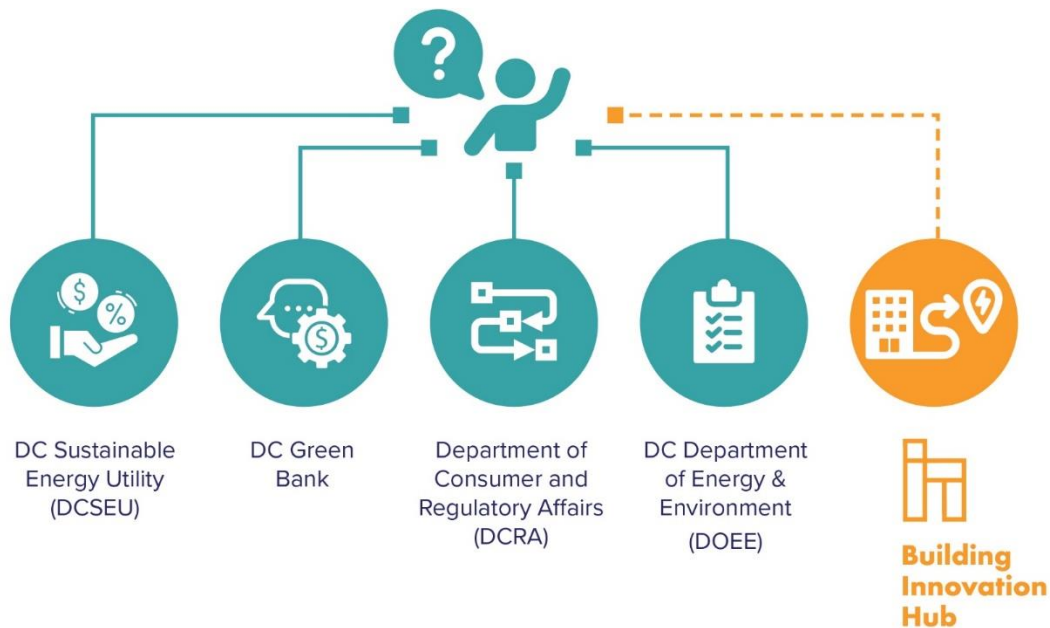


Hello



Where we fit in

Evaluating what already exists.



Our Mission

What we do.

We provide resources, tools, and services to help building owners, operators, designers, contractors, and tenants improve their buildings.

We break down regulatory and market barriers to making building improvements with a sustained impact.

We want to get people to think long(er) term to understand that the decisions being made today have long-term implications - even if all of the BEPS rules have not been finalized.



A low-angle shot of four construction workers in blue jumpsuits and yellow hard hats, viewed from behind as they climb a tall wooden structure against a clear blue sky. The worker in the center has 'MIDAS' printed on their back. Two other workers' hard hats are marked with '47 RAJ' and '42 RAJ'.

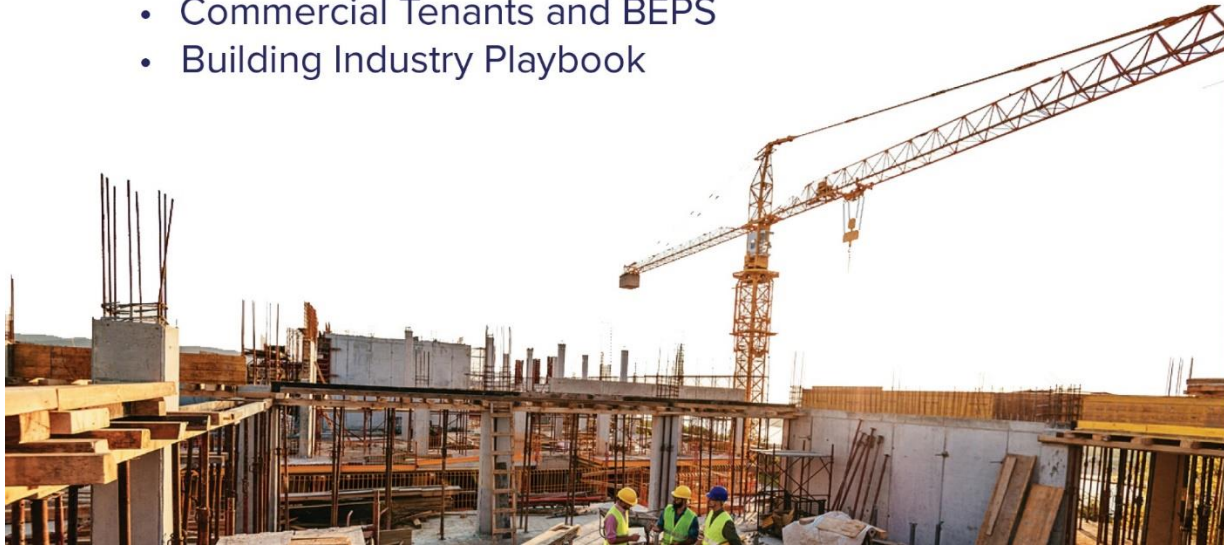
Current offerings

Resources and tools to help you.

Preparing you for BEPS

BEPS related resources.

- About BEPS and FAQs
- Understanding Energy Benchmarking
- Common Errors in Benchmarking
- Where Code meets BEPS
- BEPS and New Construction
- Commercial Tenants and BEPS
- Building Industry Playbook



Linking to DC's goals

Tying to the District's climate goals.



- What are Building Emissions?
- Electrification Considerations
- High-road Contracting



The market barriers

What's in your way.



The market barriers

Cost.

Funding and Financing Map

Filter by:

- Administrator
- Building Sector
- Energy Type
- Financing Incentive



DC
SUSTAINABLE ENERGY
UTILITY



Fannie Mae®



The market barriers

Education and awareness.

Resources that help practitioners communicate across all building industry professionals.

- Building Industry Playbook
- O&M Best Practices for Energy Management
- Green Leasing for BEPS



The market barriers

Skilled labor.

Service Procurement Guide

- Writing the right scope of work
- Identifying the qualifications that matter
- Expanding your network of vendors
- Considering social equity throughout

Vendor-to-Building Matchmaking

- Connecting building projects to local expertise



The market barriers

Regulatory complexity.

BEPS

- How the new legislation affects existing buildings and those to be built in the future

Benchmarking

- Common errors and how to use it

DC Building Code

- Code changes and impact on energy use

Intersection of BEPS and Code



The market barriers

Risk mindset.

Showcasing local leaders

- Case studies of local projects
- Market leaderboards provide a snapshot of which companies are leading the way based on their building's publicly available performance data.



Have a story to share?
Tell us about it.



An aerial photograph of a large crowd of people walking across a zebra crossing. The people are seen from above, appearing as small, colorful dots against the grey and white stripes of the road. The crowd is spread out across the width of the crossing, with some individuals walking in different directions. The background is a dark, solid color, possibly asphalt or a shadowed area.

Coming next
What to look forward to.

What's next for the Hub

Looking ahead.

Co-hosted educational
programming with
local building industry
organizations

BEPS specific education
for different disciplines

Developing potential
services

Setting up an Advisory
Board

We're hiring!





Get involved

How to participate.

Stay connected

Let us know what you want to know.

Check out the new website

Sign up for our newsletter

Tell us what you think by contacting us

- How can the Hub help you and your business?
- Provide feedback
- Ask a question
- Submit a case study

<http://buildinginnovationhub.org>





Thank you



A program of



LEARN MORE!

doee.dc.gov/service/BEPS
info.beps@dc.gov
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 [December 10!](#)