

DC'S NEW BUILDING ENERGY PERFORMANCE STANDARDS

Monthly Update
April 29, 2021



AGENDA

- Updates on the timeline of program implementation
- Q&A on basic framework of BEPS

BEPS PROGRAM TIMELINE

- Standards effective January 1, 2021
- DOE working on response now to the public comments on BEPS rulemaking — several topics were discussed with the Task Force on **March 30** and **April 13**
- Next BEPS Task Force meeting is **May 25**, topic is workforce development and economic inclusion policies for BEPS:
<https://doee.dc.gov/node/1436891>

WEBINAR UPDATE

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

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

~~April 29~~

May 27

June 24

“Getting Ready for BEPS” from April 14, 2021

The Impact Group and Hickok Cole talked about how to get ready for BEPS from an energy service provider and architect’s perspective.

Building Innovation Hub walked through several playbooks and resources.

https://youtu.be/aAK_gncec-l

Sign up for updates and check out events listed at [Building Innovation Hub](#)

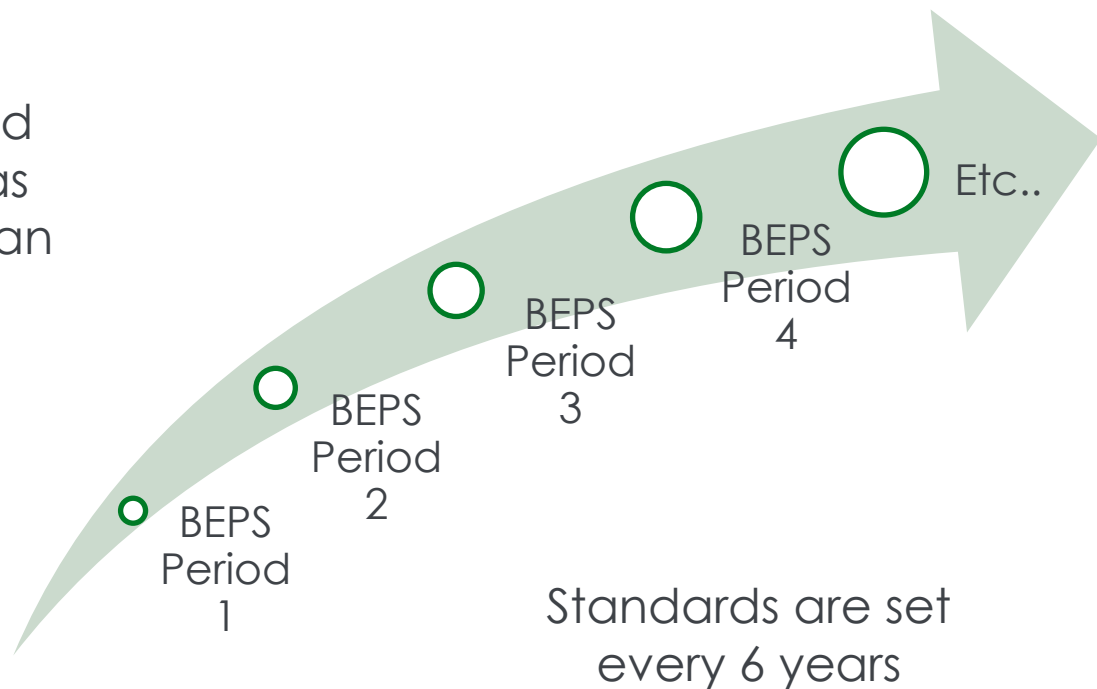


Presentation or Q&A?



WHAT ARE BEPS?

On January 1, 2021, DOE established a minimum threshold of energy performance that was “no lower than” the local median ENERGY STAR Score (or Source EUI) by property type.



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 Period 1:

Private buildings > 50,000 ft²
and DC-owned >10,000 ft²

BEPS Period 2:

Private buildings > 25,000 ft²
and DC-owned >10,000 ft²

BEPS 3:

Private buildings and
DC-owned > 10,000 ft²



BEPS 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

Important for setting the standard!

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)

Important for setting the standard!

Site Energy Use Intensity (EUI)

the annual amount of all energy a building consumes on-site, as reported on a building's utility bills, divided by the building's gross floor area (GFA defined by Portfolio Manager)

Important for compliance evaluation!

PROPERTY TYPES, METRICS AND MEDIANS

Property Types

- Standards are set for each ENERGY STAR Portfolio Manager **Primary Property Type**
- For BEPS Period 1, refer to your 2019 **benchmarking** report for which primary property type applies

Metric

- For property types that **can** receive an ENERGY STAR Score, the standard metric will be **ENERGY STAR Score**
- For property types that **cannot** receive an ENERGY STAR Score, the standard metric will be **Source EUI**

Standard

- For most property types, the standard is set at the **Local Median**
- For property type groups with <10 local buildings, the standard is set at the **National Median**

SPECIAL PROPERTY TYPES & VARIANCES

- **Higher Education Campuses** – Source EUI is the metric. Each campus received a Blended Custom Standard where all non-high intensity spaces were classified as the “college/university” property type and then adjusted for high-intensity property types’ square footage.
- **True Mixed-Use Properties** – Refers to buildings where a single property type does not make up more than 50% of the overall gross floor area and the sum of the scorable property use type gross floor area is also less than 50%. DOE created a Blended Standard based on the % of each property use type in the building.
- For **specialized property types**, EPA ENERGY STAR metrics may not be the most appropriate way to determine energy performance. DOE will allow for owners to submit considerations for adjusted Standards to be created on a case-by-case basis (Ex: Laboratories may choose to use LBNL’s Lab Benchmarking Tool).

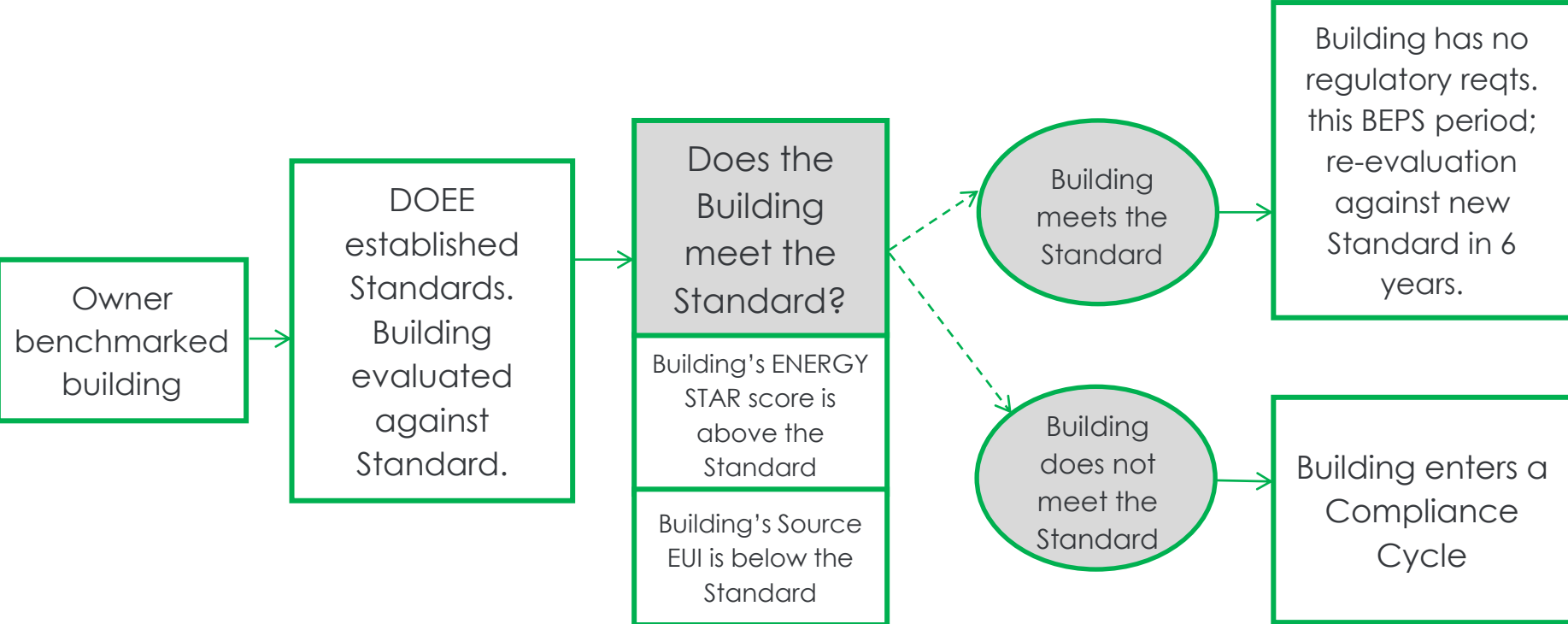


STANDARD TABLE SAMPLING

The bolded property types account for more than 80% of DC's buildings over 50K

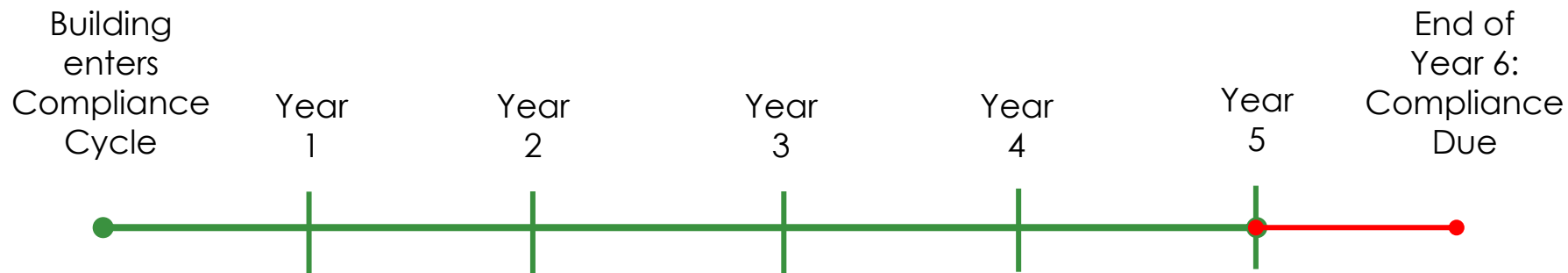
Property Type	Metric	Standard Level	Standard
Multifamily Housing	ENERGY STAR Score	Local Median	66
Office	ENERGY STAR Score	Local Median	71
K-12 School	ENERGY STAR Score	Local Median	36
Hotel	ENERGY STAR Score	Local Median	54
Residence Hall/Dormitory	ENERGY STAR Score	Local Median	56
Non-Refrigerated Warehouse	ENERGY STAR Score	Local Median	19
Retail Store	ENERGY STAR Score	Local Median	64
Self-Storage Facility	Source EUI	Local Median	21.2
Worship Facility	ENERGY STAR Score	Local Median	17
Medical Office	ENERGY STAR Score	National Median	62
Fitness Center/Health Club/Gym	Source EUI	National Median	206.6
Hospitals	ENERGY STAR Score	National Median	50

STANDARD EVALUATION



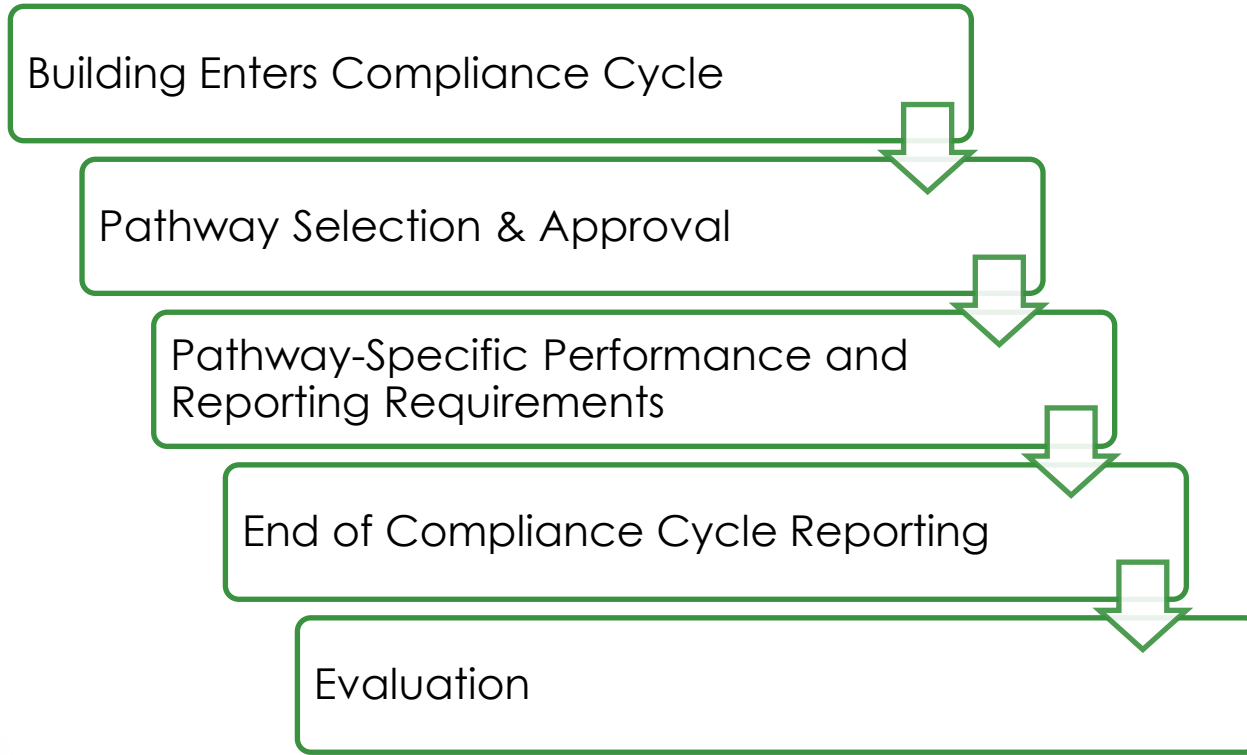
COMPLIANCE CYCLES

Buildings that do not meet the Standard for a BEPS period will enter a 5-year Compliance Cycle. The building has until the end of the cycle to complete the energy performance and reporting/verification requirements of an approved Compliance Pathway.



* Proposed COVID-19 PHE adjustment – automatic delay of the BEPS compliance requirement one year in the 2021 Option 

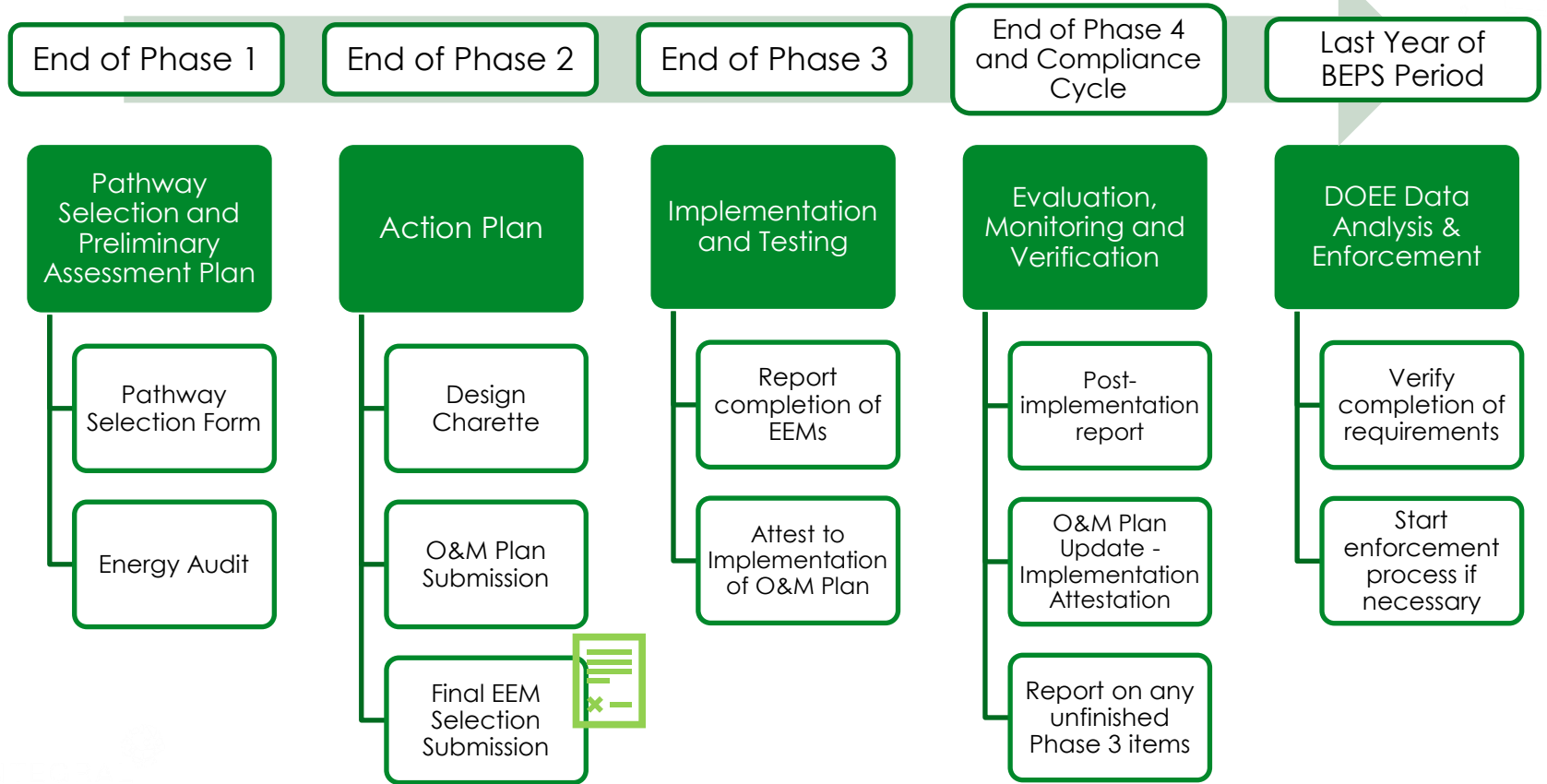
COMPLIANCE PROCESS



PRINCIPAL COMPLIANCE PATHWAYS



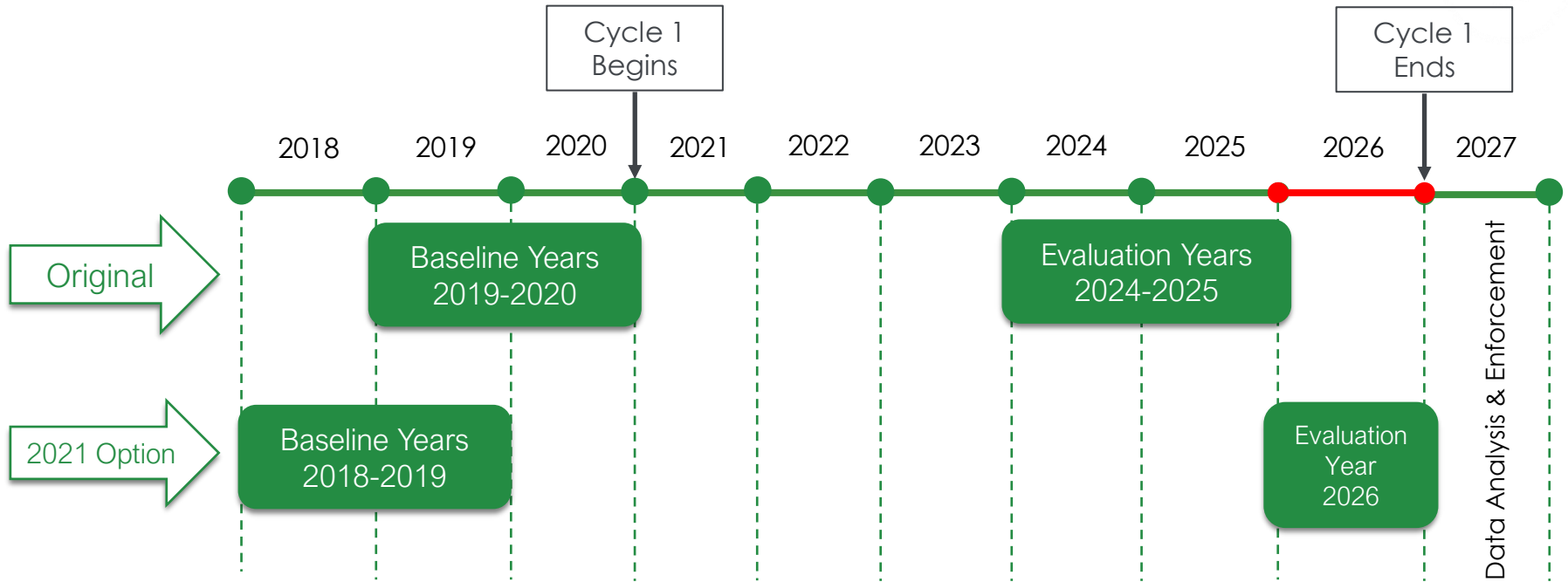
PRESCRIPTIVE PATHWAY PHASED SUBMISSIONS



EVALUATION FOR PERFORMANCE-BASED PATHWAYS

- Evaluation of compliance for energy performance requirements are based on two evaluation periods:
 - Baseline Years – beginning of Compliance Cycle
 - Evaluation Years – end of Compliance Cycle
- Two options for Cycle 1 (must choose one during Pathway Selection):
 - Original - Baseline is 2019-2020 and Evaluation is 2024-2025
 - 2021 Pathway Option - Baseline is 2018-2019 and Evaluation is 2026

EVALUATION PERIOD OPTIONS



Choose Original or 2021 Option:
cannot mix dates

ALTERNATIVE COMPLIANCE PATHWAYS

All ACPs are Performance-Based Evaluation

Accelerated Savings Recognition

Eligibility

All property types eligible

Goal

36/49/59% savings at end of Cycle 1 for 1/2/3 Cycle recognition

Extended Deep Energy Retrofit

Affordable Multifamily Housing, College/University and Hospital Campuses

Double 1-Cycle Goal over multiple Cycles; Minimum 30% over 2 Cycles

Custom

All property types eligible

Addresses building-specific barriers or inequities and achieves comparable savings

DELAY OF COMPLIANCE – ELIGIBILITY CRITERIA

The condition(s) makes meeting the energy performance requirements by the end of the Compliance Cycle practically infeasible:

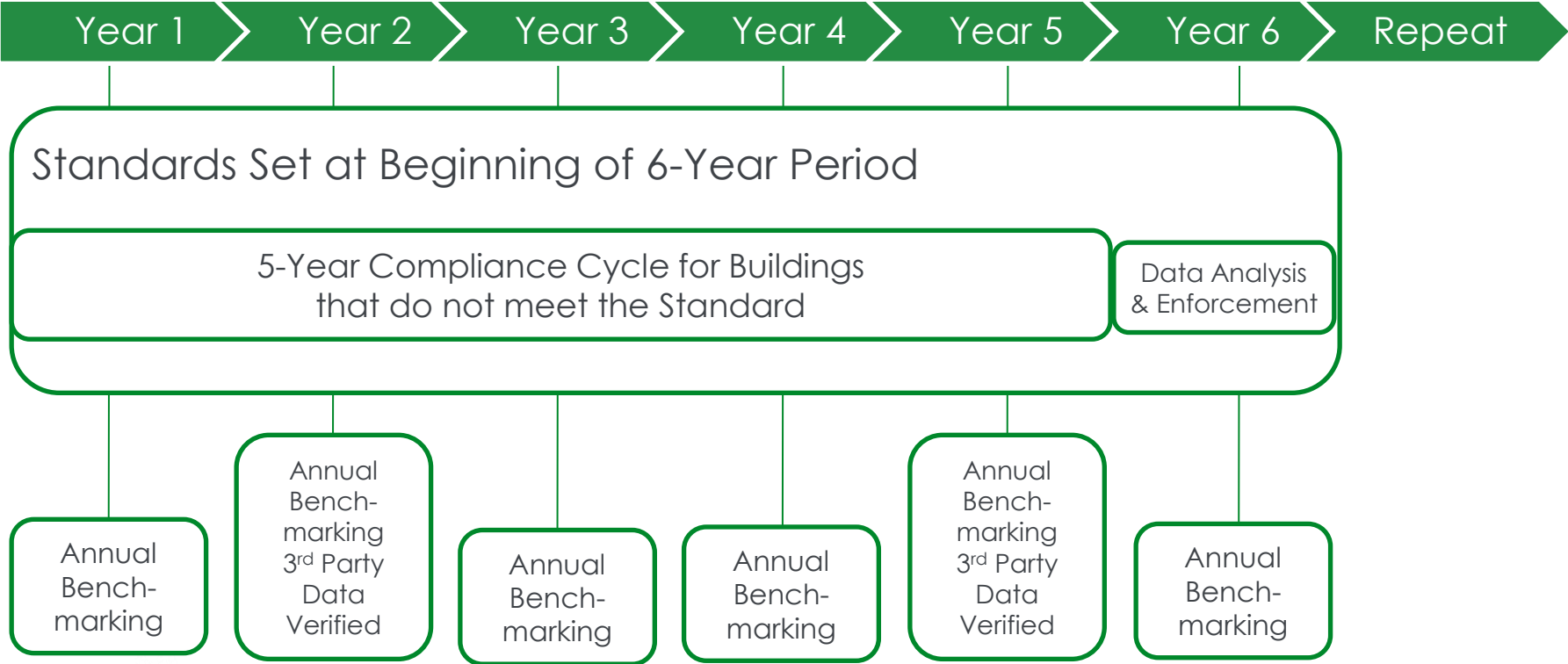
- Financial distress
- Change of ownership
- Major renovation
- Building becomes unoccupied
- Pending demolition
- Change in primary property type
- Registered historic property or in a historic district
- Innovative approach to energy efficiency

ENFORCEMENT COMPONENTS

Alternative Compliance Penalties – failure to meet the energy performance requirements of the building's approved Pathway

Civil Infraction (fines) – failure to meet the reporting and verification requirements of a building's approved Pathway

BEPS REVOLUTIONS



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 (search DOEE in EventBrite)
- Check out the [Building Innovation Hub](#) and their events
- Join us for the next update on [May 27!](#)
- Tell your friends/coworkers/clients about BEPS