

# DC'S NEW BUILDING ENERGY PERFORMANCE STANDARDS

Monthly Update  
May 27, 2021

★ ★ ★ DEPARTMENT  
OF ENERGY &  
ENVIRONMENT

★ ★ ★ WE ARE WASHINGTON  
DC GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
MURIEL BOWSER, MAYOR

# AGENDA

- Final BEPS Establishment Rules
- BEPS Disclosure
- Variance Request
- BEPS Program Timeline update

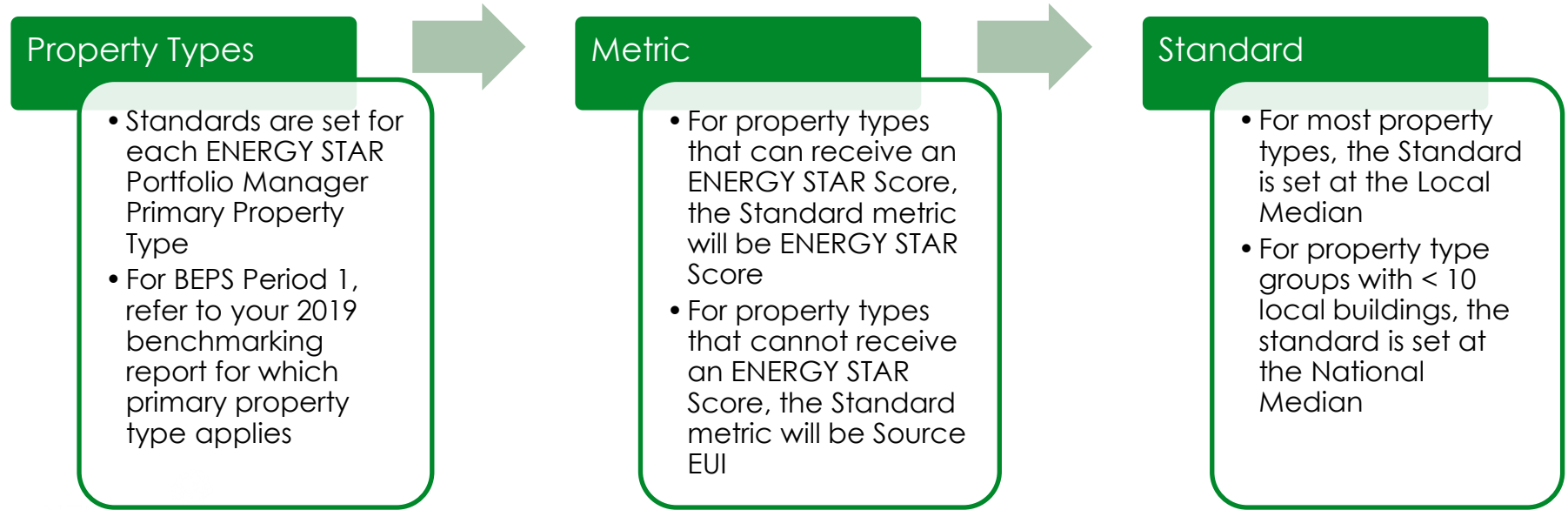
# BEPS ESTABLISHMENT RULES FINALIZED

- The BEPS Establishment Rules were made final on April 30, 2021
- The final version of the emergency rules first published on January 1, 2021 include several small revisions to address public comments received and several small changes to clarify the intended meaning of the rulemaking



# WHAT ARE BEPS?

On January 1, 2021, DOEE established a minimum threshold of energy performance for existing buildings by property type. Standards are set every 6 years, creating BEPS Periods.



# 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.



# STANDARDS TABLE SAMPLING

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

Property Type	Metric	Standard Level	Standard
<b>Multifamily Housing</b>	ENERGY STAR Score	Local Median	<b>66</b>
<b>Office</b>	ENERGY STAR Score	Local Median	<b>71</b>
<b>K-12 School</b>	ENERGY STAR Score	Local Median	<b>36</b>
<b>Hotel</b>	ENERGY STAR Score	Local Median	<b>54</b>
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

# BEPS DISCLOSURE NOW PUBLIC

## Guide to the 2021 Building Energy Performance Standards

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Tuesday, May 18, 2021

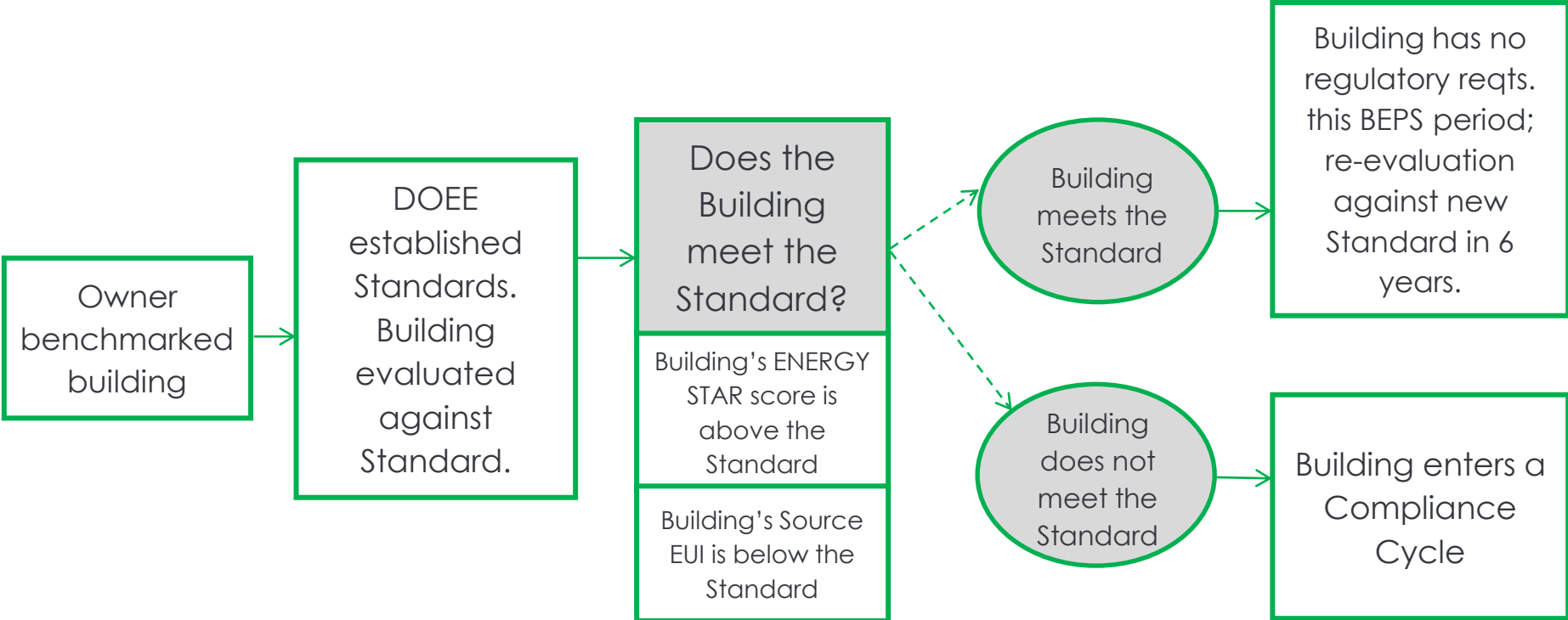
The [2021 Building Energy Performance Standards](#) effective January 1, 2021, have been established with the final rulemaking posted in the [DC Register](#) on April 30, 2021. All [BEPS Program rulemaking and public comments received](#) on proposed rules are available. Building owners that wish to compare their building's evaluation against the BEPS may do so by finding the building on the [Building Energy Performance disclosure](#). Those wishing to request a variance described in the BEPS Establishment Rules ([99 DCMP 3500.6](#) and [3530.7](#)) may do so by submitting the [Variance Request Form](#).

Below are links to the "Guide to the 2021 BEPS", as well as a copy of the benchmarking data used to create the Standards.

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

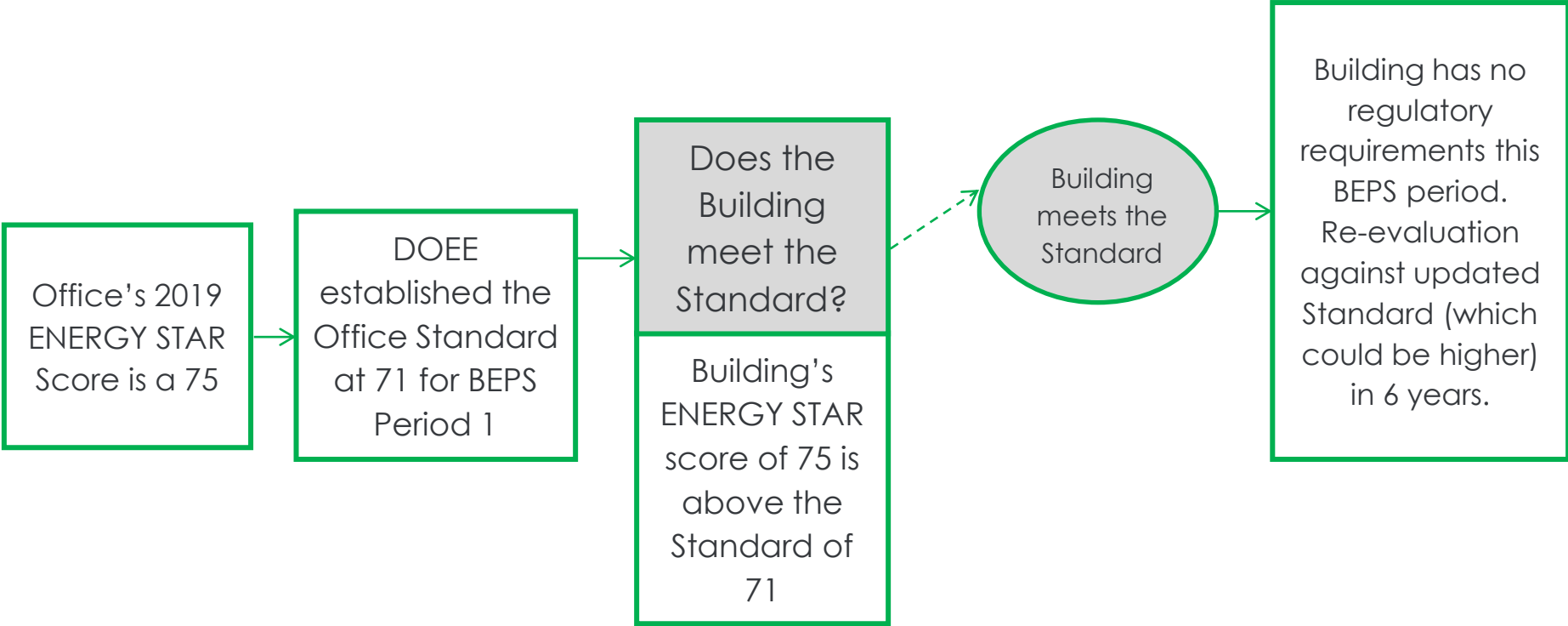
**Building Energy Performance** Disclosure @ <https://opendata.dc.gov/datasets/building-energy-performance?geometry=-77.600%2C38.712%2C-76.427%2C39.086>

# STANDARD EVALUATION

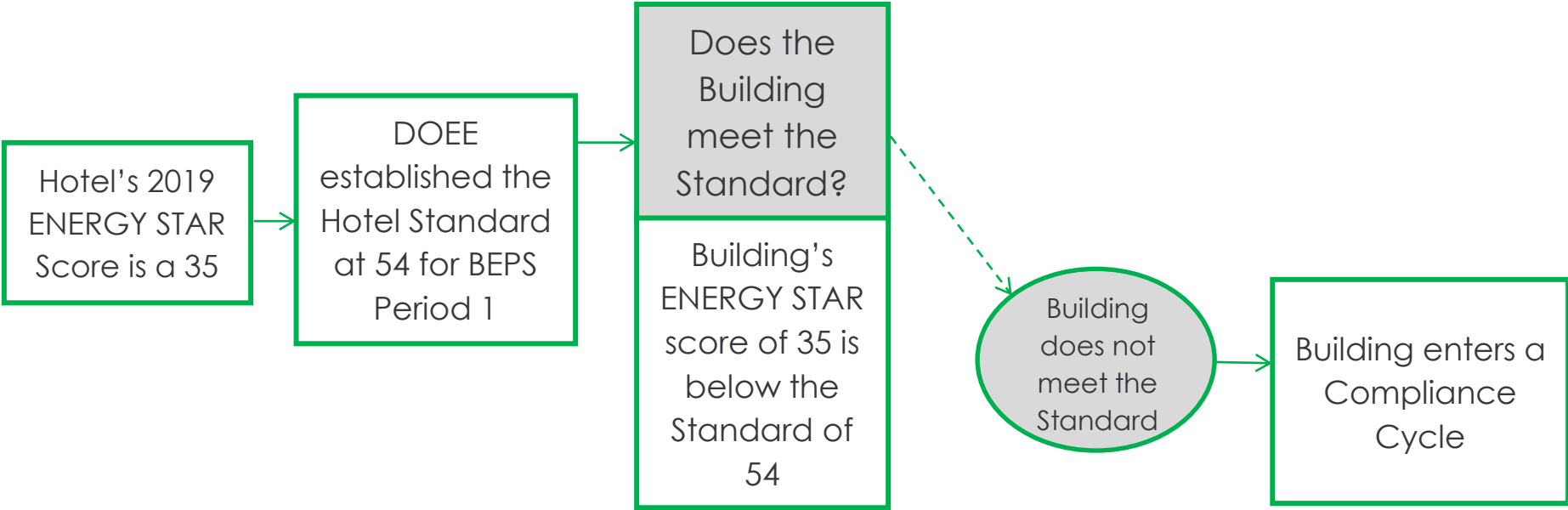




# STANDARD EVALUATION EXAMPLE 1



# STANDARD EVALUATION EXAMPLE 2



# DISCLOSURE INFORMATION

ID	BEPS	BEPS_METRIC_TYPE	BEPS_PROPERTY_GROUP	PROPERTY_BEPS_MEASURE_YEAR	PROPERTY_BEPS_MEASURE	MEETS_BEPS	DISTANCE_FROM_BEPS_ESTIMATED	PERFORMANCE_REQUIREMENT_EST	STATUS
1	71	ENERGYSTARSC	Office/Bank/Finance	2019	68	No	-5%	-5%	...
0	71	ENERGYSTARSC	Office/Bank/Finance	2019	43	No	-32%	-20%	...
0	71	ENERGYSTARSC	Office/Bank/Finance	2019	46	No	-30%	-20%	...
4	71	ENERGYSTARSC	Office/Bank/Finance	2019	47	No	-29%	-20%	...
1	64	ENERGYSTARSC	Retail Store/Wholesale	2019	85	Yes			...
4	71	ENERGYSTARSC	Office/Bank/Finance	2019	52	No	-24%	-20%	...
5	71	ENERGYSTARSC	Office/Bank/Finance	2019	61	No	-14%	-14%	...
3	71	ENERGYSTARSC	Office/Bank/Finance	2019	52	No	-24%	-20%	...
3	71	ENERGYSTARSC	Office/Bank/Finance	2019	71	Yes			...
7	71	ENERGYSTARSC	Office/Bank/Finance	2019	42	No	-33%	-20%	...
1	54	ENERGYSTARSC	Hotel	2019	56	Yes			...
4	71	ENERGYSTARSC	Office/Bank/Finance	2019	60	No	-15%	-15%	...
2	71	ENERGYSTARSC	Office/Bank/Finance	2019	75	Yes			...
3	66	ENERGYSTARSC	Multifamily Housing	2019	29	No	-22%	-20%	...
8	66	ENERGYSTARSC	Multifamily Housing	2019	81	Yes			...



# VARIANCES

[Variance Request](#) forms due no later than January 1, 2022

- **Atypical Business Activity in 2019** – if the building experienced atypical business activity, so that the CY2019 report does not represent normal operations, the owner may request the use of their CY2018 report by submitting a *variance request* to DOEE.
- **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%. The building owner may submit a *variance request* to DOEE to create a Blended Standard based on the % of each property use type in the building.
- **Specialized property types** – EPA ENERGY STAR metrics may not be the most appropriate way to determine energy performance for certain property types. The building owner may submit a *variance request* to DOEE to create an adjusted Standard based on the alternative industry-recognized peer group dataset. (Ex: Laboratories may choose to use LBNL's Lab Benchmarking Tool).

# BEPS PROGRAM TIMELINE

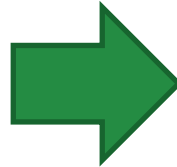
- BEPS Compliance rulemaking - several topics were discussed with the Task Force on **March 30 and April 13**
- **May 25** Task Force meeting – Retro-commissioning sub-committee recommendations; presentation from Pepco on PSC FC 1160
- Next BEPS Task Force meeting is **June 22**, topic is BEPS jobs analysis and economic inclusion policy recommendations from Emerald Cities Collaborative

<https://doee.dc.gov/node/1436891>

# PUBLIC COMMENTS RELEASED

- DOEE has released all public comments received on the BEPS Establishment Rulemaking and BEPS Compliance Rulemaking on our [website](#)
- 16 sets of formal comments with over 120 individual comments
  - BEPS Establishment rules - DOEE has addressed comments received in the preamble of the final rulemaking
  - BEPS Compliance Rules - still working to address comments received

The [2021 Building Energy Performance Standards](#) and a [Guide to the 2021](#) BEPS are available for viewing. Buildings that do not meet the Standard at the beginning of the BEPS Period will be placed in a Compliance Cycle. The building owner has until the end of the Cycle to meet the energy performance and reporting requirements of one of the Compliance Pathways. DOEE has published a [Building Energy Performance disclosure](#) that contains all buildings covered by BEPS and their evaluation status on the DC Open Data Platform. All [BEPS Program rulemaking and public comments received](#) on proposed rules are available.



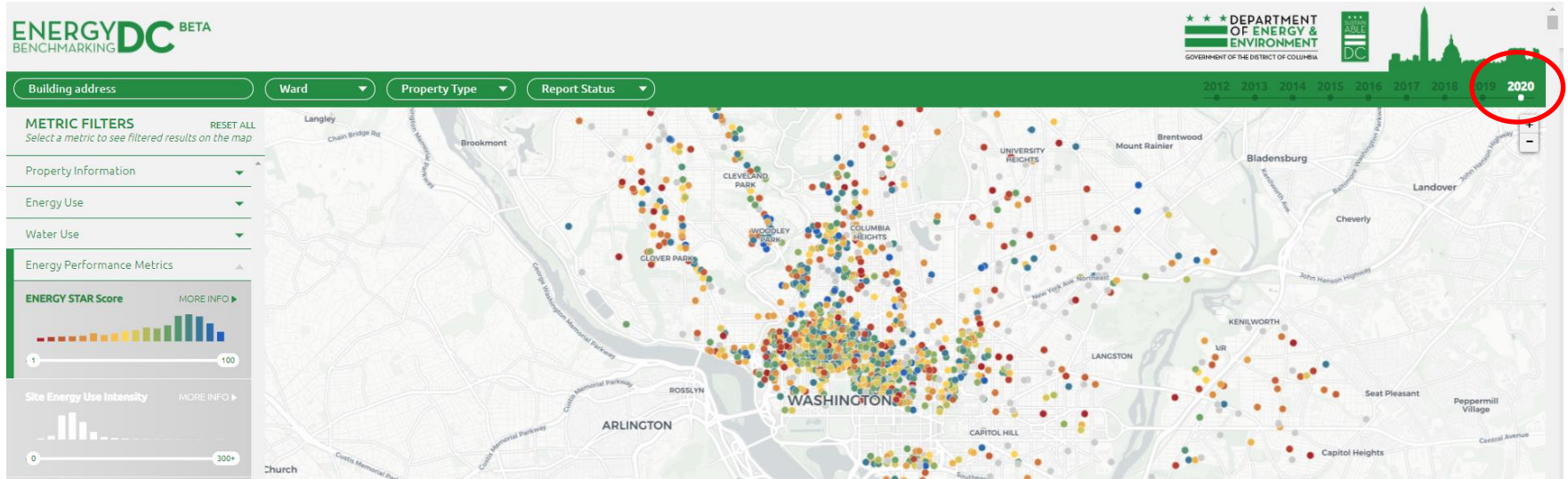
## BEPS Compliance Regulations (20 DCMR 3517 – 3521)

- [Application of the Building Energy Performance Standards for Privately-Owned Buildings – Proposed Rulemaking](#) (Dec. 4, 2020, 90-day comment period)
- [Public comments received on proposed BEPS Compliance Rules](#)
- [Benchmarking and BEPS Proposed Rulemakings Presentation and Q&A](#)
- [BEPS Task Force Recommendations for Rulemaking report](#)

## 2021 BEPS Establishment Regulations (20 DCMR 3530)

- [Establishment of the 2021 Building Energy Performance Standards – Emergency and Proposed Rulemaking](#) (Jan. 1, 2021, 30-day comment period)
- [Public comments received on proposed BEPS Establishment rules](#)
- [Establishment of the 2021 Building Energy Performance Standards - Final Rulemaking](#) (April 30, 2021)
- [Guide to the 2021 Building Energy Performance Standards](#)
- [2021 Variance Request Form](#)

# 2020 BENCHMARKING DATA RELEASED



Released on our [benchmarking map](#) or available as a single dataset on [Open Data](#)

# WEBINAR UPDATE

First event in the series is June 8!

[https://buildinginnovationhub.org/  
event/what-it-takes-series-  
designing-carbon-free-buildings/](https://buildinginnovationhub.org/event/what-it-takes-series-designing-carbon-free-buildings/)



**Designing Carbon-Free Buildings**

Series: What Will It Take? The Path to 2050  
and Carbon-Free Buildings

Tuesday, June 8, 2021 at 3:00 PM - 4:00 PM ET

				
Fernando Arias Clark Construction	Anica Landreneau HOK	Tommy Zakrzewski HKS	Melissa Wackerle AIA	Arathi Gowda SOM

~~May 27~~  
June 24

DOEE hosts a live [monthly webinar](https://beps-monthly-webinar.eventbrite.com) to update the public on the progress of BEPS implementation

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





# Q&A



# 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 (search DOEE in EventBrite)
- Check out the [Building Innovation Hub](#) and their events
- Join us for the next update on [June 24!](#)
- Tell your friends/coworkers/clients about BEPS