

# DC'S NEW BUILDING ENERGY PERFORMANCE STANDARDS

Monthly Update  
July 30, 2020



# AGENDA



- Present the framework of the performance standards, applicability, and compliance cycles/paths
- Updates on the BEPS Task Force
- Timeline of program implementation
- Complementary program development
- 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

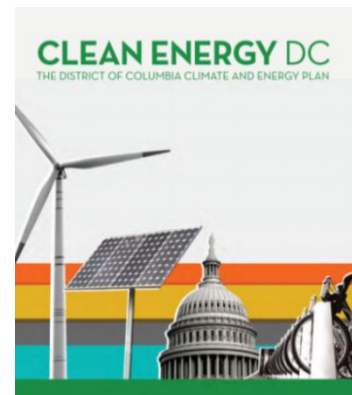
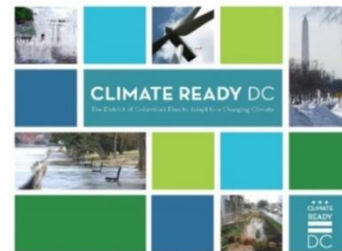
CUT ENERGY USE 50%

50% RENEWABLE ENERGY

NET ZERO NEW BUILDINGS

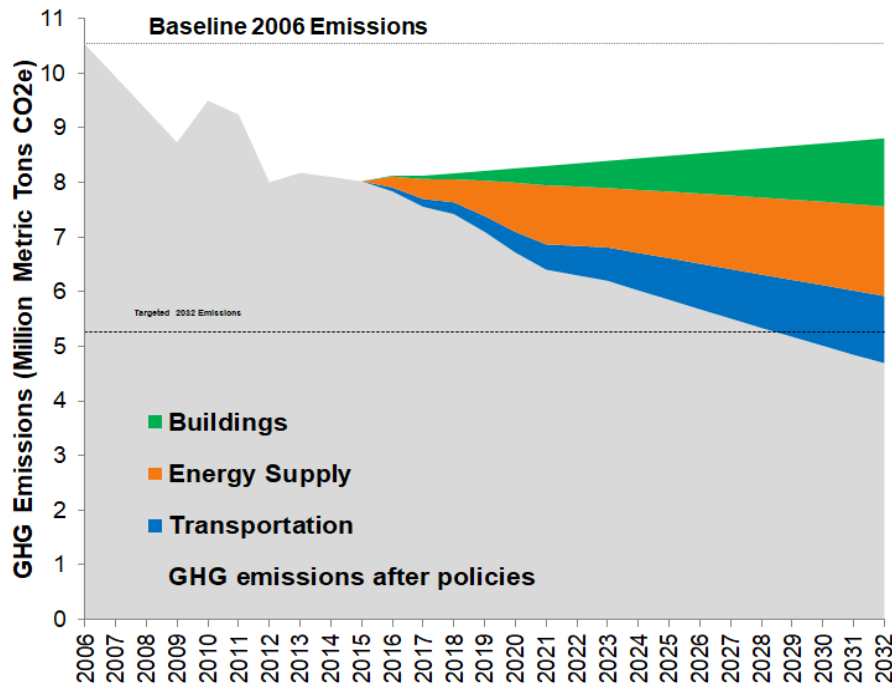
NET ZERO RETROFITS

CUT GHG EMISSIONS 50%

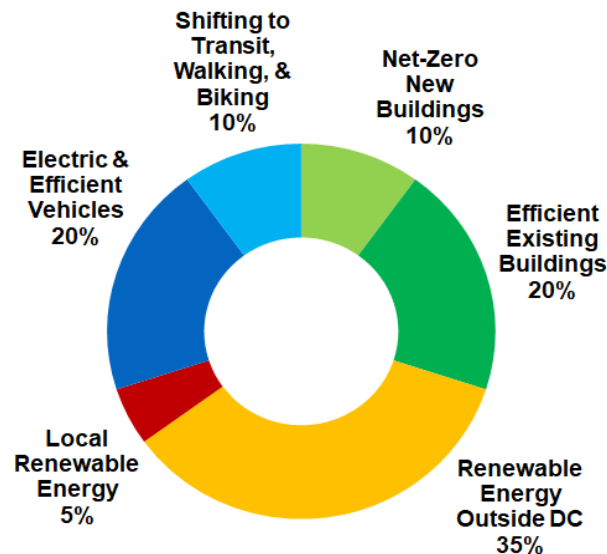


MAYOR BOWSER: COMMITTED TO ZERO CARBON BY 2050

## ESTIMATED GHG SAVINGS: 56%



## RELATIVE IMPACT OF ACTION AREAS







# 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

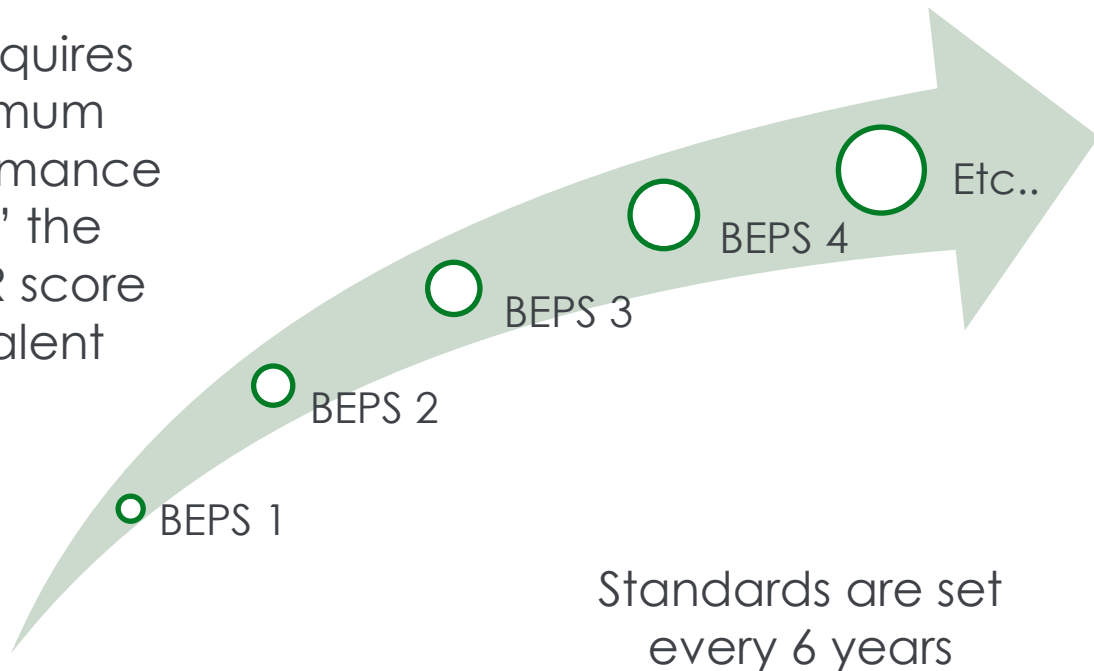
- ❑ CY2009 and on – DC-owned buildings >10,000 sq. ft.
- ❑ CY2013 and on – Private buildings > 50,000 sq. ft.
- ❑ CY2021 and on – Private buildings > 25,000 sq. ft.
- ❑ CY2024 and on – Private buildings > 10,000 sq. ft.

## Third Party Data Verification Required

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

# BUILDING ENERGY PERFORMANCE STANDARD 101

**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.



# BEPS APPLICABILITY EXAMPLE # 1

My multifamily housing unit is 45,000 sq. ft.

- Does BEPS 1 apply?  
NO, because it is under the 50,000 sq. ft. threshold for private buildings.

When do I start benchmarking?

- Benchmarking is not mandated for my building until April 1, 2022, but I could voluntarily start early to begin understanding the energy usage in my building.

When does BEPS apply?

- Not until the 2<sup>nd</sup> BEPS period. But if I start strategic energy management strategies now, I could save money and be above the standard when it is applicable to my building.

## BEPS APPLICABILITY EXAMPLE # 2

My office building is 22,000 sq. ft.

- Does BEPS 1 apply?  
NO, because it is under the 50,000 sq. ft. threshold for private buildings.

When do I start benchmarking?

- Benchmarking is not mandated for my building until April 1, 2025, but I could voluntarily start early to begin understanding the energy usage in my building.

When does BEPS apply?

- Not until the 3<sup>rd</sup> BEPS period. But if I start strategic energy management strategies now, I could save money and be above the standard when it is applicable to my building.

# WHEN BEPS APPLIES

My multifamily building is 150,000 sq. ft.

Does BEPS 1 apply?  
YES, so let's see if my building meets the performance standard.

My ENERGY STAR Score was a 72.

The BEPS for my property type was an ENERGY STAR Score of 64. My multifamily building meets the standard!

What do I need to do to comply?

Nothing for BEPS 1!  
But I should look ahead to BEPS 2 and make sure my building continues to meet the standard.

For this example, 2018 data was used.



# WHEN BEPS APPLIES AND I DON'T MEET THE STANDARD

My office building is  
80,000 sq. ft.

Does BEPS 1 apply?  
YES, so let's see if  
my building meets  
the performance  
standard.

My ENERGY STAR  
Score was a 40.

The BEPS for my  
property type was  
an ENERGY STAR  
Score of 68. My  
office building does  
*not* meet the  
standard.

What do I need to  
do to comply?

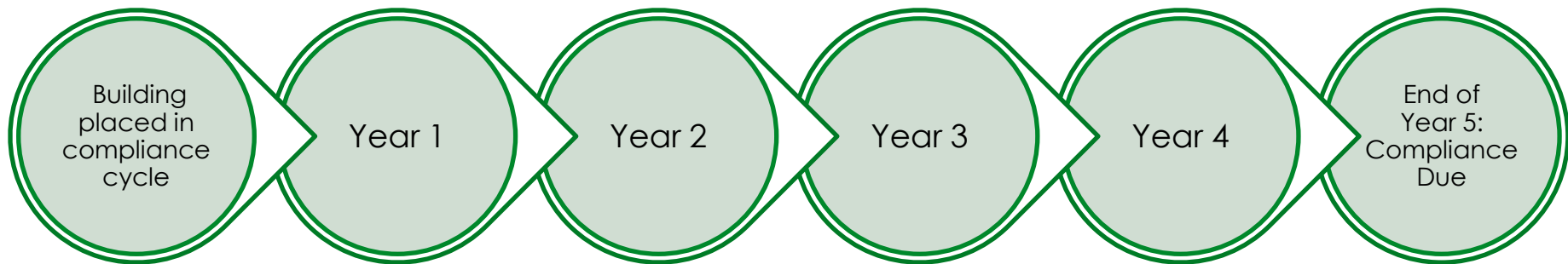
I have options. Let's  
go to the next slide  
to learn more!

For this example, 2018 data was used.



# COMPLIANCE CYCLES

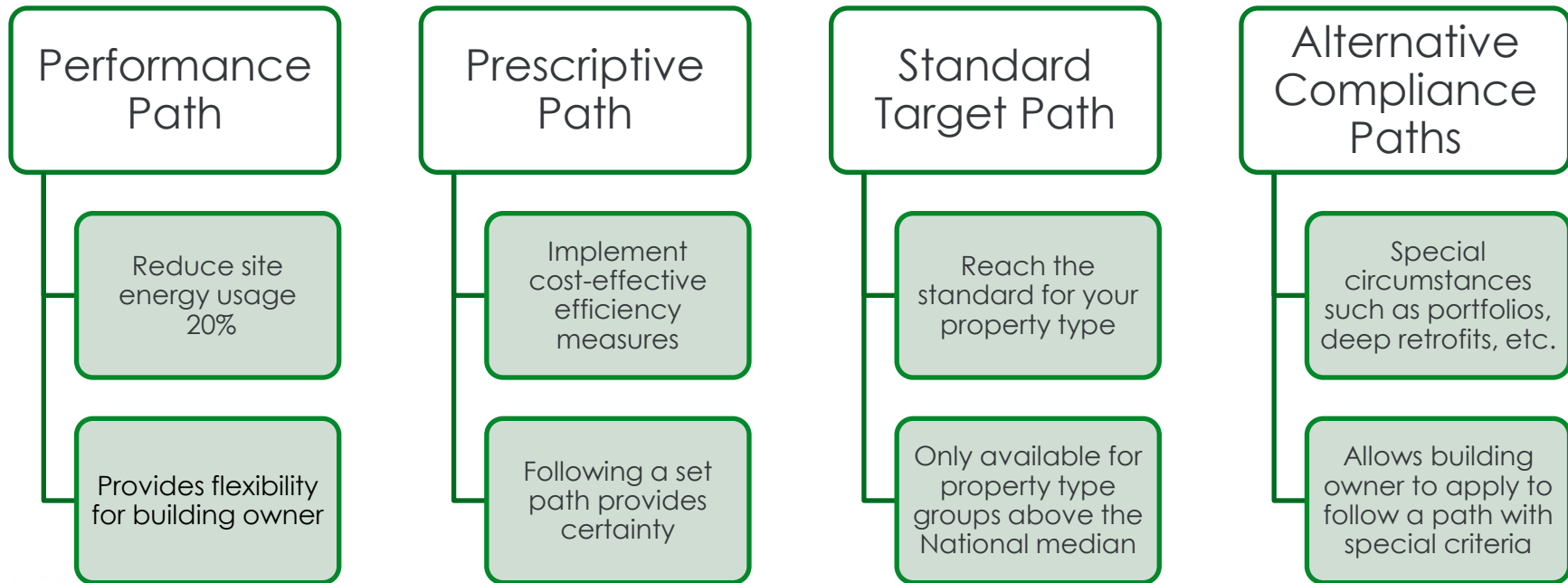
Buildings that do not meet the standard for a BEPS period will be placed in a 5-year compliance cycle. The building owner has until the end of the cycle to bring their building into compliance.



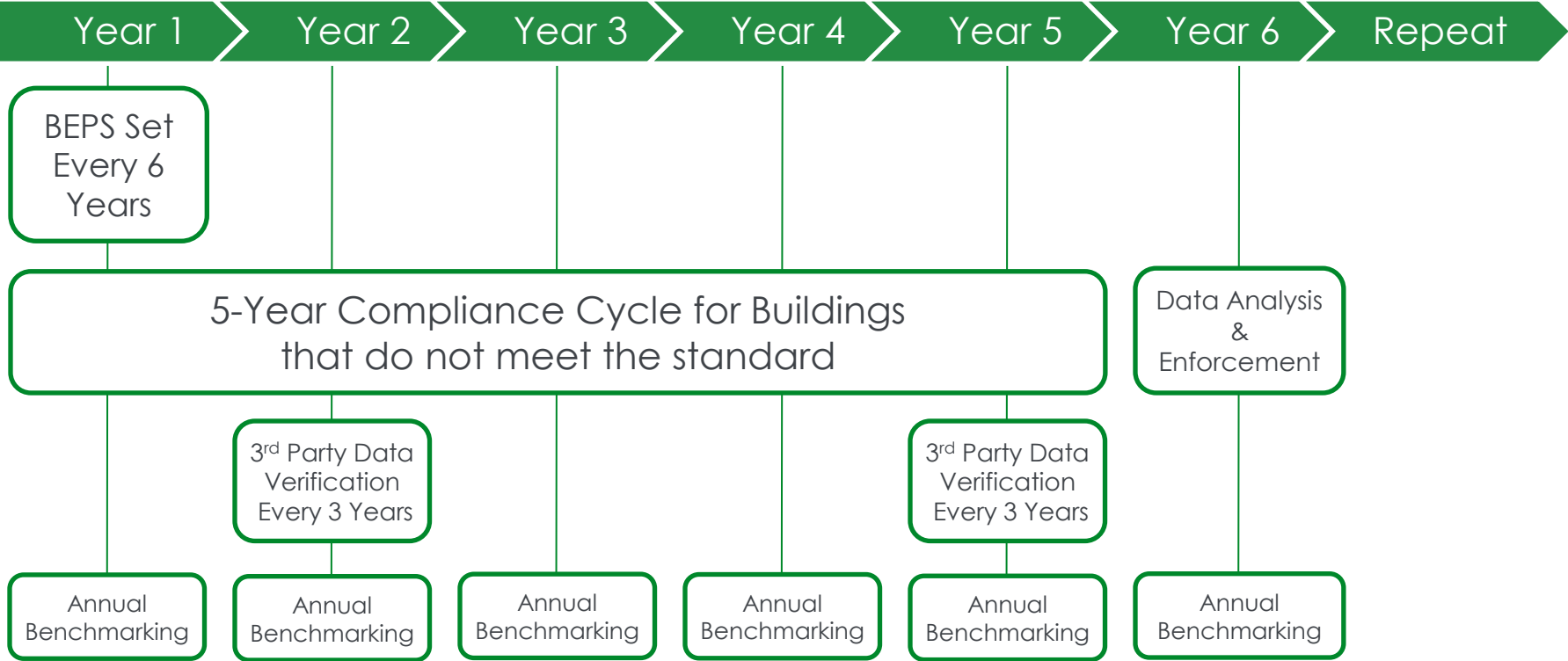


# COMPLIANCE PATHS

Building owners have a variety of paths to choose from to bring their buildings into compliance:



# BEPS REVOLUTIONS



# COVID PHE-RELATED CHANGES IN IMPLEMENTATION

1. Automatic delay of the BEPS compliance requirement from 2026 to 2027 in draft regulations due to COVID-19. Note: DOE has the authority to delay compliance for an additional 2 years for financial distress and other criteria.
2. Delay of proposed regulations until the end of the summer.
3. Public comment period for regulations will be 60 days, rather than 30 days, to allow building owners more time to submit comments.
4. DOE, in partnership with the SEU, will provide free energy data verification for FY 2019 data.
5. The BEPS program will not include calendar year 2020 data in program calculations.

# BEPS PROGRAM TIMELINE



- Draft rules should be ready for public comment in August/September 2020
- Minimum of one round of public comment, open for 60 days (extension due to COVID)
- Guidance Documents and Task Force Report will be available the same time as public comments on the draft rules
- Final rules published in late 2020

# BEPS TASK FORCE UPDATE

- BEPS Task Force – meets every other Tuesday – open to the public. Schedule, recordings, slides, and notes are available [online](#)
- May 12 and June 23 – Draft Rules discussions
- Last month, the big conversation was on solar, disclosure of data and the High-performance Building Hub. Sub-committee created to discuss the higher education/hospital standard
- Next month, we'll be discussing the guidance documents for delay of compliance, results of the higher education and hospitals sub-committee work, and alternative compliance paths

# BENCHMARKING UPDATE

## Free Data Verification for CY2019:

- Data verification is integral to an effective and accurate roll-out of BEPS, as the standard is set on CY2019 benchmarking data
- 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
- Review the Pre-Enrollment Data Verification [Worksheet](#) and then email DOEE's Benchmarking [Help Center](#) if you're interested

## Benchmarking Rules Update:

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



# HIGH-PERFORMANCE BUILDING HUB

Stay up to date:  
[imt.org/hub](https://imt.org/hub)

**Goal:** Develop resources and services that directly address barriers in DC's commercial real estate market that hinder the pursuit of high-performance buildings.

**Timeline:** Launch Fall 2020

## BEPS Resource Highlights:

- BEPS Basics
- Common errors in benchmarking
- How to use your benchmarking data
- Where Code meets BEPS
- Defining BEPS targets in new construction projects

## Other Resource Highlights:

- Funding/Financing Map
- Procurement Guide
- O&M Best Practices Manual
- Where Health & Wellness meet Building Performance
- Green Leasing for BEPS

# Pipeline Being Considered for Development

Type	Target Sector	Financing category	DCGB potential commitment / project size	Target launch
Open RFP	Multi-sector	Open – focused on bringing in additional capital and innovation	Flexible	LAUNCHED
MoCo Green Bank Product	<a href="#">Commercial energy efficiency and solar</a>	Guarantee or Loan Loss Reserve	TBD / \$10-250k	Summer 2020
MoCo Green Bank Product	Small commercial	Guarantee and participation	TBD / \$10-\$150k	Summer 2020
Existing Green Bank Product	Commercial, multifamily, affordable housing	Predevelopment Loan	TBD	Fall 2020

For more information, go to [dcbank.org](https://dcbank.org) or [info@dcbank.org](mailto:info@dcbank.org)

# CONSTRUCTION CODE UPDATE

## 2017 DC Construction Codes adopted May 29, 2020

- 23% reduction in site EUI (over 90.1-2010 baseline)
- Significant changes made to the Energy Conservation Code – Commercial - Updates to 90.1-2013, with local amendments
- Minor updates to the Energy Conservation Code – Residential and Green Construction Code - Updates to 2015 IECC, with local amendments
- Effective immediately for new construction, one year grandfather for existing
- 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

# WHAT YOU CAN DO NOW

- Double-check your benchmarking data
- Compare 2019 scores to the 2018 median for your property type to get a sense of how your building is performing
- Get an on-site energy audit (ASHRAE Level II or higher) to understand building characteristics, equipment, and energy use
- Begin to identify energy efficiency measures
- Engage with building tenants
- Create an internal team to start aligning energy actions
- Start developing a strategic energy management plan

# 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
- Participate in a targeted focus group
- Attend a future education session or webinar
- Submit public comments on the rules
- Tell your friends/coworkers/clients about BEPS
- Join us for the next update on [August 27!](#)