

BEPSDC Task Force

March 30, 2021

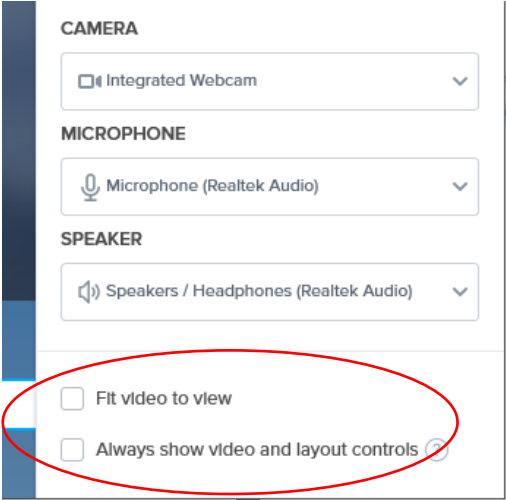
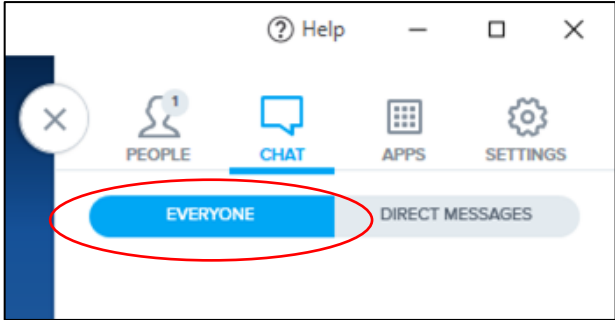
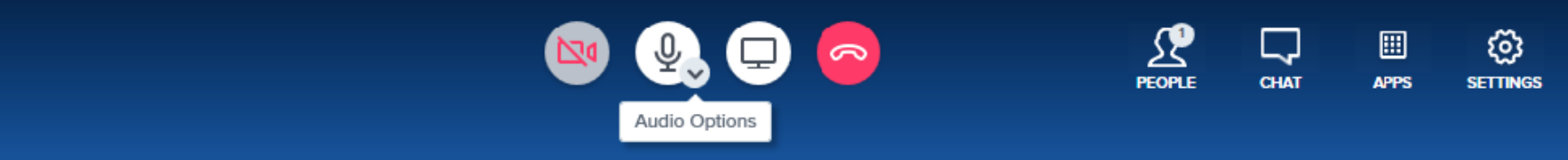


@DOEE_DC
#BEPSDC

*** DEPARTMENT
OF ENERGY &
ENVIRONMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA

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

BLUEJEANS TOUR



INTEGRAL

ONLINE MEETING ETIQUETTE

- The meeting is being recorded and will be posted to our website
- Questions and Comments throughout the meeting:
 - All attendees will control their own mute function but could be muted by the facilitator due to background noise
 - Task Force Members – can comment at any time
 - Non-Task Force Members - please use the chat box to request to talk
- Attendance
 - Non-Task Force Member – please use the chat box at this time to register your name, organization and email to “sign in”
 - Task Force Members - roll call (will also use this for voting)

ROLE OF TASK FORCE



- Advise DOE on creation of an implementation plan for the Building Energy Performance Program;
 - Recommend amendments to proposed regulations issued by DOE;
 - Recommend complementary programs or policies.
-
- If topic needs in-depth discussion, anyone can suggest moving to a committee
 - This is an open meeting - everyone is allowed to participate

INTERNAL

AGENDA

- Administrative Items
- Task Force feedback on public comments
- Retro-commissioning Subcommittee Updates
- Announcements

PUBLIC COMMENTS SUMMARY

- Received comments from over 20 organizations - 108 specific comments
 - 4 on Applicability (section 3517)
 - 16 on Compliance Pathways (section 3518)
 - 14 on Reporting and Verification Requirements (section 3519)
 - 18 on Delays of Compliance and Exemptions (section 3520)
 - 27 on Penalties and Fines (section 3521)
 - 17 on Engagement/Guidance Recommendations, New Policy Ideas, and Areas for Further Research
 - 9 on Legislative Changes
 - 3 on the Standards (section 3530)
- DOE is in the process of creating responses to all substantive comments but wanted to gather Task Force feedback on specific concepts
 - We will not be addressing all comments in this meeting, just the ones we want to gather feedback on

PERMANENT COMPLIANCE

DOEE received several comments requesting permanent compliance for buildings that reach or are constructed to perform at net zero energy.

- How would net-zero be defined for existing buildings?
 - Currently NBI defines net-zero EUIs for only a subset of new construction building types
 - Should we lean on an outside performance-based certification?
- Will buildings have to be net-zero or just net-zero ready?

NEW PROPOSED PENALTY STRUCTURE

- Change initial Max Penalty Determination to a “per 10k square foot” rather than bin
 - \$100k per 10k square foot to keep \$10 per square foot ratio
 - 50,000 square foot building would have a base penalty of \$500,000 rather than \$1,000,000
 - 100,000 square foot building would Still have a base penalty of \$1,000,000
 - 120,000 square foot building would have a base penalty of \$1,200,000 rather than \$2,000,000
- Pre-adjustment factor for Standard Target Pathway
 - Based on initial distance from Standard
 - Multifamily Building with a score of 60 would receive a pre-adjustment factor, reducing their penalty to 20% of the base penalty (a score of 60 is 4% Source/Site EUI reduction away from the Multifamily Standard of 66, $4\%/20\% = 20\%$)

PROPOSED PENALTY STRUCTURE EXAMPLE – Building A

Base Calculations	At End of Compliance Cycle
50,000 sq. ft. Office Building	On Performance Pathway with 20% Site EUI Reduction Target
2019 ENERGY STAR Score of 50 - 26% Site EUI reduction away from Office Standard of 71	Achieves 10% reduction by end of Cycle (50% of target)
Pre-Adjustment Factor = N/A (Not practical to use the Standard Target Pathway)	Post-Adjustment Factor $1 - (10\% / 20\%) = 50\%$
Base Max Penalty \$100k per 10k sq. ft. = \$500,000	Final Penalty Assessed $\$500,000 * 50\% = \$250,000$

Penalty under current structure would be \$500,000, so this is a 50% reduction from current structure

PROPOSED PENALTY STRUCTURE EXAMPLE – Building B

Base Calculations	At End of Compliance Cycle
87,513 sq. ft. Multifamily Building	On Standard Target Pathway with 4% Site EUI Reduction Target
2019 ENERGY STAR Score of 60 - 4% Site EUI reduction away from Multifamily Standard of 66	Achieves 2% reduction by end of Cycle (50% of target)
Pre-Adjustment Factor $4\%/20\% = 20\%$	Post-Adjustment Factor $1-(2\%/4\%) = 50\%$
Base Max Penalty \$100k per 10k sq. ft. = \$800,000	
Base Max Penalty w/Pre-Adjustment $20\% * \$800,000 = \$160,000$	Final Penalty Assessed $\$160,000 * 50\% = \$80,000$

Penalty under current structure would be \$519,231, so this is an 85% reduction from current structure

MOVING REPORTING DEADLINES TO APRIL 1

- DOEE had originally set the reporting deadlines on February 1st to not stack up reporting requirements on building owners/representatives
- Does the Task Force feel that April 1 is more appropriate?

EARLY COMPLIANCE INCENTIVES

Proposed idea to incentivize owners to reach the target reductions earlier *within* the compliance cycle (by year 2 or 3).

- What would this look like?
- How could we do this through rulemaking?
- How could this be done to ensure compliance rules are clear and administration effort is reasonable?
- What guiderails could be in place for bldgs. to maintain savings?
- Given time constraints, is this something we consider for future cycles?
- Does this address anything not addressed by Accelerated Deep Energy Retrofit Pathway?

WOULD NEED LEGISLATIVE CHANGE – NOT RULEMAKING

- “Penalty” vs “Payment”
- Shift future BEPS Period Start date
- Recycle/re-invest BEPS Penalties into buildings

RCX SUBCOMMITTEE UPDATE

- Held first meeting on March 19. Sent around a follow-up survey + scheduling a second meeting for the week of April 5
- Discussed RCx scope and requirements, reporting requirements, and point valuation for Prescriptive Pathway
- Looking to have formal recommendations to Task Force by next meeting in April

WEBINAR UPDATE

April 29
May 27
June 24

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

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

DOEE [Benchmarking](#) webinar recording for updating 2020 property use details: <https://youtu.be/oSjqPHOI2xk>

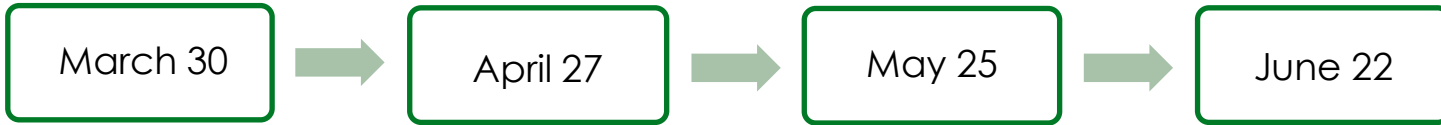
**2020 GREEN BUILDING
PROFESSIONAL SEMINAR SERIES**

**RAMPING UP TO A
CLEAN ENERGY DC**

- Getting Ready for BEPS – April 14, 2021



OVERALL SCHEDULE



Tentative Agenda Items

- Cost/benefit study; intro to WD
- Workforce Development discussion – April 27 – **might move to May**
- Compliance Guidebook presentation
- Public Service Commission updates – as needed
- Complementary program evaluation; Pathway review session

NEXT MEETING

April 13 @ 2:30pm?

- Agenda TBD





ANNOUNCEMENTS

