

# BEPSDC Task Force

April 13, 2021

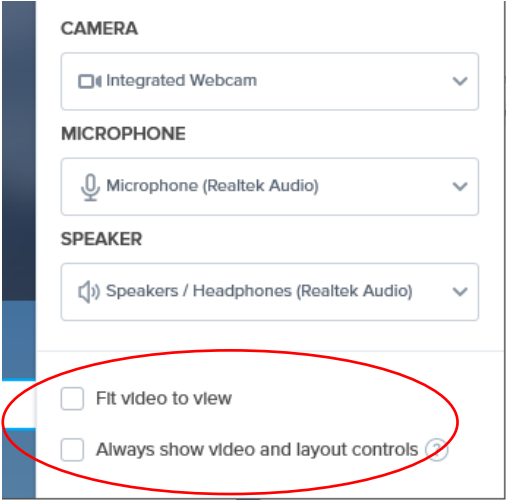
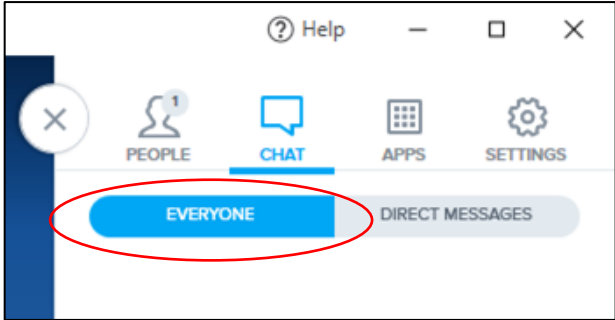
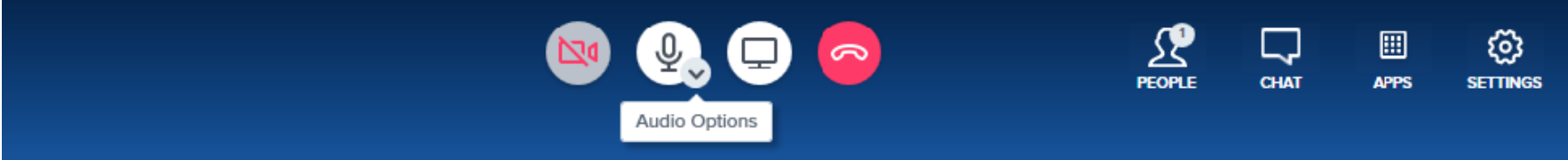


@DOEE\_DC  
#BEPSDC

\*\*\* 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.
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- 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
- Retro-Commissioning Subcommittee Updates
- Assurance of Minimum Indoor Environmental Quality
- Announcements

# RCX SUBCOMMITTEE UPDATE

- Held second meeting on April 7
- Draft process outlined **to include RCx in Prescriptive Pathway**
- Remaining items to decide on:
  - Sampling and analysis protocol
  - Final list of building system elements
  - Description of optimal performance for building system elements

# DRAFT OVERALL PROCESS

Proposed

1. Retro-Commissioning Assessment
  - Conducted by **certified professional**
  - Can be an **on-site assessment**, **remote trend assessment**, or **both**
  - **Sampling\*** or **analyzing\*** relevant **building system elements\*** and **documents deficiencies\***
2. Preliminary Retro-Commissioning Report
  - Results of assessment delivered to building owner that includes systems element sampled/analyzed, deficiencies found, and potential corrective actions with energy and cost savings estimates
3. Building Owner Action
  - Building owner completes **corrective actions**, and **indoor environmental quality actions** from the Preliminary Retro-Commissioning Report
4. Final Retro-Commissioning Report
  - Building owner reports results of Retro-Commissioning Inspection and Building Owner Action to DOEE
    - If on-site assessment completed = 5 points
    - If remote trend assessment complete = 5 points
    - If both on-site assessment & remote trend assessment complete = 8 points

\*still under discussion

# RCX ASSESSMENT: CERTIFIED PROFESSIONALS

Proposed



Certified professional completes a retro-commissioning assessment (Certified professional has one of the following credentials):

- Professional Engineer – Any State Licensing Department
- Building Operator Certification (BOC) Level II - Clean Energy Center @ Penn College
- Certified Energy Manager – Association of Energy Engineers (AEE)
- Certified Commissioning Professional – Building Commissioning Certification Board
- Commissioning Authority – AABC Commissioning Group
- Existing Building Commissioning Professional - AEE



# INDOOR ENVIRONMENTAL QUALITY (IEQ)

§ 3518.3: “A building owner shall not implement a compliance measure that poses a threat to the health and safety of a building occupant or user”

Public Comment Suggestion: “All properties that do not meet the BEPS would submit verification of adequate ventilation as defined in ASHRAE 62.1/62.2, and adequate thermal comfort as defined in ASHRAE 55, as part of their final submission at the end of the BEPS compliance cycle.”

Overarching questions:

1. Is the current language specific enough?
2. Is it in DOEE's wheelhouse to enforce?

# ENERGY STAR DATA VERIFICATION

- ENERGY STAR certification requires Data Verification that includes sign-off on Indoor Environmental Standards by a licensed professional.
- Not required by proposed benchmarking third-party verification

## Indoor Environmental Standards

### 1) Ventilation for Acceptable Indoor Air Quality

Does this property meet the ASHRAE Standard 62 for ventilation for acceptable indoor air quality?

Yes  No

### 2) Acceptable Thermal Environmental Conditions

Does this property meet the ASHRAE Standard 55 for thermal comfort?

Yes  No

### 3) Adequate Illumination

Does this property adhere to the IESNA Lighting Handbook for lighting quality?

Yes  No



86

ENERGY STAR® Score\*

### Sample Property

Primary Function: Office  
Gross Floor Area (ft<sup>2</sup>): 200,000  
Built: 1980

For Year Ending: 04/30/2013  
Date Generated: 06/26/2013

\* The ENERGY STAR score is a 1-to-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and building activity.

### Property & Contact Information

Property Address Sample Property 123 Main Street Arlington, Virginia 22030 Property ID: 5000023	Property Owner Wellington Commercial Property Managers 1 Washington Blvd Arlington, VA 22030 ( )	Primary Contact Jane Smith 1 Washington Blvd Arlington, VA 22030 ( ) jsmith@wcbp.com
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### 1. Review of Whole Property Characteristics

#### Basic Property Information

- Property Name: Sample Property  
Is this the official name of the property?  
if "No", please specify: \_\_\_\_\_  Yes  No
- Primary Function: Office  
Is this an accurate description of the primary use of this property?  Yes  No
- Location:  
123 Main Street  
Arlington, Virginia 22030  
Is this correct and complete?  Yes  No
- Gross Floor Area: 200,000 ft<sup>2</sup>  Yes  No

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### 4. Signature & Stamp of Verifying Licensed Professional

\_\_\_\_ (Name) visited this site on \_\_\_\_\_ (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Licensed Professional  
License: 1245 in VA  
Donald Brown  
1 Washington Blvd  
Arlington, VA 22030  
202-333-4444  
donaldbrown@wcbp.com



NOTE: When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

Professional Engineer Stamp  
(if applicable)

# IEQ: DOE'S CURRENT THINKING

- IEQ has been brought up within other TF topics
- BEPS is *not* a health and safety regulation, but would like to mitigate the worst possible situations or bad actors
- Cost associated with verifying these details are high and buildings that make substantial improvements will need to meet current codes anyway

# IEQ: POSSIBLE REFINEMENTS

- **Amend rule language** that says measures may not pose a threat to health and safety to also reference more specific code standards, without any additional requirements

*Current language: § 3518.3: “A building owner shall not implement a compliance measure that poses a threat to the health and safety of a building occupant or user”*

- Recommend complementary program to assist building owners improve IEQ?
- Concerns about backsliding: might a building owner alter ventilation, lighting, or temperature to meet the performance requirements? Are there cases where that is appropriate?

# 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>

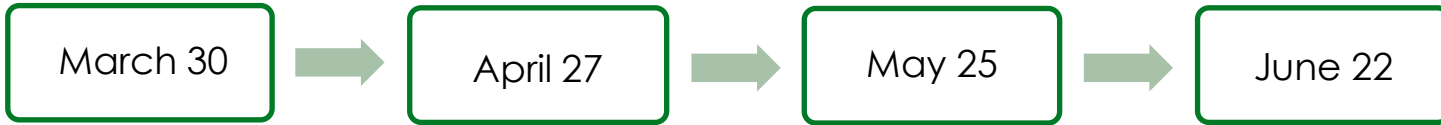
**2020 GREEN BUILDING  
PROFESSIONAL SEMINAR SERIES**

**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 27 @ 2:30pm**

- Agenda TBD





# ANNOUNCEMENTS

