



Brisbane Building Efficiency Program

**BEYOND REQUIREMENTS
INFORMATION SESSION AND
Q&A SESSION**

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City of Brisbane



April 25, 2024

WHAT IS THE BRISBANE BUILDING EFFICIENCY BEYOND PROGRAM?

City initiative created with the goal of recognizing high-performing buildings and helping inefficient buildings improve their energy and water usage.

Compliance cycles by building type:

- Commercial 2023
- Industrial & multifamily 2024



BEYOND PATHWAYS

Partial or full
Exemption
(15.77.060, B1.)

Performance Path

Prescriptive Path

Performance Water
& Prescriptive
Energy

Performance
Energy &
Prescriptive Water



HOW CAN I GET MY BUILDING IN COMPLIANCE?

Step 1:

- Exemption Form, OR
- Pathway Determination Form

brisbaneca.org/bbep

DUE May 15.

Pathway will be confirmed after submission of all supporting documentation.



WHAT REQUIREMENTS DOES MY BUILDING NEED TO MEET TO APPLY FOR AN EXEMPTION?

- Scheduled for demolition/sale
- Built within five years
- Recently renovated and occupied for less than six months

No further action is needed until **May 2027** or **May 2028** depending on your building type.



WHAT REQUIREMENTS DOES MY BUILDING NEED TO MEET TO APPLY FOR A PARTIAL EXEMPTION?

- More than half vacant for more than half of the prior calendar year
- No water or energy services for more than six months of the prior calendar year

Submit a Partial Exemption Request by **May 15**

Submit Asset Score Full by **July 15**

No further action is required for cycle 1.



**I THINK MY BUILDING
IS
HIGH-PERFORMANCE
WHAT SHOULD I DO?**



Submit:

- Pathway Determination Form
- verification documentation certified by qualified auditor or retro-commissioning professional by **May 15**

No further action is needed until **May 2027** or **May 2028** depending on your building type.

MY BUILDING IS NOT HIGH PERFORMANCE

WHAT SHOULD I DO?

Submit:

- Pathway Determination Form
- proof of contract with a qualified auditor

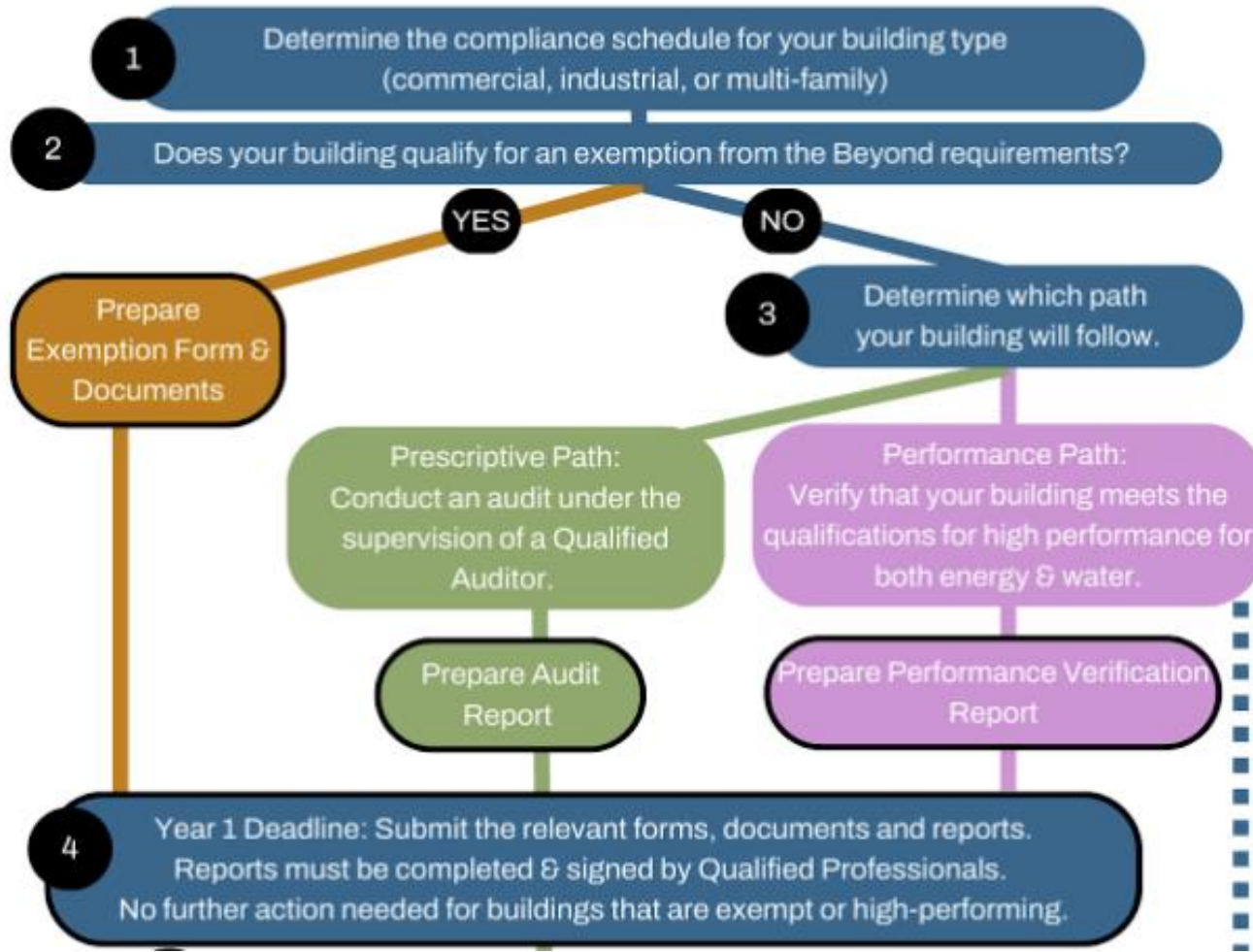
by **May 15**

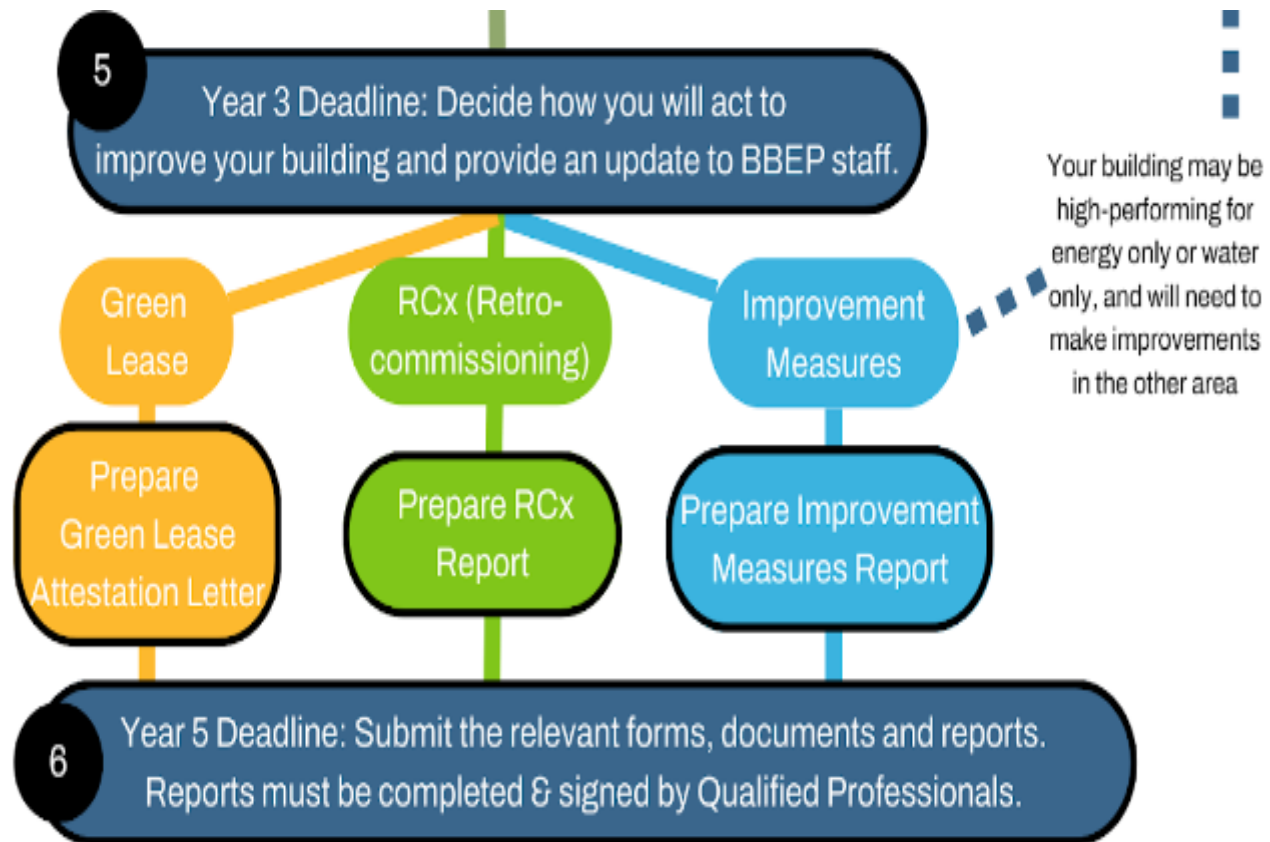
Subsequently submit:

- energy and/or water audit report by **July 15, 2024**
- your plan for improvements by **May 15, 2025** for Commercial or **May 15, 2026** for Industrial and Multifamily buildings.



BEYOND FLOWCHART





The Beyond requirements begin again at the end of the 5 year cycle.

IMPORTANT DATES

May 15, 2024:

- Exemption form OR
- Pathway Determination Form with
 - Performance verification documentation OR
 - evidence of contract with auditor

July 15, 2024:

- Audit reports (energy &/or water, as needed)

COMMERCIAL:

May 15, 2025: Improvement plan

May 15, 2027: Proof of completed improvement

INDUSTRIAL & MULTI-FAMILY:

May 15, 2026: Improvement plan

May 15, 2028: Proof of completed improvements



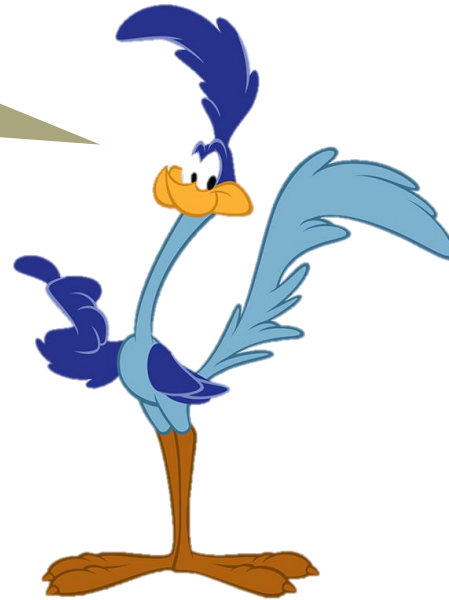
RESOURCES

- [Beyond Requirements: HOW TO COMPLY](#)
- [City Ordinance](#)
- [Pathway Determination Form](#)
- [Exemption Form](#)
- [Audit Form](#)
- [San Jose's List of Qualified Service Providers](#)
- [ENERGY STAR's List of License Professionals](#)



QUESTIONS?

B-BEP!



bbep@brisbaneca.org

(415) 347-2010

brisbaneca.org/building-efficiency-program

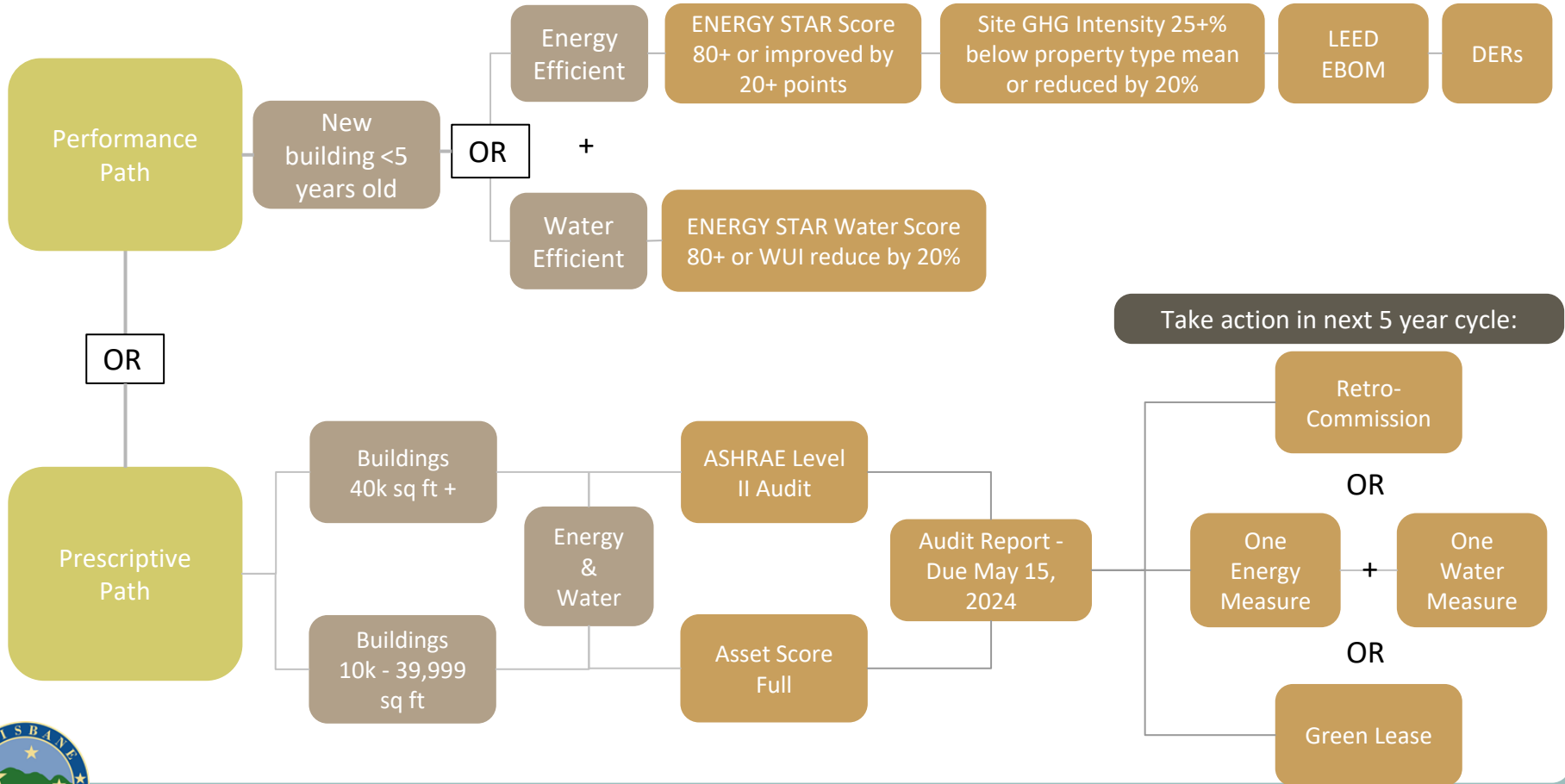


SUPPLEMENTAL SLIDES



Compliance Pathways

Beyond Benchmarking - every 5 years beginning: 2023 for commercial, 2024 industrial + Multifamily



ENERGY EFFICIENCY IMPROVEMENT OPTIONS

Lighting meeting
current CA Building
Code

Replace all gas water
heaters with electric
heat pump or tankless
water heaters

Replace all
refrigerators with
Energy Star models

Replace all gas stoves
with electric induction

Install smart
thermostats

Install solar thermal
heating/cooling

Install a cool roof

Building envelope
measures such as
insulation, air sealing
and window upgrades

Participate in
approved utility
retrofit program

Upon request – other
measures identified
by audit/RCx



DER IMPROVEMENT OPTIONS

Solar Photovoltaic

Stationary Electric Storage

Grid-interactive Efficient Building

Electric Vehicle (EV) Charging Infrastructure

Decarbonized Building
(produces onsite or procures carbon-free renewable energy in an amount sufficient to offset the annual carbon emissions associate with operations)

Building envelope measures such as insulation, air sealing and window upgrades



WATER EFFICIENCY IMPROVEMENT OPTIONS

All plumbing systems
meeting current CA
Building Code

Outdoor landscaping and
irrigation in compliance
with current Brisbane
Water Conservation in
Landscaping code

Install greywater system
following CA code

Insulate all hot water
pipes in accessible
locations

Participate in approved
water utility retrofit
program

Upon request – other
measures identified by
audit/RCx



COMPLIANCE SCHEDULE (COMMERCIAL)

Cycle	Baseline	Calendar evaluation year data to be compared against baseline	Year 1- (reporting yr) performance verification report/audit due date	Year 3 check-in	Year 5 – RCx report, improvement report, green lease attestation
1	2020	2022	2023	2025	2027
2	2022	2028	2029	2031	2033
3	2028	2034	2035	2037	2039



COMPLIANCE SCHEDULE (INDUSTRIAL & MULTI-FAMILY)

Cycle	Baseline	Calendar evaluation year data to be compared against baseline	Year 1- (reporting yr) performance verification report/audit due date	Year 3 check-in	Year 5 – RCx report, improvement report, green lease attestation
1	2020	2023	2024	2026	2028
2	2023	2029	2030	2032	2034
3	2029	2035	2036	2038	2040



PENALTIES, FEES, AND APPEALS

- **PENALTIES:** The violation of any provisions of this Chapter shall constitute an infraction punishable by the fines, penalties and enforcement provisions set forth in Chapters 1.14, 1.16 and 1.18 of this Code
- **FEES:** None currently set; may be imposed by Council Resolution
- **APPEALS:** To the PW Director within 15 days; To the City Manager within 10 days

