



**City of Brisbane Building Efficiency Program
Engagement Workshop #2
DoubleTree by Hilton Hotel San Francisco Airport North
5000 Sierra Pt Pkwy, Brisbane, CA 94005
Wednesday, April 12, 2019
6:00 - 7:30 p.m.**

Meeting Notes

Start: 6:07 PM

- **Welcome & Introductions (Adrienne Etherton, City of Brisbane)**
- **Agenda & Goals Overview**
 - This is the second workshop for the Brisbane Building Efficiency Program (BBEP)
 - The last was held on April 9, 2019
- **Who's in the Room Activity (Adrienne Etherton, City of Brisbane)**
 - Attendees introduce themselves and share:
 - Interest in the BBEP, and
 - Experience with Benchmarking
- **Background & Values (Adrienne Etherton, City of Brisbane)**
 - City Climate Action Plan (CAP) goals to reduce emissions; commercial sector represents 30% of the city's footprint, second only to transportation
 - Program development implementation via Bay Area Quality Management District grant
 - The goal of the program is to promote better performing buildings that will also save people money, improve the value and marketability
 - Use data to help better tailor future programs and incentives
- **Brisbane Buildings Overview (Marc Costa, The Energy Coalition)**
 - At what building size do we make the cut off for the ordinance?
 - Utilized Department of Energy / federal tools and CoStar to characterize the building stock and determine a reasonable cut-off threshold
 - How many buildings should be included in the ordinance to meet city's climate goals?
 - If it was at 5,000 sqft- it would cover the majority of nonresidential buildings
 - If it was at 50,000 sqft - it would only cover 40 buildings (not all meet the requirements for AB 802 ordinance)
 - Looked at specialty and industrial buildings since they make up a large percentage of the City's building stock
 - Many industrial buildings in Brisbane (unlike Berkeley, San Francisco, Los Angeles, San Jose)
 - Who were top building owners?
 - Reached out to top building owners in the city
 - Also evaluated leasing companies, management firms, and owners
 - 3 main buildings types include: industrial, commercial and multifamily residential
 - If we set the cutoff too low, we will omit critical buildings
 - Between 10,000 sqft and 15,000 sqft makes up nearly 70% of buildings
 - City currently proposed a 10,000 sqft cutoff for the benchmarking portion of the ordinance, and to cover all building types with annual disclosure



- **Recap of Workshop 1 (Marc Costa, The Energy Coalition)**
 - Decarbonization - City CAP has goals about removing carbon from the market sector
 - Senate Bill 100: By 2045 CA mandated decarbonization of the State
 - Brisbane can support and be in alignment with portions of the bill with BBEP
 - Retrofits of water heaters, boilers, stoves can support decarbonization efforts

- **Benchmarking Overview (Ivana Dorin, The Energy Coalition)**
 - Review topics related to benchmarking
 - Compare your building year-to-year, to similar buildings (type, climate), or in different scenarios
 - Liken benchmarking to getting on the scale
 - Benchmarking alone will not help save energy by itself, but it's the first step in identifying opportunities
 - How is benchmarking used
 - Owners use it to make more informed decisions
 - Local Governments can use information from ordinances to support owners
 - Use data to tie back to Brisbane values
 - Transparency encourages market transformation

- **Benchmarking in Brisbane (Marc Costa, The Energy Coalition)**
 - Proposed Ordinance will include
 - Buildings at 10,000 sqft and above
 - All building types (commercial, industrial, multi-family residential)
 - There will be exemptions (similar to LA Benchmarking Ordinance)
 - State-owned facilities exempt (cities do not have jurisdiction over State and Federal facilities)
 - Local school districts exempt (they fall under the jurisdiction of the Division of the State Architect (DGS/DSA))
 - Exemptions will in most part align with State regulations
 - If slated for demolition, redevelopment, meter vacancy for part of 12 months,
 - Are historic buildings exempt?
 - Typically, no
 - Are hospitals/dialysis centers exempt?
 - No, Hospitals are usually included and have high energy use
 - Including Water?
 - Energy and water are being proposed
 - Energy Star Portfolio Manager (ESPM) will be the tool used for benchmarking; it is free and the tool all other benchmarking programs across the country use
 - Reporting will be done on an annual basis; as is best practice
 - Reporting will start on May 1, 2021
 - Increased clarity in requirements – being explicit in what is required, what fields to disclose in benchmarking helps with increased transparency and provide more valuable information. This supports higher quality benchmarking services, workforce and meaningful results from performing benchmarking.
 - The policy will propose locally tailored exemptions for high performing buildings and other needs offered by the attendees

- **Audits & RCx Overview (Ivana Dorin, The Energy Coalition)**
 - Introduction to concepts of energy audits and retrocommissioning



- **Case Study (Alastair Hood, Verdafero Inc.)**
 - Comprehensive audit at DoubleTree Hotel a few years ago performed by Verdafero
 - Provided an audit finding overview to help the attendees see what the building owner (Hilton) was presented
 - An overview of the energy efficiency measures was presented and some were implemented to help save energy and money
 - With a few moderate investments, the property value increased nearly \$1M
 - Facility Manager shared that lighting changes implemented have saved his staff a lot of time, freeing them up for other tasks

- **Table Activity Feedback**
 - *Audit Requirements:*
 - Maybe there is an exception for high portfolio manager score, or LEED Buildings
 - Concerns about high audit cost for smaller buildings
 - *Well designed buildings may not be performing efficiently*
 - Even with rigorous building standards, the behavior component of tenants is an important factor to consider (lights left on overnight) - this is where retrocommissioning and building re-tuning come into play
 - ASHRAE is creating a new standard for retrocommissioning and retuning (Standard 130)
 - What if a building is designed efficiently, but tenant uses energy 24-hour/day - ENERGY STAR Portfolio Manager will capture this
 - ENERGY STAR score / data does not account for the high consuming tenant in an efficient building, but rather captures the whole building
 - *Asset Score*
 - A free federal tool that shows how the building has been designed not how it's being used - which complements Portfolio Manager
 - Think of it as an MPG for a car. The sticker on the window tells you what is was designed to have as an MPG. This is what Asset Score Captures. Then when a person drives the car, the MPG may be different than designed. This is what ENERGY STAR Portfolio Manager captures
 - Can compare an industrial building that is used 24/7 compared to one that isn't- and compare "apples to apples" for the building design
 - Asset Score fills in the missing piece
 - Asset Score Preview requires 7 fields
 - Asset Score Full requires 30 fields
 - Asset Score may be a desired compliance pathway for small buildings, whereas a larger building may benefit more from a comprehensive audit
 - *Will the ordinance mandate building upgrades/improvement?*
 - At what point does compliance and following through with measures kick-in? This is currently being evaluated and is what some cities in California require in their similar ordinances. LA requires, SF asks for list
 - Currently, would need to rely on procurement policy of building owner to require EE/efficient equipment
 - Almost nothing incentivizing developers to make a longer-term investment on buildings
 - Should there be an exemption for Real Estate Investment Trusts (REIT) if they plan on selling the building? Or would Asset Score be a compliance pathway?
 - *Benchmarking vs. disclosure?*
 - Minimal incentive to do basic benchmarking
 - Larger incentive to give information to the organization that can help them implement upgrades



- PG&E can incentivize owners to upgrade
- *A suggestion made that everyone should be included in ordinance down to the 5k level*
 - The ordinance is about making it better for everyone
 - Urgency is good
- *Timeline for disclosure vs auditing*
 - Buffer year between benchmarking and audit
- **Table 1 Report Out:**
 - Auditing every 5 years, at the same time as benchmarking
 - Is there value to auditing every 5 years (exceptions for high performers or buildings that have made improvements)
 - Level 1 audit or Asset Score for smaller building e.g.: 10,000-50,000
 - ASHRAE Level 2 audit or Full Asset Score for bigger buildings e.g. 50,000 sqft and above level
 - Industrial buildings - might have concerns about energy disclosure or not compare to peers (option to isolate process loads)
 - Should buildings with trade secret be exempt from audits, or just disclosure?
- **Table 2 Report Out**
 - Concerned about the cost of audits and ways to fund them
 - Exceptions may include looking at commissioning and performance
 - It's important to make the distinction between building core vs operational use
 - ESPM + Asset Score (Preview or Full)
 - Stakeholders want clarity on whether the ordinance will only require benchmarking reporting or if it will require mandatory building upgrades
 - Larger buildings owned by REIT - don't get a return on investment because they own the building less than the payback on equipment
 - Would like to see pilot programs with building owners to do early reporting and to test the ordinance
- **Project Next Steps**
 - Planning a webinar and survey on auditing for the next ~month. Study session, Planning Commission, Open Space & Ecology Committee meetings to follow over the summer before taking an ordinance to City Council in the fall.
 - Visit brisbaneca.org/building-efficiency-program to view documents and follow the process as it moves forward

End Time: 7:37 PM