

# City Energy Project – San José

## Introduction to Benchmarking and Transparency Policy Package

Meeting 1: February 15, 2018



*Environmental Services*



Delivering world class utility services and programs to improve our health, environment, and economy.



# Welcome



*Environmental Services*

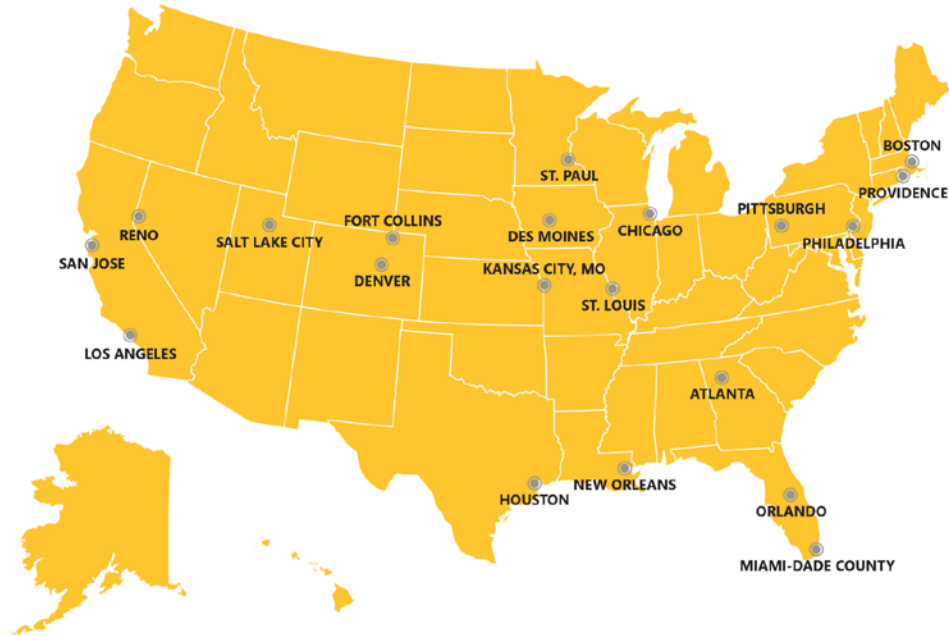
Delivering world class utility services and programs to improve our health, environment, and economy.

# Climate Smart San José



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# City Energy Project - Overview



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# City Energy Project - San José Initiatives

- Benchmarking Policy
- Zero Net Energy Package
  - Trainings
  - Demonstration
  - Incentive Pilot
- Multifamily Needs Assessment
- Commercial Financing Education
- Green Leasing Resources
- Code Compliance Assessment



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# City Energy Project – Benchmarking

## Overview

### Energy Benchmarking

Measuring a building's energy use over time to understand performance relative to like buildings and identify opportunities for savings.

Benchmarking

Reporting

Transparency

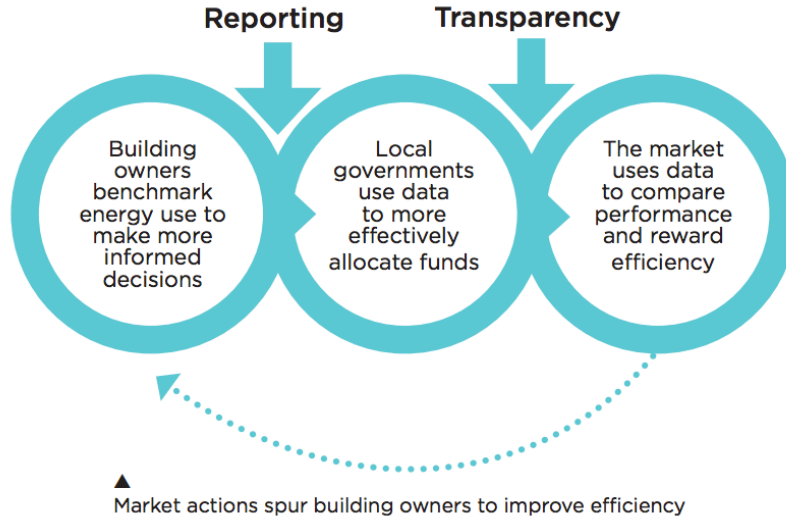
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# City Energy Project – Benchmarking

## Overview

### Market Transformation

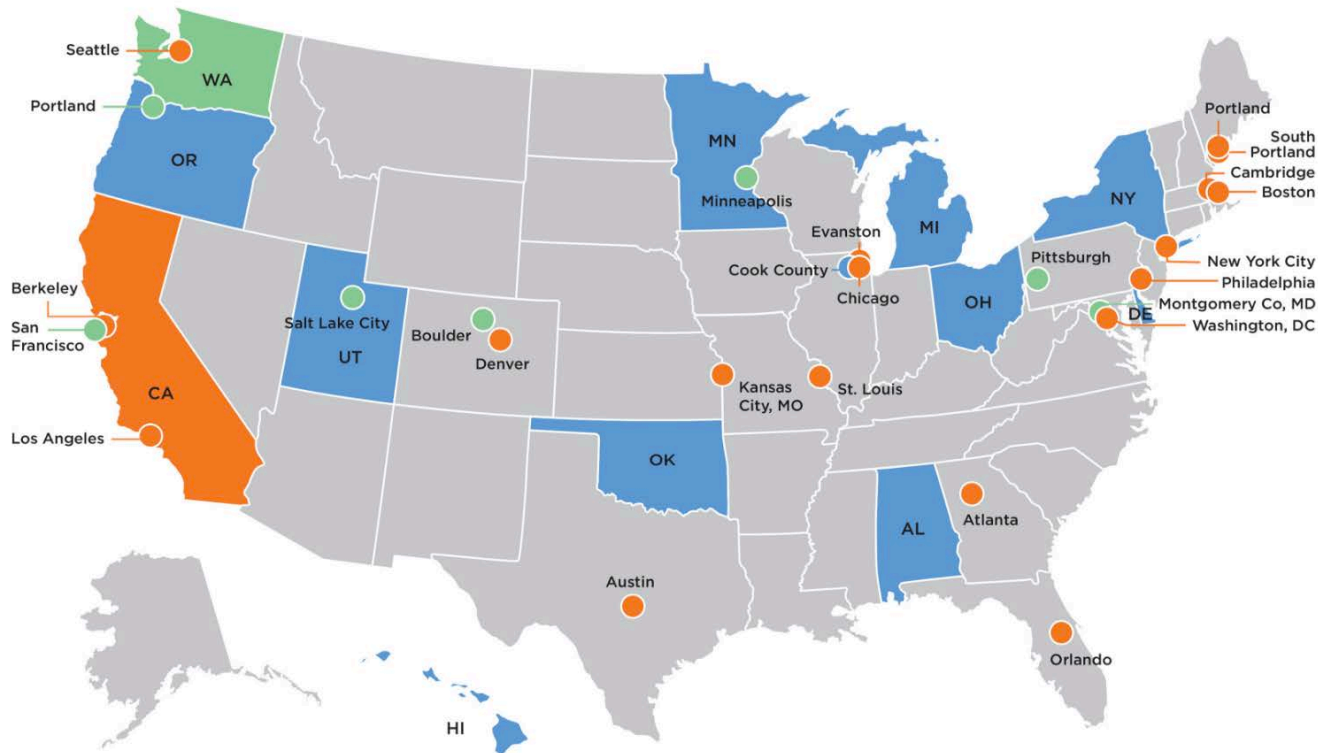
“Market transformation is a process of strategic intervention in the market to bring about widespread, permanent change”



*Institute for Market Transformation (IMT)*

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# U.S. Building Benchmarking and Transparency Policies



- Public, commercial, and multifamily building benchmarking policy adopted
- Public and commercial building benchmarking policy adopted
- Public buildings benchmarked



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# Existing Policy Framework

## **AB 802 - Building Energy Use Benchmarking and Public Disclosure Program**

- Passed in September, 2015
- Requires utilities to disclose energy consumption data of ‘all covered buildings’
  - All nonresidential/multifamily buildings with 5 or more active utility accounts
- Requires program to disclose benchmarking energy use
  - All covered buildings over 50,000 ft<sup>2</sup>



# Benchmarking and Transparency Benefits

- Market Competition and Consumer Choice
- Energy and Cost Savings
- Job Creation and Economic Growth
- Smarter Government and Utilities

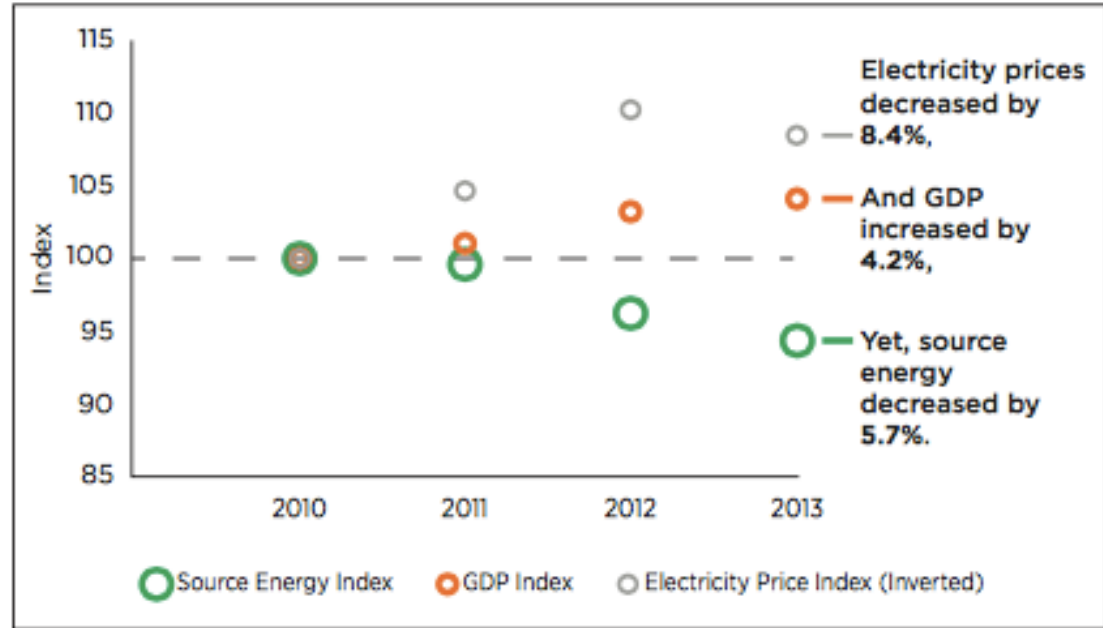
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# Example of Results – New York City

Department of Energy analysis  
from the first three years  
benchmarking ordinance (LL84)

- 5.7% source energy savings 2010-2013
- 4.2 % increase in GDP
- 8.4% decrease in electricity prices



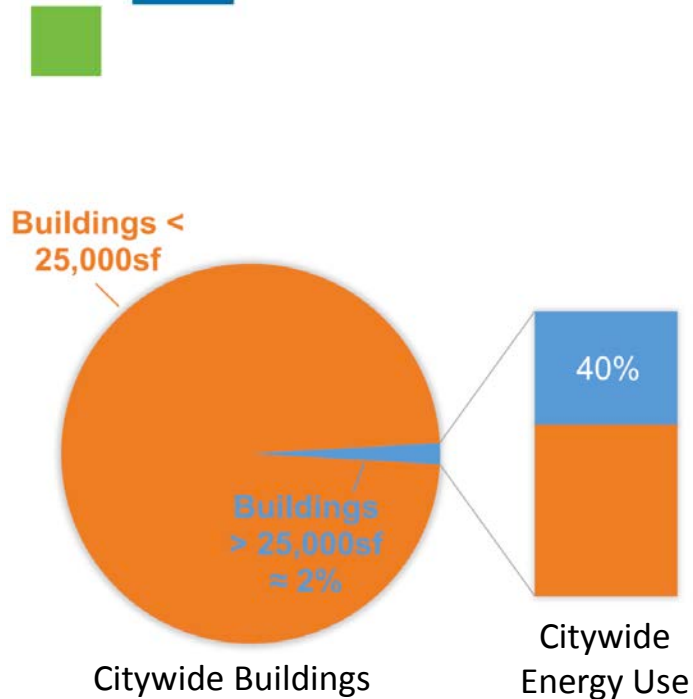
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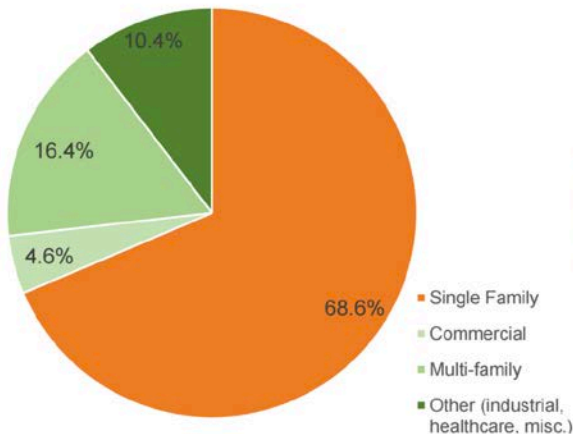
# Break

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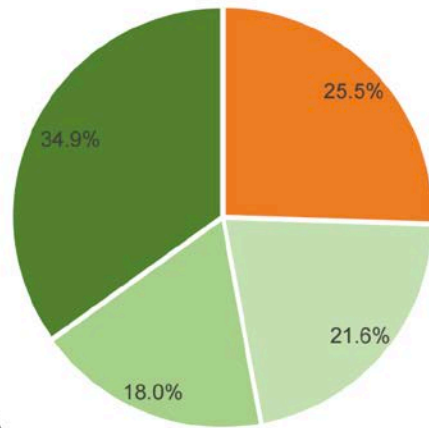
# Example of Building Stock Profile – Los Angeles



Parcels by type of building



Energy by type of building

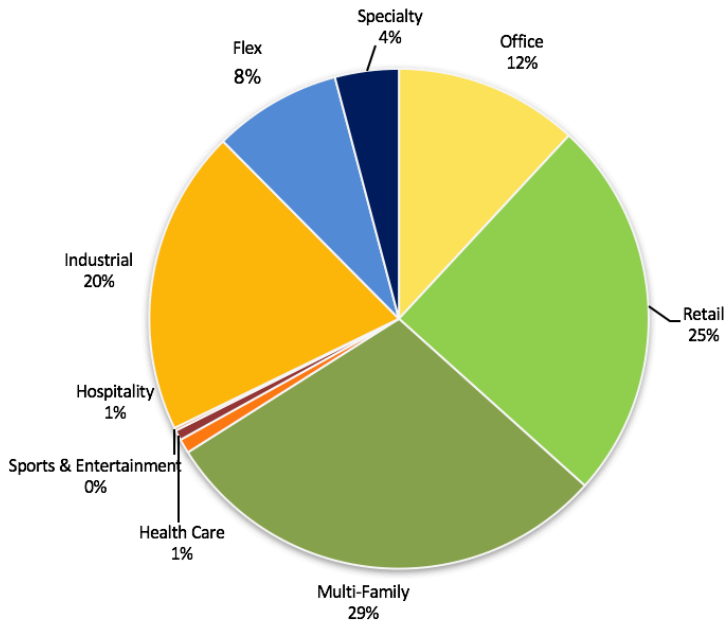


Targeting buildings over 25,000 ft<sup>2</sup> affects less than 2% of parcels while addressing nearly 40% of Citywide energy use

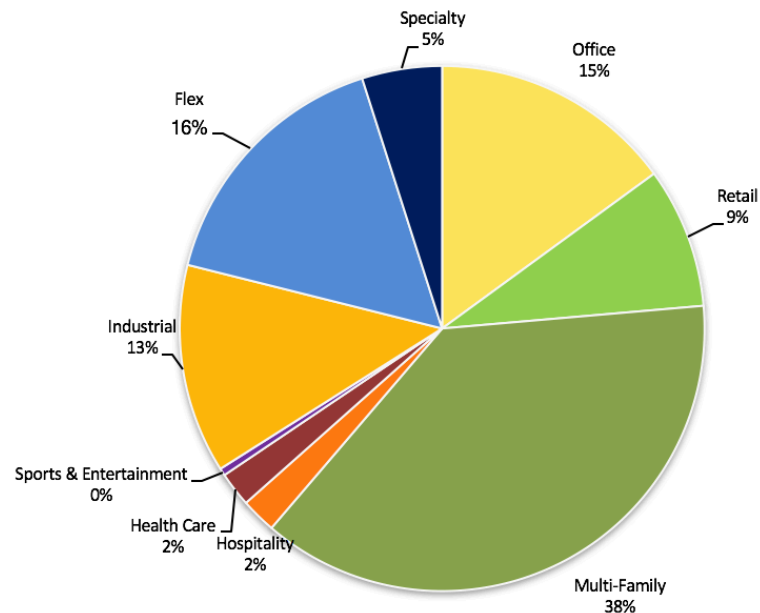
\*Based on analysis by the California Center for Sustainable Communities at UCLA

# San José Building Stock (in gross ft<sup>2</sup>)

## < 50,000 ft<sup>2</sup>



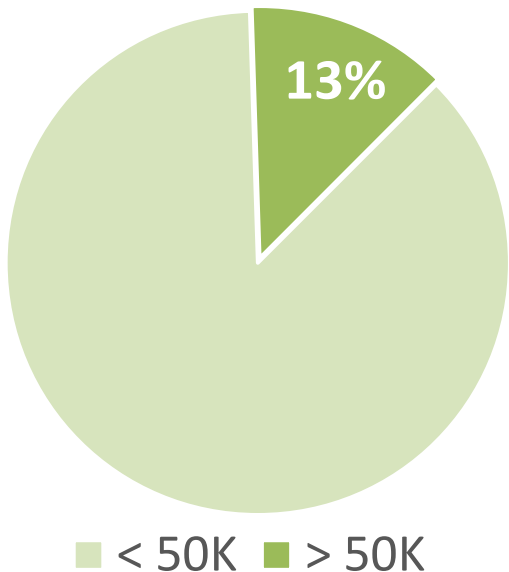
## > 50,000 ft<sup>2</sup>



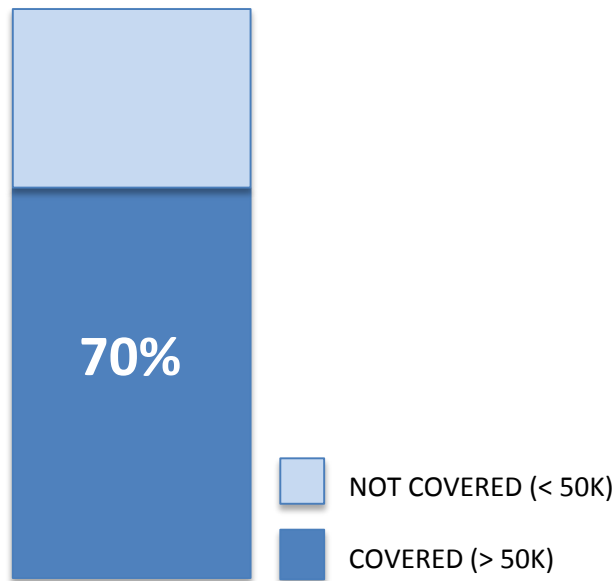
# San José Building Stock Analysis

**50,000 ft<sup>2</sup> threshold = 1558 buildings**

TOTAL # OF BUILDINGS CITYWIDE



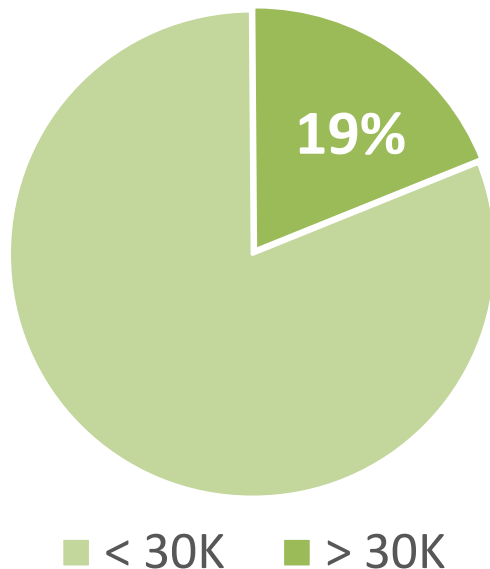
TOTAL FT<sup>2</sup> CITYWIDE



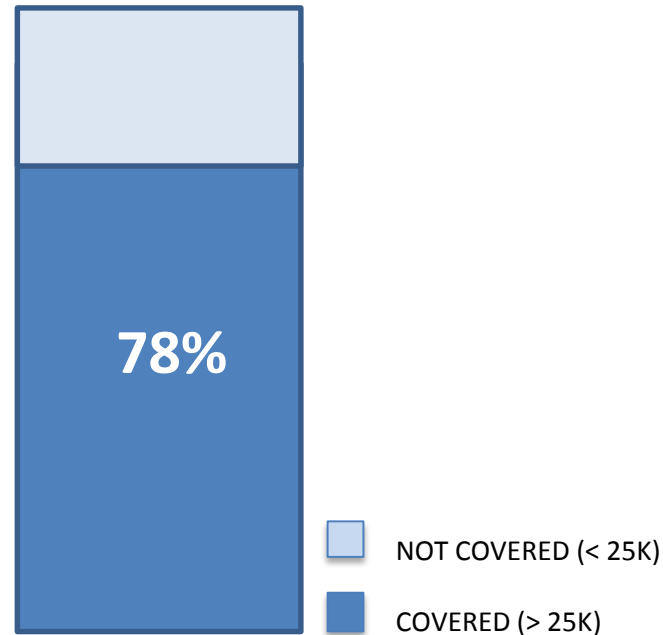
# San José Building Stock Analysis

**30,000 ft<sup>2</sup> threshold = 2280 buildings**

TOTAL # OF BUILDINGS



TOTAL FT<sup>2</sup> CITYWIDE

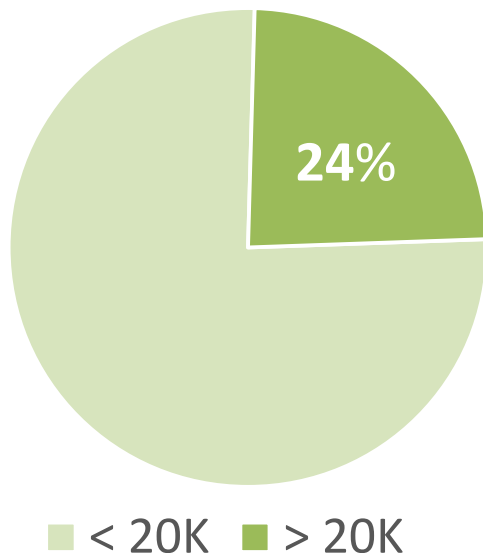




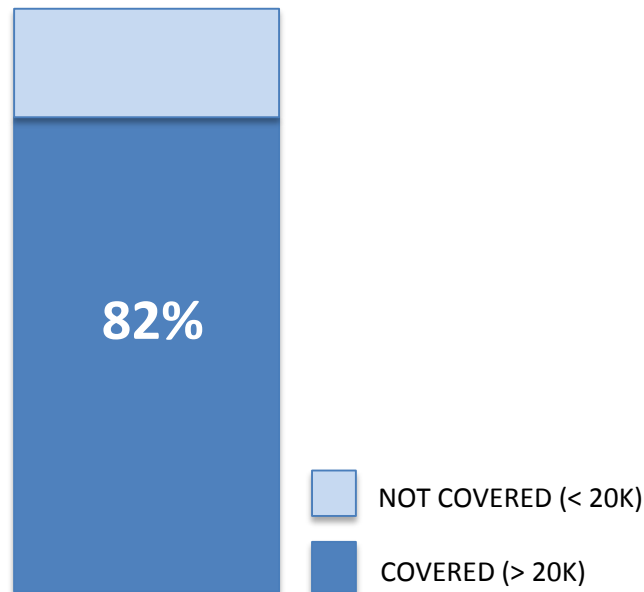
# San José Building Stock Analysis

**20,000 ft<sup>2</sup> threshold = 2930 buildings**

TOTAL # OF BUILDINGS



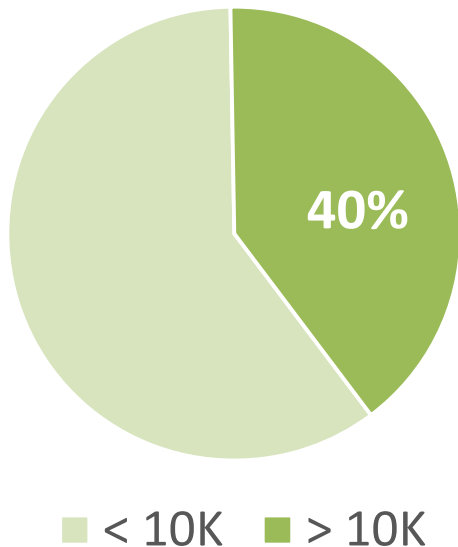
TOTAL FT<sup>2</sup> CITYWIDE



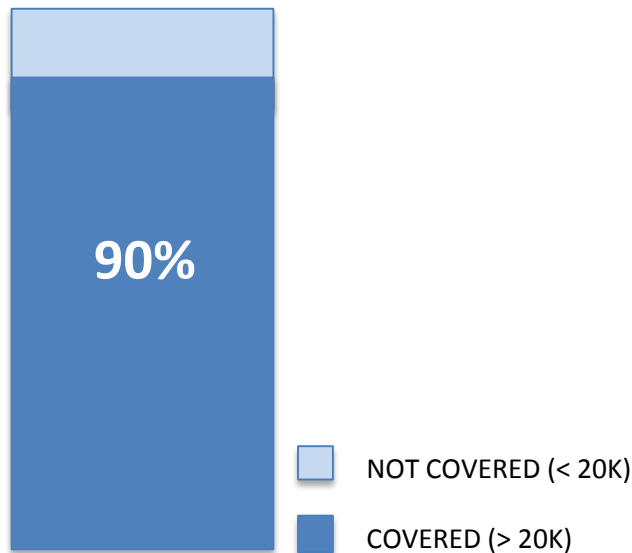
# San José Building Stock Analysis

**10,000 ft<sup>2</sup> threshold = 4766 buildings**

TOTAL # OF BUILDINGS



TOTAL FT<sup>2</sup> CITYWIDE





# Benchmarking Policy Development Process

- Understand Existing Policy Framework
- Characterize Building Stock
- Identify who will lead
  - Policy development
  - Implementation
  - Enforcement
- Identify and Engage Stakeholders
- Collaborate to Develop Policy and Implementation Plan



# Task Force Timeline

<b>Meeting 2:</b>	Building Stock Coverage and Reporting Platform	March 15, 2018
<b>Meeting 3:</b>	Data Access: Privacy, Disclosure and Automation	April 19, 2018
<b>Meeting 4:</b>	Compliance Pathways	May 16 , 2018
<b>Meeting 5:</b>	Implementation and Enforcement	June 14 , 2018
<b>Meeting 6:</b>	TBD	July 18, 2018



# Discussion

- Do you have experience with...
  - energy efficiency?
  - benchmarking or benchmarking software/technology?
  - portfolio wide property or asset management?
- How is energy valued in your organization?
- Is efficiency prioritized?
- What past or current efforts around energy/efficiency has your organization undertaken?
- How proactive is your organization when it comes to energy efficiency?
- Are there priority topics we want to make sure are addressed in task force meetings?