

# City Energy Project – San José

## Building Stock Coverage and Reporting Platform

**Date:** March 15, 2018  
**Time:** 9:00AM – 12:00PM  
**Location:** Environmental Innovation Center  
1608 Las Plumas Ave., San José

### Agenda:

- 1) **Welcome - Ariel Carpenter, Technical Advisor, City of San José**
- 2) **Kick-Off Meeting Recap – Walker Wells, Global Green**
  - a. Stakeholders in Attendance
  - b. Key Takeaways (*see Meeting 1 minutes for more details*)
- 3) **Building Stock Coverage** (*Building-level data provided by CoStar Group Inc. and does not include single-family homes*)
  - a. Thresholds and Timeline: Threshold and Phasing Examples Nationwide
    - i. Boston: 35K by 2017
      1. City Buildings by 2013
      2. Commercial buildings > 50K by 2014
      3. Residential buildings with 50+ units by 2015
      4. Commercial buildings > 35K by 2016
      5. Residential buildings with 35+ units by 2017
    - ii. Denver: 25K by 2018
    - iii. Los Angeles: 20K by 2019
      1. Buildings > 100K must benchmark by 2017; disclose by 2018
      2. Buildings > 50K must benchmark by 2018; disclose by 2019
      3. Buildings over > 20K must benchmark by 2019; disclose by 2020
    - iv. Salt Lake City: 25K by 2020
    - v. San Francisco: 10K by 2014
      1. Buildings > 50K must benchmark by 2011; no disclosure
      2. Buildings > 25K must benchmark by 2012; > 50K must disclose
      3. Buildings > 10K must benchmark by 2013; >25K must disclose

4. All buildings > 10K must benchmark and disclose by 2014
- vi. Seattle: 20K by 2013
- b. Thresholds and Timeline: San Jose Building Stock Coverage
  - i. 50,000 ft<sup>2</sup> threshold (AB 802 CA state mandate)
    1. 1558 buildings covered
    2. 13% of total number of buildings
    3. 70% of total ft<sup>2</sup> (Gross Square Footage or GSF)
    4. 9% of Multifamily buildings are covered; 74% of Multifamily GSF is covered
    5. 18% of Office buildings are covered; 74% of Office GSF is covered
    6. 5% of Retail buildings are covered; 44% of Retail GSF is covered
    7. 17% of Industrial buildings are covered; 60% of Industrial GSF is covered
  - ii. 30,000 ft<sup>2</sup> threshold
    1. 2280 buildings covered
    2. 19% of total number of buildings
    3. 78% of total ft<sup>2</sup>
    4. 11% of Multifamily buildings are covered; 78% of Multifamily GSF is covered
      - a. 2% increase in # of buildings represents 4% GSF increase
    5. 24% of Office buildings covered; 81% of Office GSF is covered
      - a. 6% increase in # of buildings represents 7% GSF increase
    6. 8% of Retail buildings; 55% of Retail GSF is covered
      - a. 3% increase in # of buildings represents 10% GSF increase
    7. 29% of Industrial but 74% of industrial GSF is covered
      - a. 12% increase in # of buildings represents 14% GSF increase
  - iii. 25,000 ft<sup>2</sup> threshold
    1. 2607 buildings covered
    2. 22% of total number of buildings
    3. 80% of total ft<sup>2</sup>
    4. 13% of Multifamily buildings are covered; 79% of Multifamily GSF is covered
      - a. 2% increase in # of buildings represents 1% GSF increase

5. 27% of Office buildings covered; 83% of Office GSF is covered
    - a. 3% increase in # of buildings represents 2% GSF increase
  6. 10% of Retail buildings; 59% of Retail GSF is covered
    - a. 2% increase in # of buildings represents 4% GSF increase
  7. 34% of Industrial; 78% of Industrial GSF is covered
    - a. 5% increase in # of buildings represents 4% GSF increase
- iv. 20,000 ft<sup>2</sup> threshold
1. 2930 buildings covered
  2. 24% of total number of buildings
  3. 82% of total ft<sup>2</sup>
  4. 14% of Multifamily buildings covered; 80% of Multifamily GSF is covered
    - a. 3% increase in # of buildings represents 2% GSF increase
  5. 31% of Office buildings covered; 85% of Office GSF is covered
    - a. 7% increase in # of buildings represents 4% GSF increase
  6. 11% of retail buildings covered; 60% of Retail GSF is covered
    - a. 1% increase in # of buildings represents 1% GSF increase
  7. 41% of Industrial but 82% of industrial GSF is covered
    - a. 12% increase in # of buildings represents 8% GSF increase
- v. 10,000 ft<sup>2</sup> threshold
1. 4766 buildings covered
  2. 40% of total number of buildings
  3. 90% of total ft<sup>2</sup>
  4. 59% of Multifamily buildings covered; 86% of Multifamily GSF is covered
    - a. 45% increase in # of buildings represents 6% GSF increase
  5. 37% of Office buildings covered; 93% of Office GSF is covered
    - a. 6% increase in # of buildings represents 11% GSF increase
  6. 49% of Retail buildings covered; 75% of Retail GSF is covered
    - a. 38% increase in # of buildings represents 15% GSF increase
  7. 60% of Industrial buildings covered; 95% of industrial GSF is covered
    - a. 19% increase in # of buildings represents 8% GSF increase

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c. Considerations and Potential Exemptions

- i. Unique or resource-intensive industries (i.e. data servers or laboratories)
- ii. Industrial operations vs. building system performance
- iii. Financial considerations
- iv. Broad exemptions should not be made, buildings should have unique “considerations” which may grant exemptions

#### **4) Energy Star Portfolio Manager**

- a. Benchmarking Process
  - i. EPA ENERGY STAR Portfolio Manager is the leading universal, free software for building energy and water benchmarking, and all cities that require benchmarking use this tool to collect building data
  - ii. A connection request can be sent to your energy utility account, which enables your utility user data to be automatically uploaded to Portfolio Manager on a monthly basis. Water utilities typically do not have this capability yet.
  - iii. Other private benchmarking/billing/energy tracking platforms exist and may offer comparable services that are generally compatible with ENERGY STAR Portfolio Manager, and are additionally compatible with municipal compliance processes
- b. Reporting
  - i. ENERGY STAR Portfolio Manager can be used to generate reports including (but not limited to) an Energy Star Scorecard, a Water Scorecard and a Statement of Energy Performance (SEP), to inform compliance
- c. Scores and Transparency
  - i. What do we disclose to maintain privacy but to send clear market signals?
  - ii. Context for scores is important to ensure transparency element is not “punitive”

#### **5) Discussion**

*Discussion Prompts:*

*How will different thresholds impact the building stock and stakeholders?*

*How will different compliance timelines or ‘phasing’ impact stakeholders?*

*What else do we need to consider about the building stock?*

*How can the City support benchmarking and reporting for building owners?*

Educational and financial resources very important

Enough noticing time to plan and budget effectively

*Do any working groups need to be designated?*

Other Comments:

#### RESOURCES AND ASSISTANCE

Stakeholders need to be educated on the specifics of the benchmarking policy, so they understand exactly what terms like 'transparency' will mean for compliance, and to understand that disclosure is designed to educational and motivational, not punitive

Stakeholders need to be notified and educated on the implications of compliance requirements well in advance, to provide enough time to plan and budget effectively; notification and outreach should be conducted at each tier of any phased-in implementation

Stakeholders need help with capacity and bandwidth; should these resources come from the City of San José or a third party (ex: Los Angeles Better Buildings Challenge)?

There should be a link or webpage with resources and should leverage existing educational programs like those through BOMA, USGBC or ASHRAE; how are other cities managing/streamlining outreach and education?

Is there case study information that can be made available on building performance and improvements to make the process more accessible?

Information about compliance costs should be simple and up front

#### POLICY GOALS

What are the City's goals/metrics around energy efficiency and benchmarking that can inform our discussion around coverage and thresholds?

Can we look to the Climate Smart San Jose plan and appendix models for guidance on the targets we set, especially in terms of setting square footage thresholds?

#### THRESHOLD

Consensus that 10,000 ft<sup>2</sup> threshold is still on the table for a phased-in implementation, if adequate staffing is funded and sufficient resources to assist smaller buildings are developed

#### SPECIAL CONSIDERATIONS

Special considerations may be given to those who petition but no blanket exemptions should be given to any building type or industry

#### WATER

How do we get water meter data uploaded?

#### SYNERGY

Benchmarking and transparency should also be a tool for governments to understand the needs of building owners. If the government is aware of 'low-performers' or those struggling with compliance, they will be more able to connect people with resources like rebates, free audits or other incentives

EPA ENERGY STAR PORTFOLIO MANAGER

Will this federally funded resource continue to be available as these policies are implemented?  
Most likely, but still some uncertainty

**6) Next Steps**

<b>Meeting 3:</b>	Data Access: Privacy, Reporting 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

**Attendees:**

Andrea Case – City of San José, Public Works

Angel Ibanez - City of San José, Mayor's Office

Anna Torres - Prologis

Brandi Rodgers - Building Owners and Managers Association

Daniel Nguyen - American Society of Heating, Refrigeration and Air Conditioning Engineers

Danny Alexander - San Jose Downtown Association

Donald Young - SPUR

Nathan Donato-Weinstein - City of San José, Office of Economic Development

Erik Jensen - California Energy Commission

George Denise - Building Owners and Managers Association

Hammad Khan - JLL

Jared Hart - City of San José, Planning, Building, and Code Enforcement

Jared Jeffrey - Prologis

Jeff Provenzano - City of San José, San Jose Municipal Water Company

June Yip - American Institute of Architects, Silicon Valley

Lillian Martin - City of San José, Public Works

Mark Ross - Therma

Mary Wimmer - Team San Jose

Olga Ornelas - Building Owners and Managers Association

Randy Shuayto - Building Owners and Managers Association

Richard Sadayan-

Rick Williams - CommEnergy

Scott Green - City of San José, Mayor's Office

Sharon Fredlund - Building Owners and Managers Association

Vanessa Lasseson - American Society of Heating, Refrigeration and Air Conditioning Engineers

Warren Krause - City of San José, Planning, Building, and Code Enforcement

Willie Godinez -