Commercial Building Efficiency Advisory Committee

Meeting 4: Policy Design

Welcome and Introductions

City of Ann Arbor Staff Introductions

Thea Yagerlener, Energy Analyst

Zach Waas Smith, Community Engagement Specialist

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Agenda

1. Welcome and Introductions
2. Review Ground Rules and Expectations
3. Transparency and Data Discussion
4. Exemption Discussion
5. Schedule and Responsible Party Discussion
6. Closeout

Round Table Introductions

- Name, Pronouns, Organization and Role
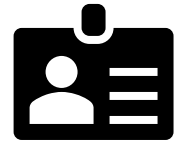
Ground Rules

- Stay engaged
  - Minimize distractions
  - Grab something to write with, a drink, a snack
- Chatham House Rules
  - Share the information, not the person
- Practice democracy of time
- Constructive mindset: Deliberation should be positive and future-directed
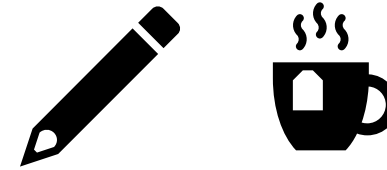
Expectations of City Staff

- We will look to you for advice and innovation in formulating a solution and will incorporate your advice and recommendations into the decisions to the maximum extent possible.

- Ensure this time serves the stakeholders in the room

- Be available to answer questions and address concerns

  benchmarking@a2gov.org

  Tyagerlener@a2gov.org

  ZWaasSmith@a2gov.org

Expectations of Task Force

- Provide your expertise and lived experience

- Leverage networks to represent a larger group of voices

- Final Product: Co-creating policy recommendations

What do you need to be successful?

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Decision Process and Timeline

Q4 2020 **Q1 2021** **Q2 2021**

Stakeholder Task Force

| Define Opportunity and Develop Evaluation Criteria | Co-Create Policy Recommendations | Refine Policy Recommendations Integrating Public Feedback |

Public Input

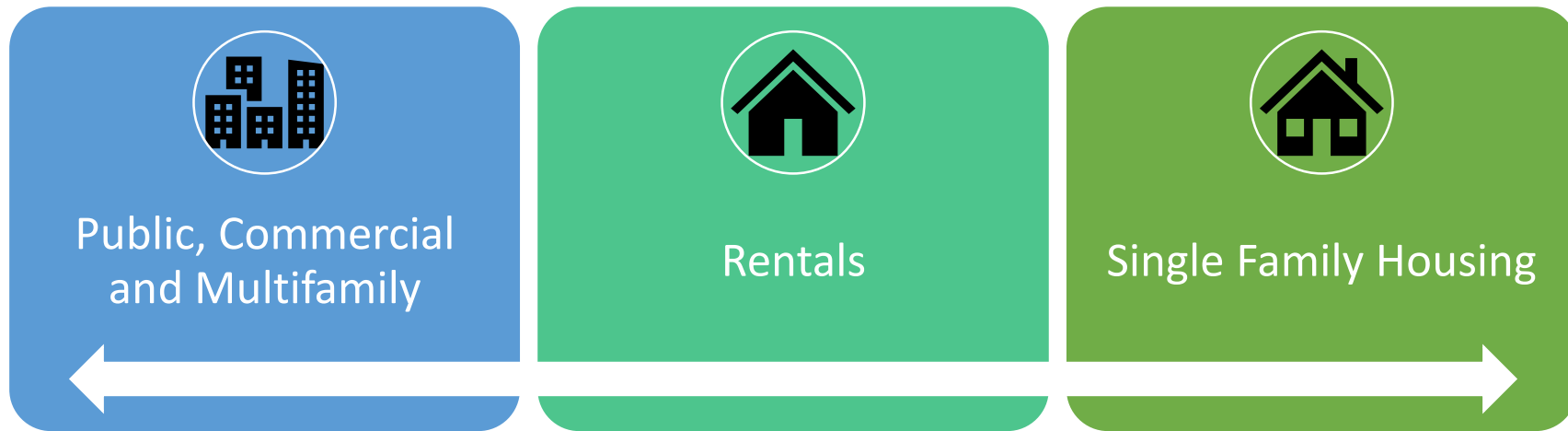| Open Public Feedback | Public Comment Period |

City of Ann Arbor

| Ordinance Approval Process | Implementation |

*Includes legal review

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Suite of Programs

Public, Commercial and Multifamily

Rentals

Single Family Housing

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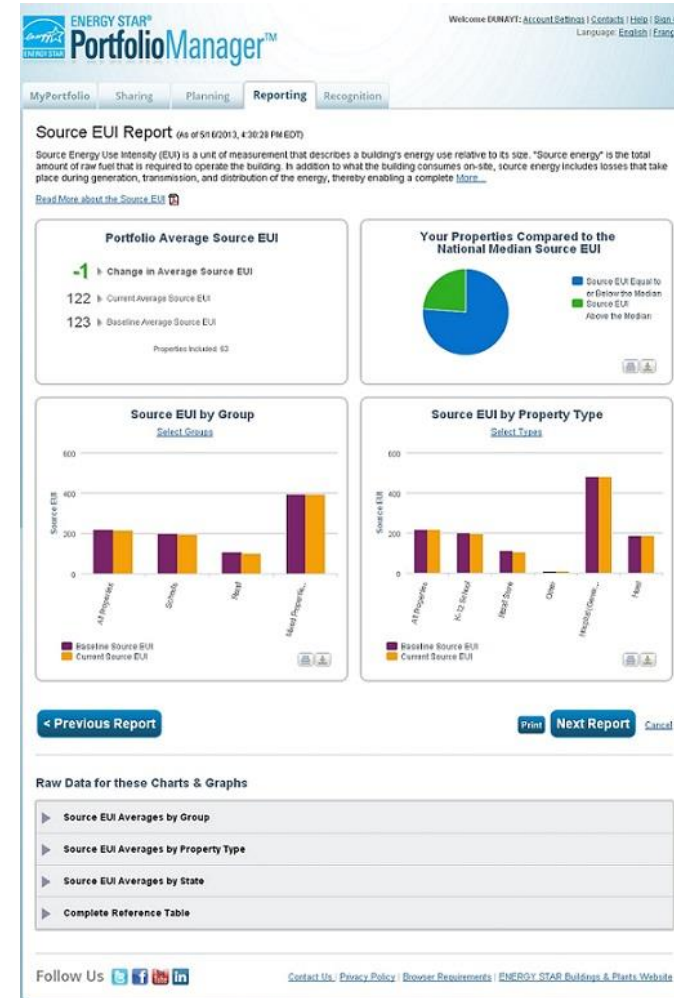EQUITABLE · SUSTAINABLE · TRANSFORMATIVE

Commercial Benchmarking Scope

Benchmarking: An established program to understand how a building is performing compared to itself and similar buildings

Transparency: Sharing information with the market to value energy efficiency and drive market transformation

*Not a performance standard

Progress To Date

1. Framed the opportunity to help our evaluation:
    1. Improve experience and impact of all occupants
    2. Achieve net positive change considering all costs and benefits
    3. Establish clear goals, steps, and criteria for success and track improvement
    4. Reflect priorities of current and new stakeholders

2. Benchmarking 101

3. Energy Efficiency Review and Examples

4. Discussed Building Size and Sectors

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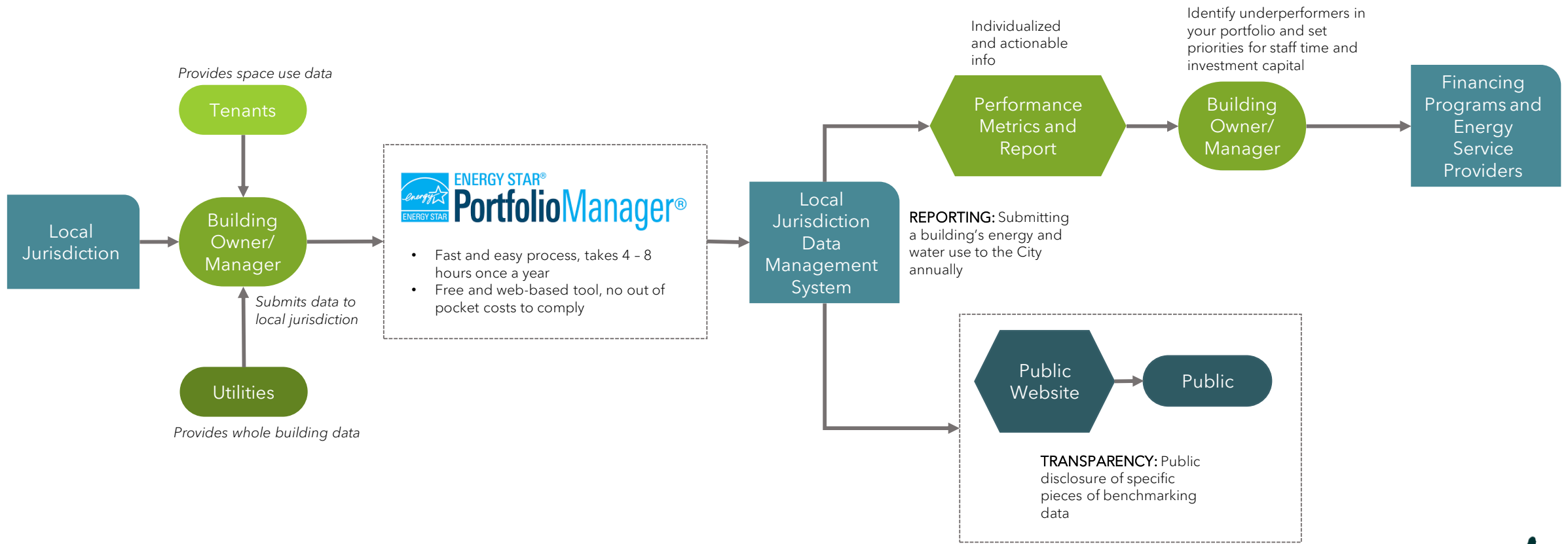# Policy Direction

Benchmarking Policy Elements

- Covered Market Sectors
- Covered Building Size
- Transparency approach
- Benchmarking and Transparency Exemptions
- Schedule for initial benchmarking and transparency
- Party responsible for reporting
- Data Verification Approach
- ➢Beyond benchmarking
- ➢Implementation

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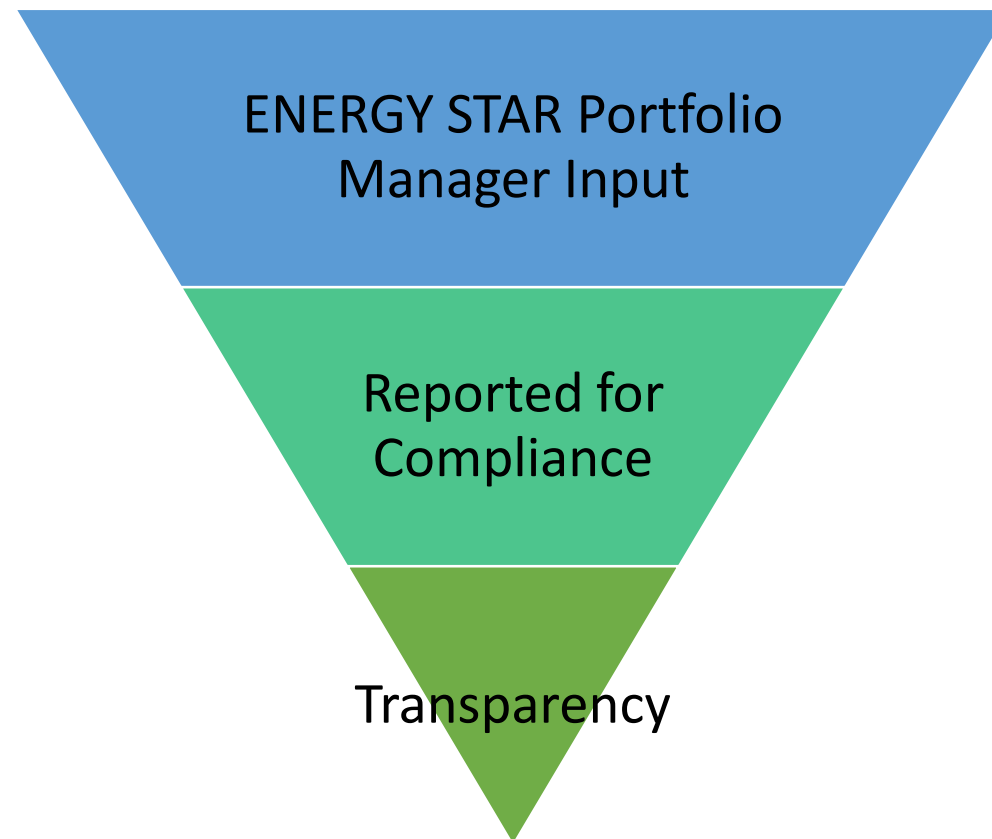EQUITABLE · SUSTAINABLE · TRANSFORMATIVE

Benchmarking Policy Elements

- Covered Market Sectors
- Covered Building Size
- **Transparency approach**
- **Benchmarking and Transparency Exemptions**
- **Schedule for initial benchmarking and transparency**
- **Party responsible for reporting**
- **Data Verification Approach**
- ➢Beyond benchmarking
- ➢Implementation

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Typical Process

BENCHMARKING: On-going review of building energy performance compared to itself as well as other buildings of similar size
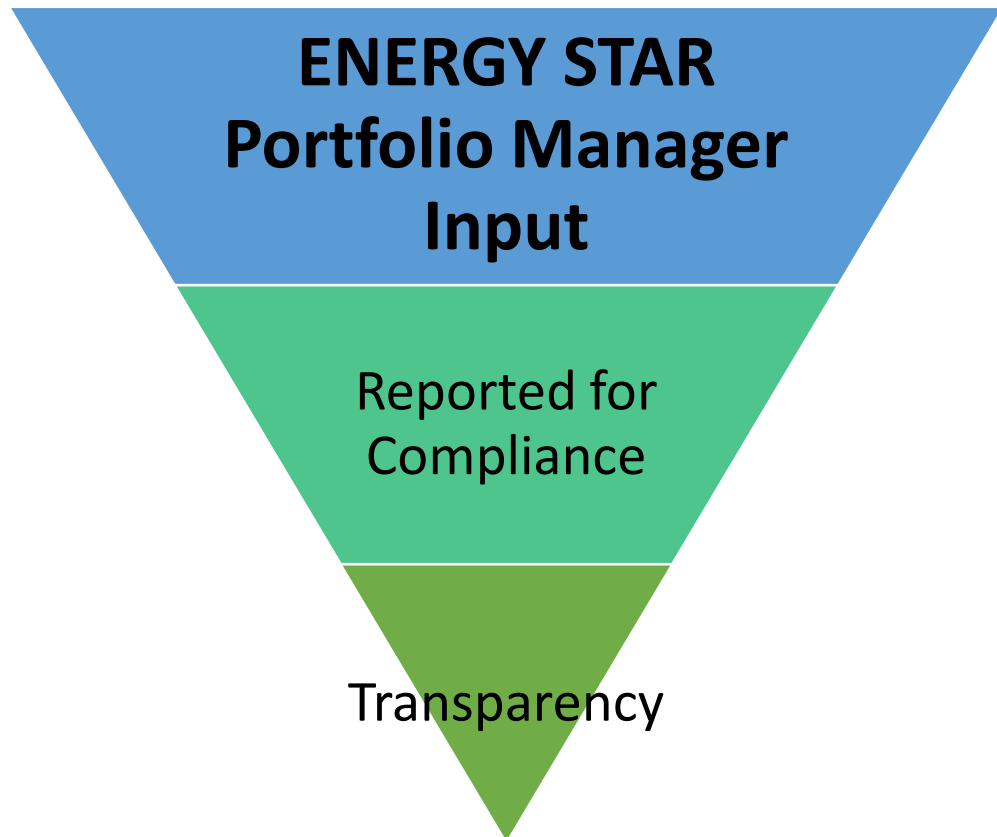
Provides space use data

Tenants

Local Jurisdiction

Building Owner/ Manager

Submits data to local jurisdiction

Utilities

Provides whole building data

ENERGY STAR®
Portfolio Manager®

- Fast and easy process, takes 4 – 8 hours once a year
- Free and web-based tool, no out of pocket costs to comply

Local Jurisdiction Data Management System

REPORTING: Submitting a building's energy and water use to the City annually

Individualized and actionable info

Performance Metrics and Report

Identify underperformers in your portfolio and set priorities for staff time and investment capital

Building Owner/ Manager

Financing Programs and Energy Service Providers

Public Website

Public

TRANSPARENCY: Public disclosure of specific pieces of benchmarking data

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ENERGY STAR Portfolio Manager Process

ENERGY STAR Portfolio Manager Input

Reported for Compliance

Transparency

Data Collected for All Properties

- Property Name
- Property Address
- Total Gross Floor Area of Property
- Irrigated Area
- Year Built/Planned for Construction Completion
- Occupancy
- Number of Buildings
- 12 consecutive months of energy data

Additional Data Collected for Office

The following information is **required** to get an ENERGY STAR score (if eligible):

- Gross Floor Area
- Weekly Operating Hours
- Number of Workers on Main Shift
- Number of Computers
- Percent That Can Be Cooled

The following information is **optional** and not used to calculate a score; it may inform future analysis and score revisions by EPA and/or may help you manage and compare your properties:

- Percent That Can Be Heated

ENERGY STAR Score

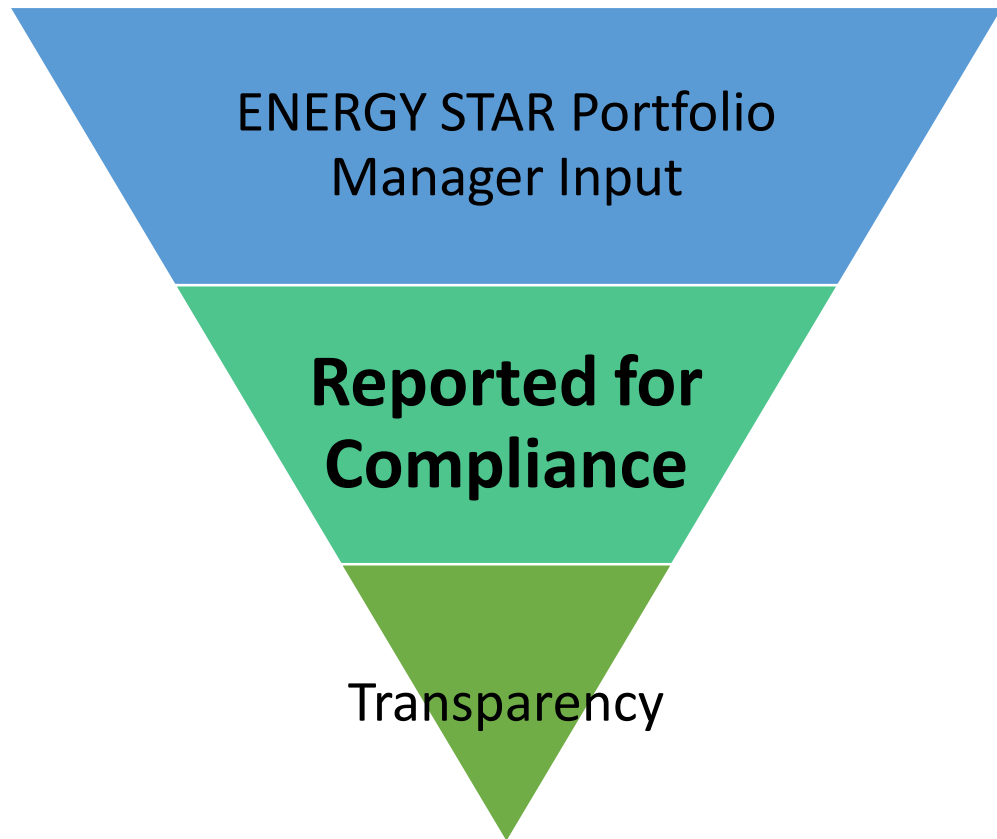**1 – 100 Score:** Helps assess how a building is doing and identify opportunities

Score Below 50	Score = 50	Score Over 50	Score Over 75
Performing worse that 50% of similar buildings nationwide	Median	Performing better than 50 percent of its peers	Top performer, may be eligible for ENERGY STAR certification

Poor performers save the most:

2X as much as buildings with higher scores

- Evaluates actual billed energy data
- Normalized for business activity
- Compares to national population, not individual buildings
- Indicated level of performance

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Data Reporting

ENERGY STAR Portfolio
Manager Input

**Reported for
Compliance**

Transparency

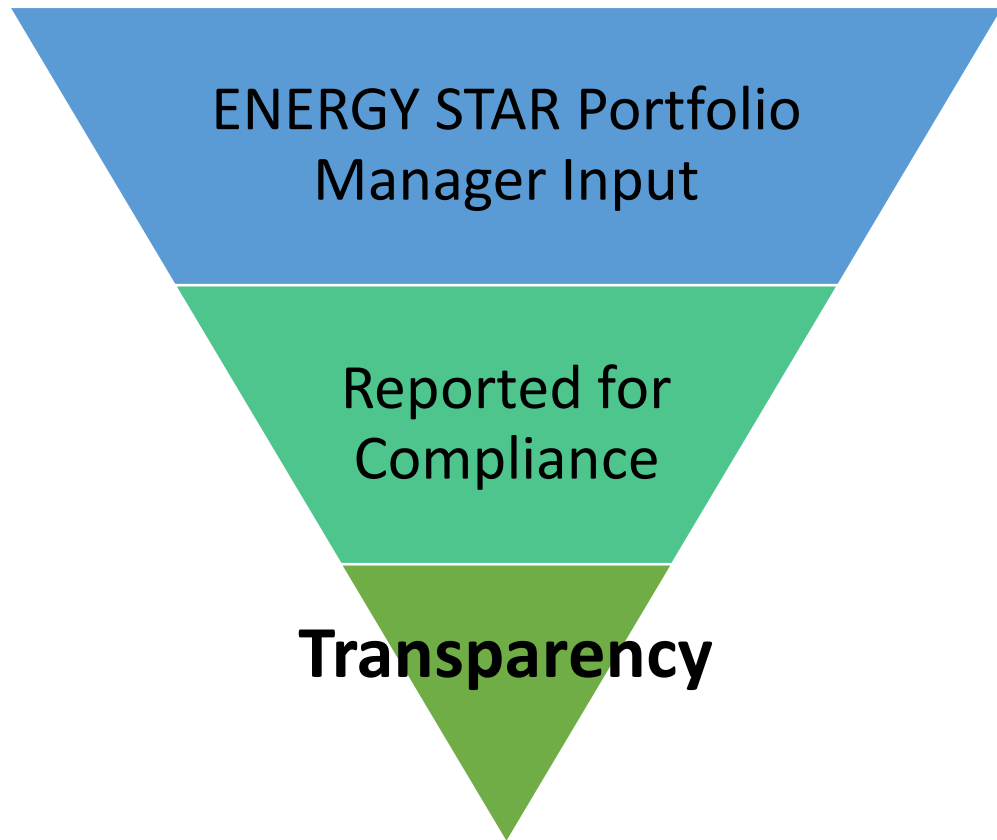| Subset of Data Fields |
| --- |
| Property Name, Address, Type, Size |
| ENERGY STAR Score |
| Site EUI or Source EUI |
| Weather Normalized Site or Source EUI |
| Total GHG Emissions |
| % Difference from National Median Source EUI |
| Default or Temporary Values |
| List of All Property Use Types |
| Property Notes: Age of building, Comments |

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Data Transparency Process

ENERGY STAR Portfolio Manager Input

Reported for Compliance

Transparency

USDN and IMT

Visualizations

Visualizations for the Cities of Philadelphia, New York, and Boston (top to bottom)

Scorecards

City of Seattle

City of Philadelphia

Infographics

City of Chicago

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Policy Variable: Exemptions

Benchmarking vs Transparency

- Residential buildings with less than 5 units
- Standard Industrial Classification
- Properties owned by government bodies not subject to the authority of the City
- Buildings facing financial hardship
- Unoccupied/vacant: No permit, less than 50% occupied
- Planned to be demolished
- Does not receive energy/water utility
- Not in the public interest

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Close Out

Next Meetings

➢ **ADDITIONAL MEETING:** Jan 22 10 – 11:30 AM

➢ Open to public comment

➢ Final Meeting (TBD): Responding to public comment and finalize recommendations

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Thank You for Your Time!

Thea: TYagerlener@a2gov.org

Zach: ZWaasSmith@a2gov.org