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**Sustainability Division of the City of Chula Vista Comments on CEC
Draft Building Energy Performance Strategy Report**

See attached comments from the Sustainability Division of the City of Chula Vista regarding the CEC's Draft California Building Energy Performance Strategy Report.

Additional submitted attachment is included below.



August 21, 2026

California Energy Commission
Docket Unit, MS-4
Docket No. 24-BPS-01
715 P Street
Sacramento, CA 95814

RE: Docket Number 24-BPS-01 - California Building Performance Strategy Report

Dear Commissioners,

City of Chula Vista Sustainability Division staff appreciate the ability to comment on the California Energy Commission's (CEC) Draft California Building Performance Strategy Report.

The City of Chula Vista has long been a leader in climate action. Chula Vista City Council adopted the Building Energy Saving Ordinance on March 2, 2021, in support of the city's 2017 Climate Action Plan. The ordinance, a Building Performance Standard (BPS), supports the City's goal of reducing greenhouse gas emissions from existing buildings by 50% by 2045. To comply, owners of multifamily, commercial and industrial buildings 20,000 square feet and larger must report their energy use data annually and low-performing buildings must perform energy audits, retrocommissioning and address cost-effective building upgrades over time. Approximately 700 covered buildings within the city are subject to comply with ordinance requirements and implementation began on January 1, 2022. Based on findings from the first few years of implementation, the ordinance was amended by City Council in late 2025, at the recommendation of Sustainability Division staff, to improve alignment with State requirements, strengthen the effectiveness of the policy and simplify the process to make it more straightforward for building owners to file and comply.

City of Chula Vista Sustainability Division staff are supportive of many of the recommendations in the draft strategy report but also have some items for thoughtful consideration by the California Energy Commission.

Support:

- Our team strongly supports using utility billing data as verification, as mentioned on pg. 13-14 of the report, as it should greatly improve data quality. While it may require CEC staff time and resources, this one-time effort would go a long way to ensuring that the

correct number of meters are attributed per covered property. The city's Sustainability staff have encountered this issue, resulting in skewed ENERGY STAR scores for some of our covered buildings. This meter verification would be incredibly beneficial, and we recommend extending to local jurisdictions with benchmarking/BPS ordinances and lower square footage thresholds as it has the potential to remove a large source of potential data errors.

- Third party data verification by a licensed professional at an interval that aligns with key BPS years is essential. We updated our existing BPS ordinance in late 2025 to include this exact plan based on observations in the first four years of implementation.
- A centralized resource hub will be beneficial for building owners/operators to reduce confusion. Our team has been involved in a similar design process with the California Building Performance Hub, and we see the value in many of the proposed tools and resources.
- Flexibility is key. Creating trusting working relationships with building owners is essential and may make it easier to work with owners in special cases regarding potential timeline adjustments, baseline adjustments and portfolio compliance.

Considerations:

- Harmonizing local and state collaboration in moving BPS strategies forward should be a priority. While only a few local jurisdictions in the state have existing or upcoming BPS requirements, thoughtful deliberation of how to incorporate those jurisdictions, and the covered buildings within them, into a statewide program needs to take place early and often in the process. The State could consider “grandfathering” local BPS programs that meet state-defined guardrails (such as alignment with 2045 performance targets) or establish an equivalency pathway through which compliant local BPS programs serve as an alternate route to statewide compliance.
- Chula Vista is now in our fifth year of BPS implementation. By the time a statewide BPS may be in effect, we would likely be closer to ten years in this collaborative work with building owners and it might be cumbersome for them to switch from local contacts, partnerships and technical assistance to a larger statewide network with potentially limited resources. We have developed relationships, ongoing support for building owners/operators, compliance plans and partnerships and it would be ideal to leverage that work.

- Additionally, there is a critical need for a practical pathway for buildings following the city's existing metric (ENERGY STAR score or site EUI) and timeline track to either continue complying only with the City of Chula Vista's BPS requirements (our preference) or potentially move into the state's BPS pathway well into the future. Switching metrics and compliance timelines may be very challenging for owners who have made commitments and long-term plans for their buildings, especially this far along in the process.
- Our BPS assists in the implementation of AB802 locally and potentially removing local connections to owners of larger buildings may have a negative impact on compliance rates.
- We recommend the CEC expand the state's third-party data management software to facilitate economies of scale and allow local jurisdictions to use it for all covered buildings. This would be a win across the board as it will collect all building data in the same format into one seamless database.
- Finally, do what you can to reduce the compliance burden for building owners where possible. This has been a key theme city staff have considered since the inception of the Building Energy Saving Ordinance, but especially with the ordinance update in 2025.

Overall, the potential for a statewide BPS is commendable and will go a long way to support the state's energy and emissions reduction goals, but there are some significant considerations that need to be addressed. City of Chula Vista Sustainability Division staff look forward to continued conversations, collaboration, partnership and planning with CEC staff on how a potential statewide BPS may move forward and how the existing Building Energy Saving Ordinance in the City of Chula Vista can complement those plans.

Sincerely,

Coleen Wisniewski
Environmental Sustainability Manager
Sustainability Division
Public Works Department