

DOCKETED

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November 24, 2015

California Energy Commission
1516 Ninth St., MS-34
Sacramento, CA 95814

RE: AB 802 Gets Actionable Information to the Market

Dear CEC Commissioners,

Thank you for your leadership in helping to craft and support passage of Assembly Bill 802. By adopting AB 802, California has taken an important step forward in unlocking access to building performance data and the vast opportunities associated with better knowledge about how our buildings operate. We are thrilled at the powerful prospects of California's new benchmarking program, now in pre-scoping by the California Energy Commission.

While California was one of the first jurisdictions to require energy benchmarking with AB 1103, this disclosure of information was only required at time of transaction and typically occurred after the conclusion of negotiations -- too late to maximize the signal to the market. By requiring time-certain public transparency, AB 802 will provide more actionable energy information to the market. Tenants and investors will have the information they need at the start of their searches to shop for high performing buildings. Appraisers will have access to building energy performance for comparable sales. These changes will facilitate a market transformation heightening building owners' attention to building efficiency and incenting behavioral and operational changes that bring immediate and low-cost reductions in energy consumption. Increasing the visibility of building performance in the marketplace will reward owners of efficient buildings and encourage more owners to invest in their buildings' resource efficiency. This virtuous cycle of competition will eventually reduce demand for energy, reducing pressure on energy prices and improving reliability. The publicly available building data will be invaluable to policymakers, utilities, and others as they design policies and energy infrastructure to cost-effectively serve Californians and advance California's goals.

The Institute for Market Transformation's mission is to promote energy efficiency in buildings. In particular, IMT aims to strengthen market recognition of the link between buildings' energy efficiency and their financial value. IMT has provided technical assistance for implementing robust benchmarking programs to the 15 cities, two states, and one county that require that private buildings benchmark.



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California has long led on energy efficiency. But, in recent years, California has stood still on benchmarking and whole-building utility data access while other states and cities have charged forward to the benefit of their citizens and businesses. AB 802 will catapult California from being a laggard to a leader on whole-building utility data access, which will in turn allow California and its cities to reclaim the mantle of leadership on benchmarking to benefit ratepayers, jobs, clean air and the climate.

Sincerely

A handwritten signature in black ink that reads "Cliff Majersik". The signature is written in a cursive, flowing style.

Cliff Majersik

Executive Director
Institute for Market Transformation