

DOCKETED

Docket Number:	15-OIR-05
Project Title:	Building Energy Use Disclosure and Public Benchmarking Program Mandated under Assembly Bill 802
TN #:	212384
Document Title:	AB 802 Benchmarking Presentation
Description:	Staff Proposal to Implement Building Energy Use Data Access and Public Disclosure Provisions of AB 802
Filer:	Erik Jensen
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	7/21/2016 5:06:01 PM
Docketed Date:	7/22/2016



Staff Proposal to Implement Building Energy Use Data Access and Public Disclosure Provisions of AB 802

July 22, 2016

California Energy Commission



Housekeeping

- Emergency Exits
- Restrooms
- Snack Bar
- WebEx and Telephone Protocol



Agenda

Bill Overview	9:20 AM
Key Themes from Initial Proposal Workshop	9:35 AM
Draft Regulations Overview	9:50 AM
Morning Break	10:50 AM
Open Comment Period	11:20 AM
Lunch Break	12:30 PM
Continue Open Comment Period	1:30 PM



Revised Comment Deadline

- New comment deadline in revised workshop notice:

5 p.m. on Friday, August 12.



Summary of Statute Requirements

- Utilities to maintain energy use data for all buildings to which they provide service.
- Utilities to provide energy usage data to a building owner, owner's agent, or operator on request.
- Energy Commission to create a program to benchmark and publicly disclose energy usage information for certain buildings.



Tentative Program Timeline

Jan. 1, 2016

▶ **Utilities begin to maintain records**

*Apr. 1, 2018**

▶ *Commercial reporting to CEC begins*

*Sep. 1, 2020**

▶ *Multi-family data publicly disclosed*

*2017**

▶ *Regulations in effect*

*Sep. 1, 2019**

▶ *Commercial data publicly disclosed*

Jan. 1, 2017

▶ **Utilities begin to provide data upon request**

*Apr. 1, 2019**

▶ *Multi-family reporting to CEC begins*

Bold: Statutory requirements

** Tentative projections*



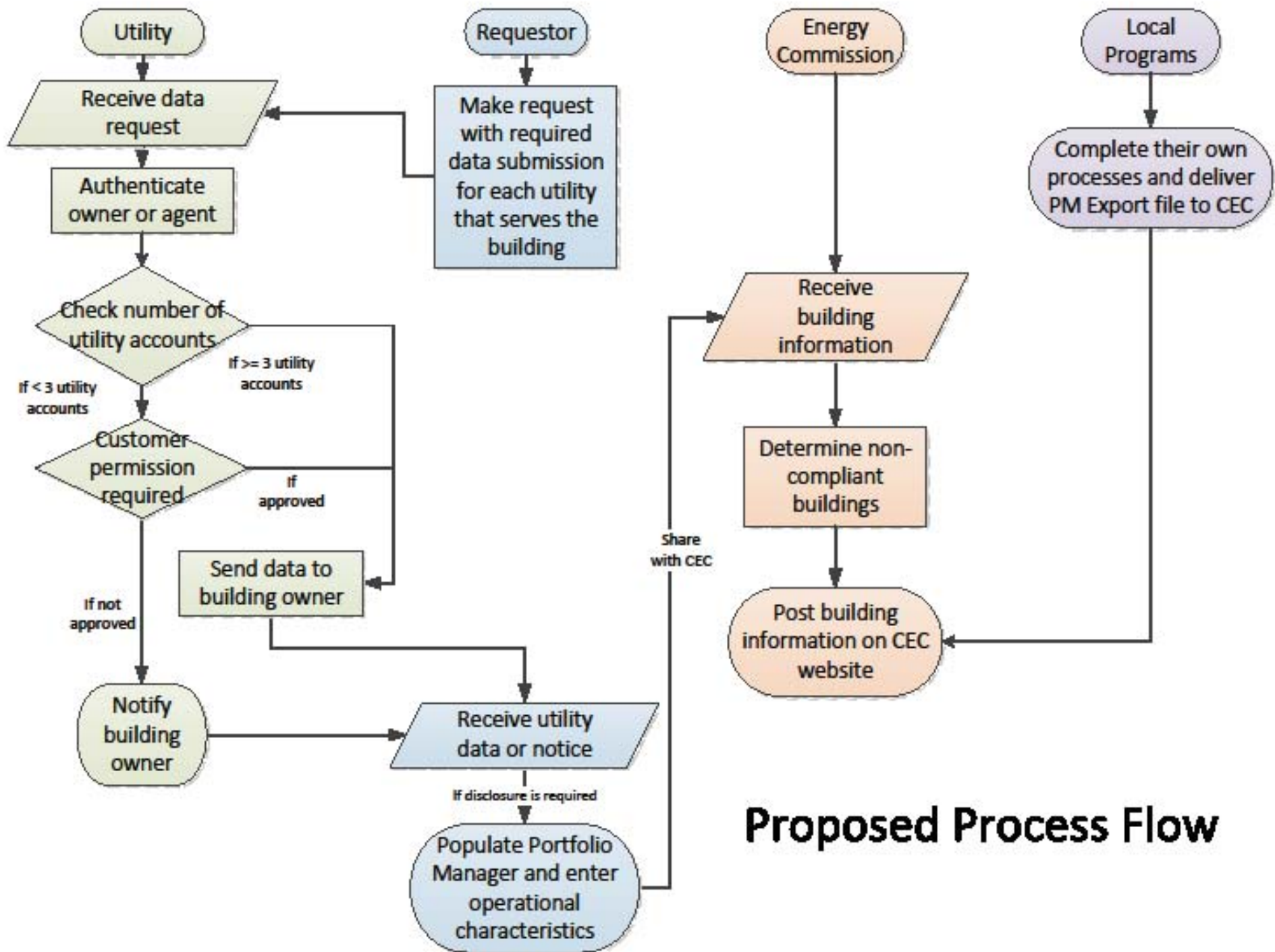
Key Themes from March 25 Workshop

- Master-metered buildings
- Multiple accounts under one entity
- Building owner utility accounts
- Aggregation by energy type
- Responsibility for obtaining customer permission
- Default for non-responsive customers
- Requirements to start four-week data access clock
- Requirements to implement Web Services



Key Themes from March 25 Workshop (continued)

- Calendarization and aggregation of data
- Garden-style apartments and condominiums
- Industrial and mixed-use buildings
- Publicly disclosed metrics
- Implementation schedule
- Triple-net and long-term leases
- Data flow processes
- Building identification number clarifications



Proposed Process Flow



Overview of Draft Regulations

Section 1680. KEY DEFINITIONS

(a) Active Utility Account

(c) Building Identification Number

(e) Covered Building

*Multiple buildings served by a single meter

(f) Disclosable Building

(m) Utility Account

(1) Multiple postal addresses per Utility Account



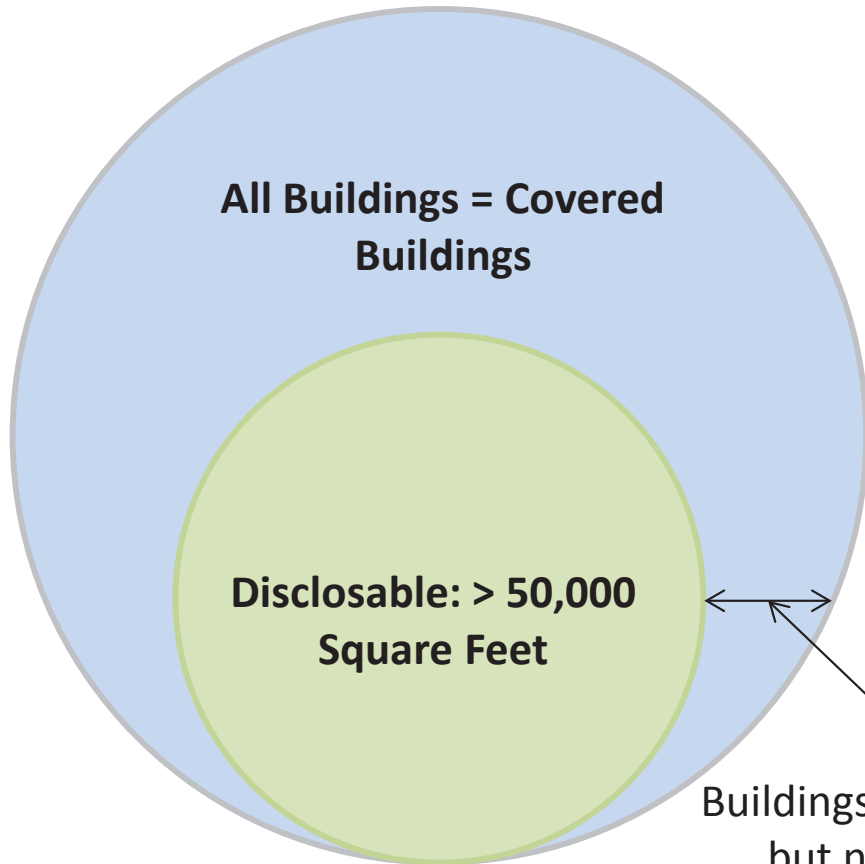
Overview of Draft Regulations (Continued)

- (2) Multiple Utility Accounts per postal address

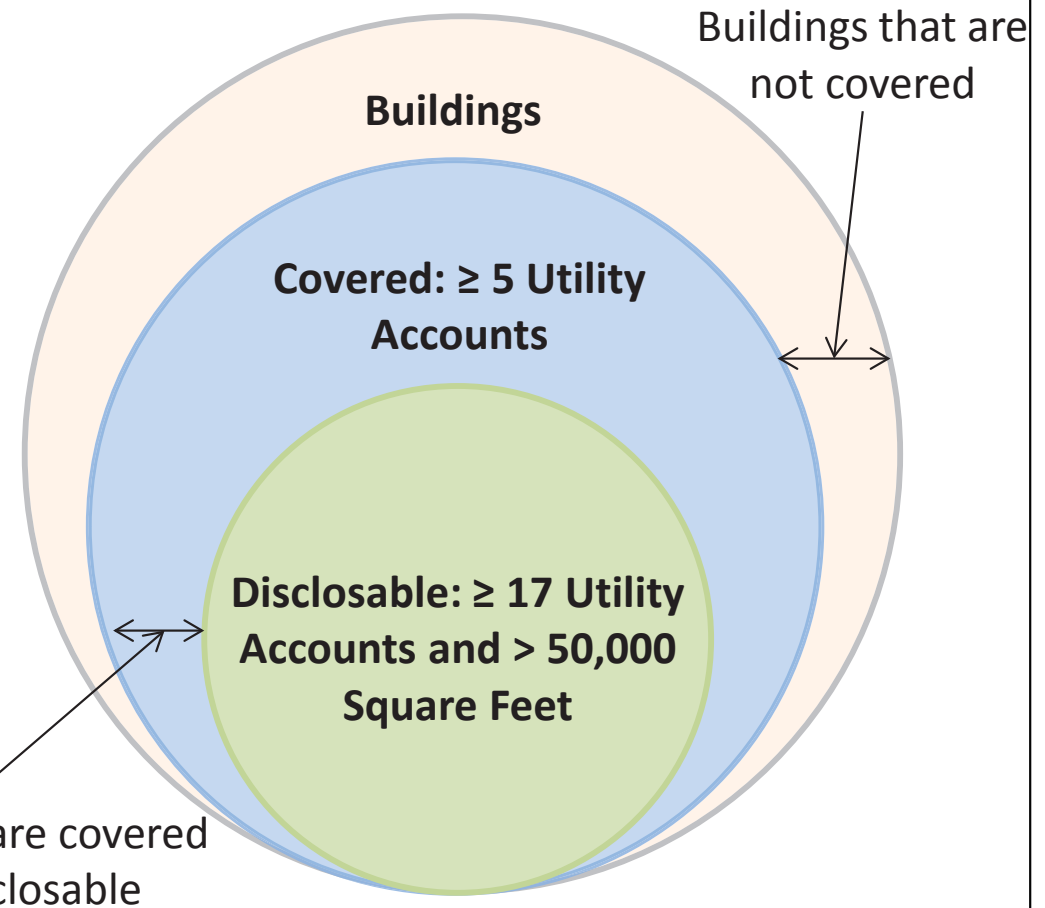


Covered and Disclosable Buildings

Buildings With No Residential Utility Accounts



Buildings With One or More Residential Utility Accounts





Overview of Draft Regulations (Continued)

Section 1681. DATA ACCESS

(a) DATA REQUEST

(b) UTILITY REQUIREMENTS

(1) Non-Energy information

(2) Energy use data

(3) Request review period

(4) Customer permission requirement

(7) Interruption in Portfolio Manager



Approximate Covered Buildings, California

Commercial

Buildings	382,274
Covered Buildings	382,274

CoStar, July 20, 2016

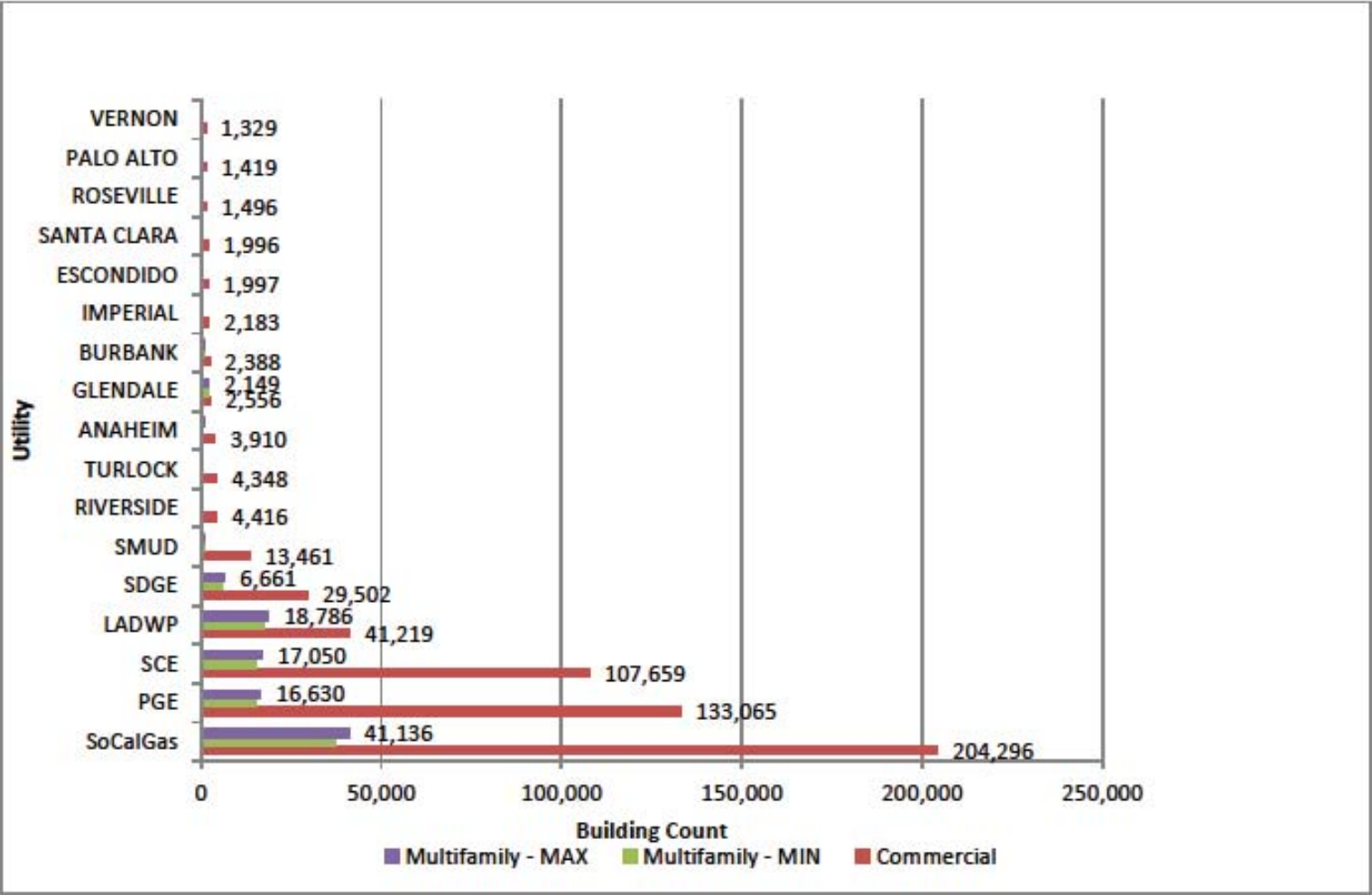
Multi-Family

Properties with ≥ 5 units	117,259
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CoStar, July 21, 2016



Approximate Covered Buildings and Properties by Utility





Overview of Draft Regulations (Continued)

Section 1682. BENCHMARKING AND DISCLOSURE

(a) COMPLIANCE WITH A LOCAL ORDINANCE

(b) SCHEDULE

(c) BENCHMARKING AND REPORTING DISCLOSABLE BUILDINGS

(1) For a Disclosable Building, the Building Owner or Owner's Agent shall do the following:

(A) Open Portfolio Manager account

(B) Request Energy use data



Overview of Draft Regulations (Continued)

- (C) Three or more Utility Accounts or customer permission
 - (D) Fewer than three Utility Accounts without customer permission
 - (E) Fewer than three Utility Accounts in a Building Owner-occupied building
- (2) Interruption in Portfolio Manager
- (d) PUBLIC DISCLOSURE
- (1) No residential Utility Accounts
 - (2) One or more residential Utility Accounts



Overview of Draft Regulations (Continued)

(3) Publicly disclosed metrics

(4) Publicly disclosed metrics when Energy use data is unavailable

(e) EXEMPTIONS

(f) ALTERNATIVES TO ENERGY STAR PORTFOLIO MANAGER



Approximate Building and Property Counts, California

Commercial

Disclosable Buildings*	18,504
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CoStar, July 20, 2016

Multi-Family

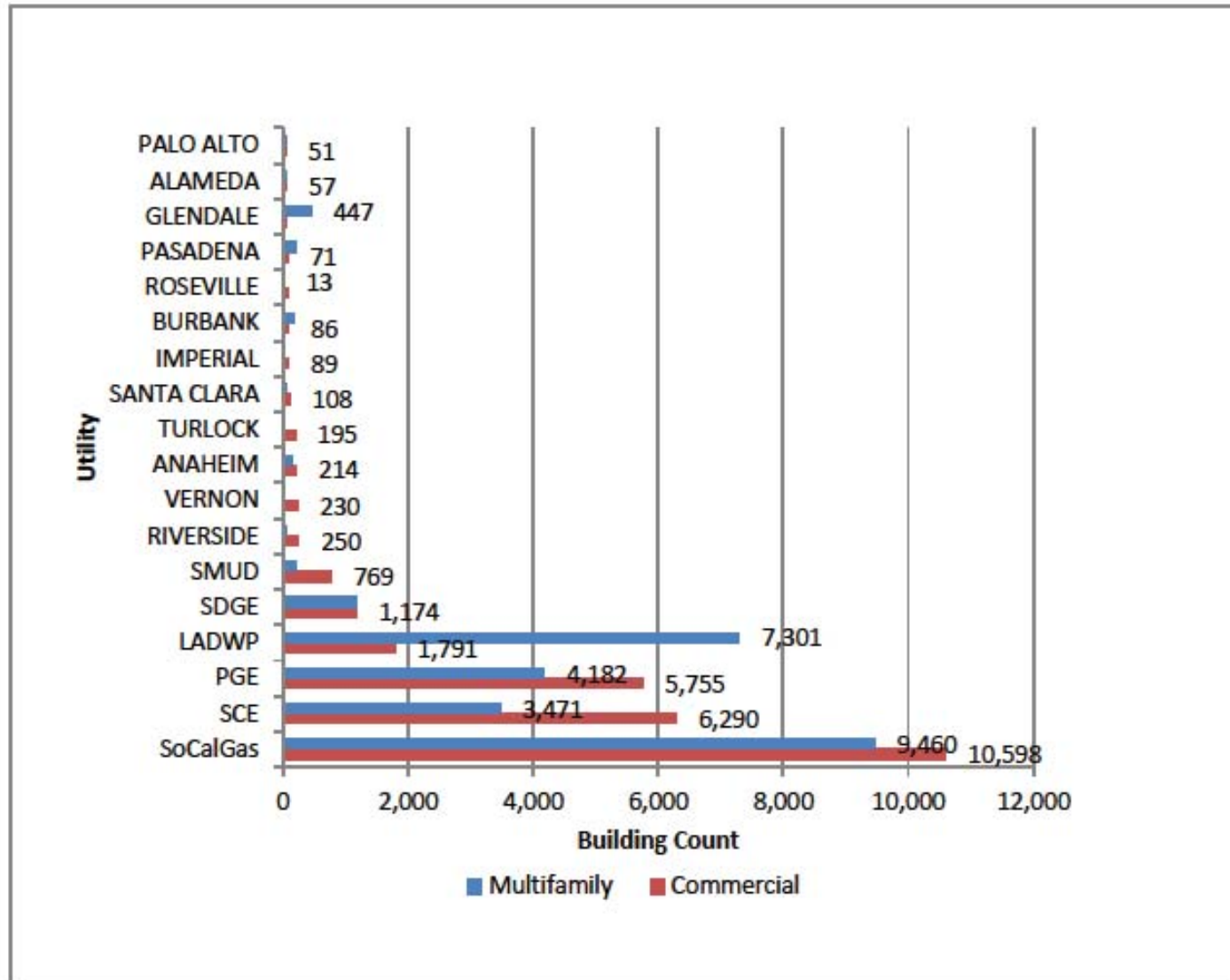
Properties with 17+ units and > 50,000 sf	20,810
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CoStar, July 20, 2016

*This is an increase from the 6,952 disclosable buildings displayed in the March 25 workshop.



Disclosable Buildings and Properties by Utility





Overview of Draft Regulations (Continued)

Section 1683. VIOLATIONS AND ENFORCEMENT

(a) VIOLATIONS BY A BUILDING OWNER

(b) VIOLATIONS BY A UTILITY



Comment Guidelines

- Provide section and sub-section references.
- Be specific about what is unclear, or what clarification you would like to see.
- Provide an explanation for why you feel specific changes are necessary, referencing sections of the statute as appropriate.
- We invite recommendations for overcoming likely barriers to implementing the regulations.



Open Comment Period

Submit written comments to Docket No. 15-OIR-05
by 5 p.m.on Friday, August 12, 2016.

Go to www.energy.ca.gov/benchmarking and click
“Submit e-Comment on 15-OIR-05”

For Questions:

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