

DOCKETED

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Recommended revisions to inputs, disclosure, and exemptions

See attached document for comments.

Additional submitted attachment is included below.

Building Energy Use Disclosure and Public Benchmarking Program Mandated under Assembly Bill 802

Architecture 2030 Comments

Section 1682 (c) (1) (A)

Add language to expand on the input fields that must be entered by building owners/agents, beyond just the “required” fields. As stated this could be interpreted as only being required to enter the gross floor area for the main Property Use, which could result in inaccurate data for buildings with multiple distinct uses. Specifically, ensure that requirements are included for the input of gross floor area for ALL Property Uses in the entire building that qualify for an ENERGY STAR Score (not just the main use), and all property use details (space use characteristics) are provided.

Appropriate language for this section may be adapted from the existing Nonresidential Building Energy Use Disclosure Program (dated 9/2/2014), Section 1684 (a):

- (1) Provide the owner name and the owner e-mail address;*
- (2) Provide the building name, the building street address, city and ZIP code, and the year in which the building was constructed;*
- (3) Identify all sources of energy use data for the entire building, for at least the most recent 12 months;*
- (4) Provide space use characteristics as specified by Portfolio Manager for all space types in the entire building; and*
- (5) Request all utilities and energy providers serving the building to release energy use data for the entire building from at least the most recent 12 months for specified meters or accounts to the owner’s Portfolio Manager Account; or, the owner may manually enter all energy use data for the entire building from at least the most recent 12 months to the owner’s Portfolio Manager account.*

Section 1682 (d) (3) (P)

Increase the value of public disclosure by adding language to allow the use of other comparable metrics for building energy performance if they are normalized by building. Right now, ENERGY STAR is the only comparable score disclosed, but this is not appropriate for all building types or programs that could benefit from disclosure data. Amend this language to allow other normalized scores (*e.g. HERS Index Score*).

Example Language

ENERGY STAR Score, for eligible buildings, or other score that is normalized for building location and use, including property details (space use characteristics).

Section 1682 (e) (4)

Add language to the exemption, stating that any local program must meet the same reporting requirements as this program.

Example Language

The building is covered by a local building Energy use benchmarking program listed on the Energy Commission website, as long as it meets the same reporting requirements outlined in Section 1682 (c) (1) (A))

Section 1682 (f)

Add language stating that any system which supersedes ENERGY STAR Portfolio Manager must have the capability to store the same data fields as what is specified in the input and disclosure sections. This would eliminate the risk of eroding the dataset when switching to a new system and establish minimum criteria for vetting potential tools.

Example Language

In the event that the Energy Commission determines that ENERGY STAR Portfolio Manager is unsuitable to meet the needs of this program, the Energy Commission may designate other benchmarking tools in addition to, or instead of, ENERGY STAR Portfolio Manager for the requirements of this program. All building information and required fields listed in Section 1682 (c) (1) (A) will be required regardless of the designated benchmarking tool.