

DOCKETED	
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MULTIFAMILY AND COMMERCIAL ENERGY BENCHMARKING AND CONSERVATION ORDINANCE

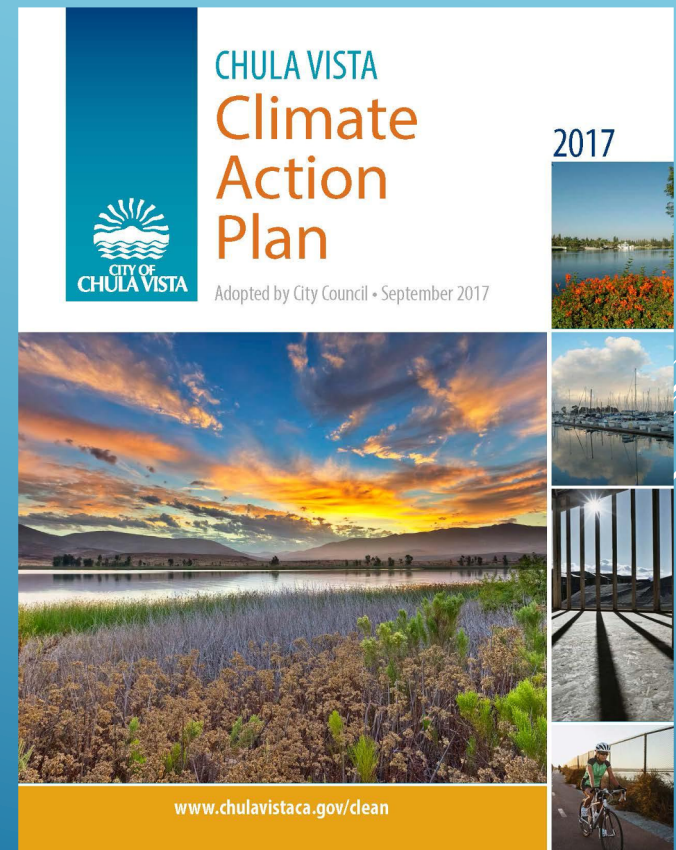
Barbara Locci

City of Chula Vista



2017 CHULA VISTA CLIMATE ACTION PLAN

- Adopted by City Council
- Calls for “building performance reporting and public disclosure” policies
- Set a target of retrofitting 20% of multifamily and commercial space to achieve 50% savings by 2035

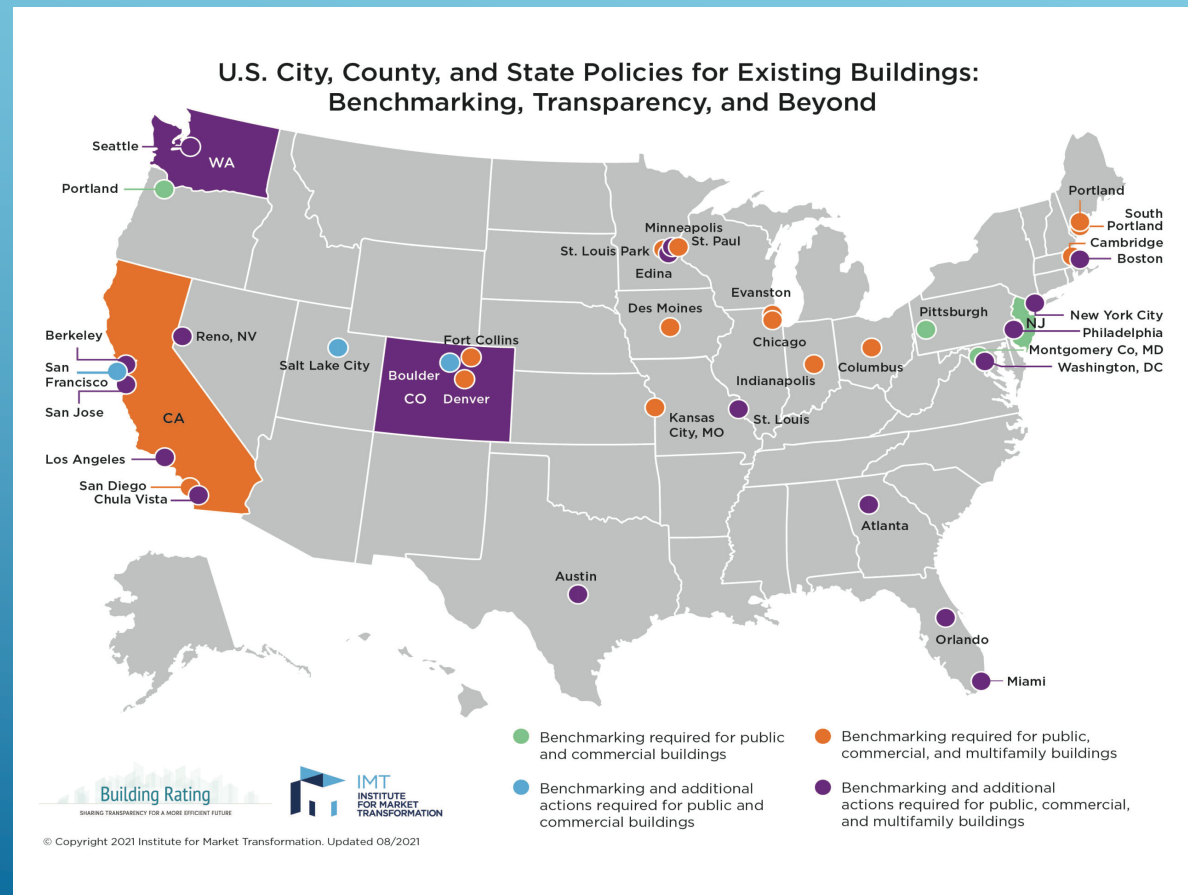


ENERGY POLICY RESEARCH AND CREATION

- Our process began in 2018
- We looked at energy policies in the United States
- Lessons learned by other jurisdictions
- We created our policy by working with the Chula Vista Sustainability Commission

BUILDING BENCHMARKING ORDINANCES

- Have been adopted by more than 30 major US cities
- California AB802 already requires Benchmarking



BENCHMARKING AND DISCLOSURE

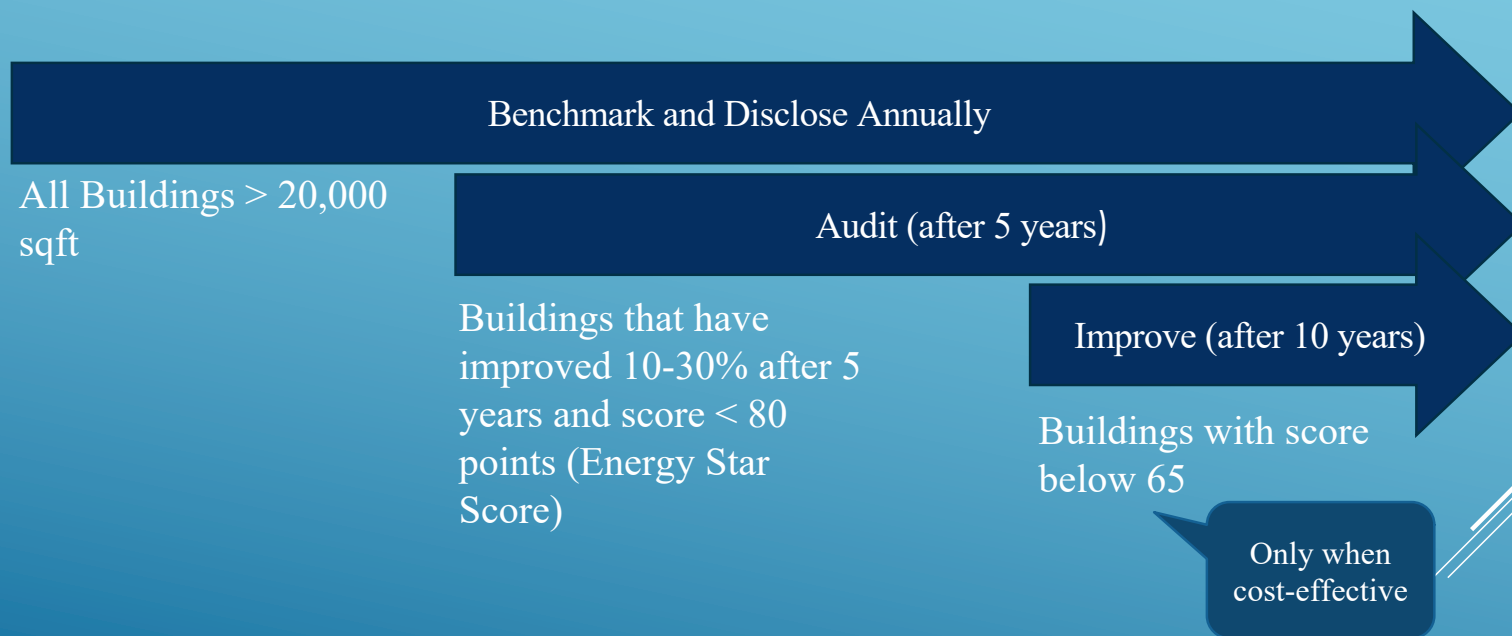
- Process of measuring a building's energy consumption
- Rating the building's performance
- Comparing performance with similar buildings
- Tracking progress over time
- Disclose energy performance rating to public
- Average building sees 2-3% improvement

Philosophy: Measurement + Transparency = Energy Efficiency

ENERGY CONSERVATION / BUILDING PERFORMANCE ORDINANCES

- Improves on Benchmarking-only policies
- Additional requirements if sufficient progress is not made
- Audits – Prioritize the energy efficiency investments with the best ROI
- Retro-commissioning – Low cost, immediate results
- Performance standards – Assure follow-up on audits

CHULA VISTA PROGRAM DESIGN



MULTIFAMILY BUILDINGS

Benchmark and Disclose Annually

All Buildings > 20,000 sqft

Tenant Spaces (built pre-2006)

- Install cost-effective one-time prescriptive upgrades where applicable
 - LED Lighting
 - Low-Flow Water Fixtures
 - Duct Sealing
 - Attic Insulation

Common Areas (if building has with significant common load)

Audit (after 5 years)

Buildings that have improved 10-30% after 5 years and score < 80 points (Energy Star Score)

Improve (after 10 years)

Buildings with score below 65 points

Only when cost-effective

ORDINANCE COMPARISON

City/State	Adopted	Covers Multifamily	Min. Building Size (sqft)	Bench-marking	Public Disclosure	Audit Req.	Minimum Performance Standard
New York City	2009; 2019	✓	25,000	✓	✓	✓	✓
San Francisco	2011		10,000	✓	✓	✓	
Washington DC	2012; 2018	✓	10,000	✓	✓	✓	✓
State of California	2015	✓	50,000	✓	✓		
Los Angeles	2015	✓	20,000	✓	✓	✓	
St. Louis	2017; 2020	✓	50,000	✓		✓	✓
San Jose	2018	✓	20,000	✓	✓	✓	
Chula Vista	2021	✓	20,000	✓	✓	✓	✓

CHULA VISTA'S REQUIREMENTS

Commercial Building Requirements

	Who	What	When
Benchmark	All	Submit energy data	Annually from 2022
Disclose	All	Provide benchmarking report to current and prospective owners and tenants	Starting 2022
Audit	Buildings with ENERGY STAR score below 80 that do not meet performance targets after 5 years of benchmarking (10-30% energy use reduction)	Conduct an ASHRAE Level I Audit (including retro-commissioning where appropriate)	Every 5 years, beginning 2023 through 2028
Improve	Building with ENERGY STAR score below 65 that do not meet minimum improvement requirements after 10 years of benchmarking (10-15% energy use reduction)	Implement cost-effective measures identified in the audit in order to reduce energy consumption at least 10-15%	Every 10 years, beginning 2028-2032

Questions?

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