

DOCKETED

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Building Performance Standards: A Cornerstone to Climate Policy



August 2021

About the Institute for Market Transformation (IMT)



Mission

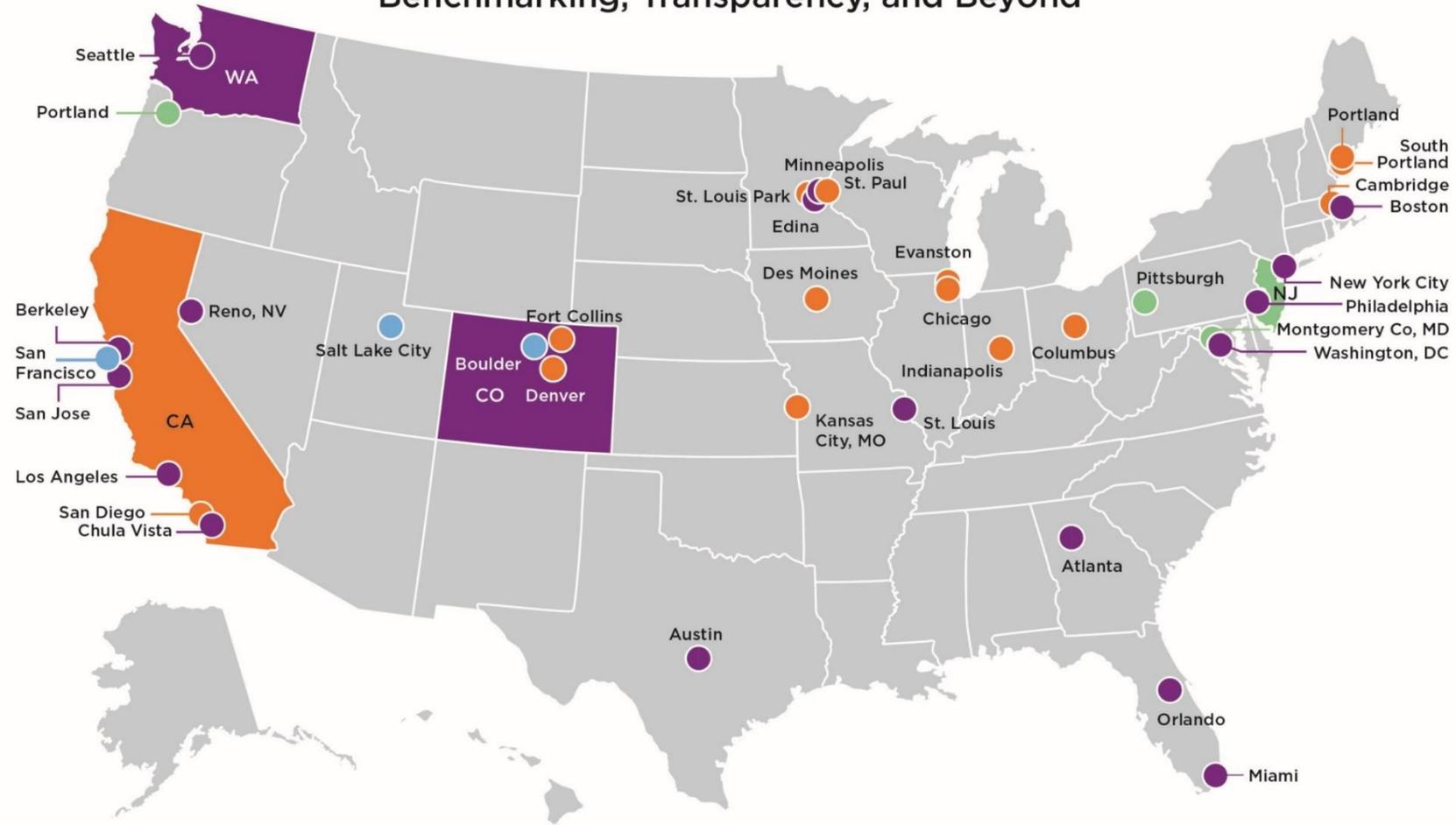
Catalyze widespread and sustained demand for high-performing buildings.



Vision

A world where buildings dramatically lower greenhouse gas emissions and support our physical, social, and economic well-being.

U.S. City, County, and State Policies for Existing Buildings: Benchmarking, Transparency, and Beyond



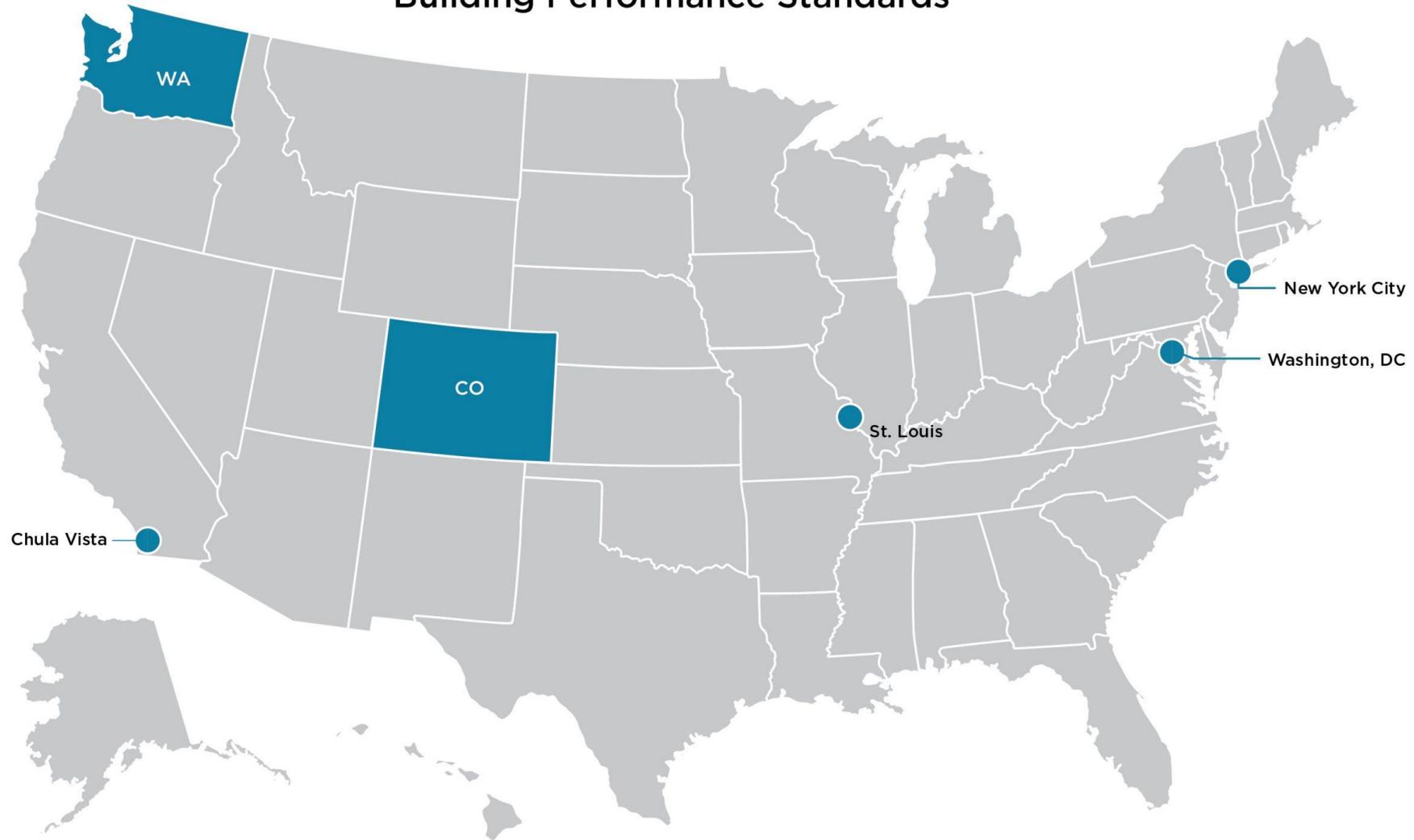
- Benchmarking required for public and commercial buildings
- Benchmarking and additional actions required for public and commercial buildings
- Benchmarking required for public, commercial, and multifamily buildings
- Benchmarking and additional actions required for public, commercial, and multifamily buildings



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U.S. City and State Policies for Existing Buildings: Building Performance Standards



Fundamental Change to How We Approach Buildings



Building performance standards are the most powerful policy tool available to drive improved building performance.

The image features a background of wooden blocks of various shapes and sizes, some stacked and some scattered. On the right side, there is a blue graduation cap (mortarboard) resting on a stack of blue blocks. The overall scene is set against a warm, brownish-orange background.

Principles

1. Align with goals/commitments
2. Social and racial equity
3. Regulatory fairness
4. Jobs and economic growth
5. Maximize certainty
6. Transparency
7. Drive early action
8. Accommodate building life cycle events
9. Simplicity
10. Ease of compliance/ implementation

What Makes a BPS Different?

Requires
Improvement
Across a Wide
Range of
Buildings

Yields Deep
Retrofits at
Scale

Drives Private
Value, Creating
Investment in
Private
Buildings

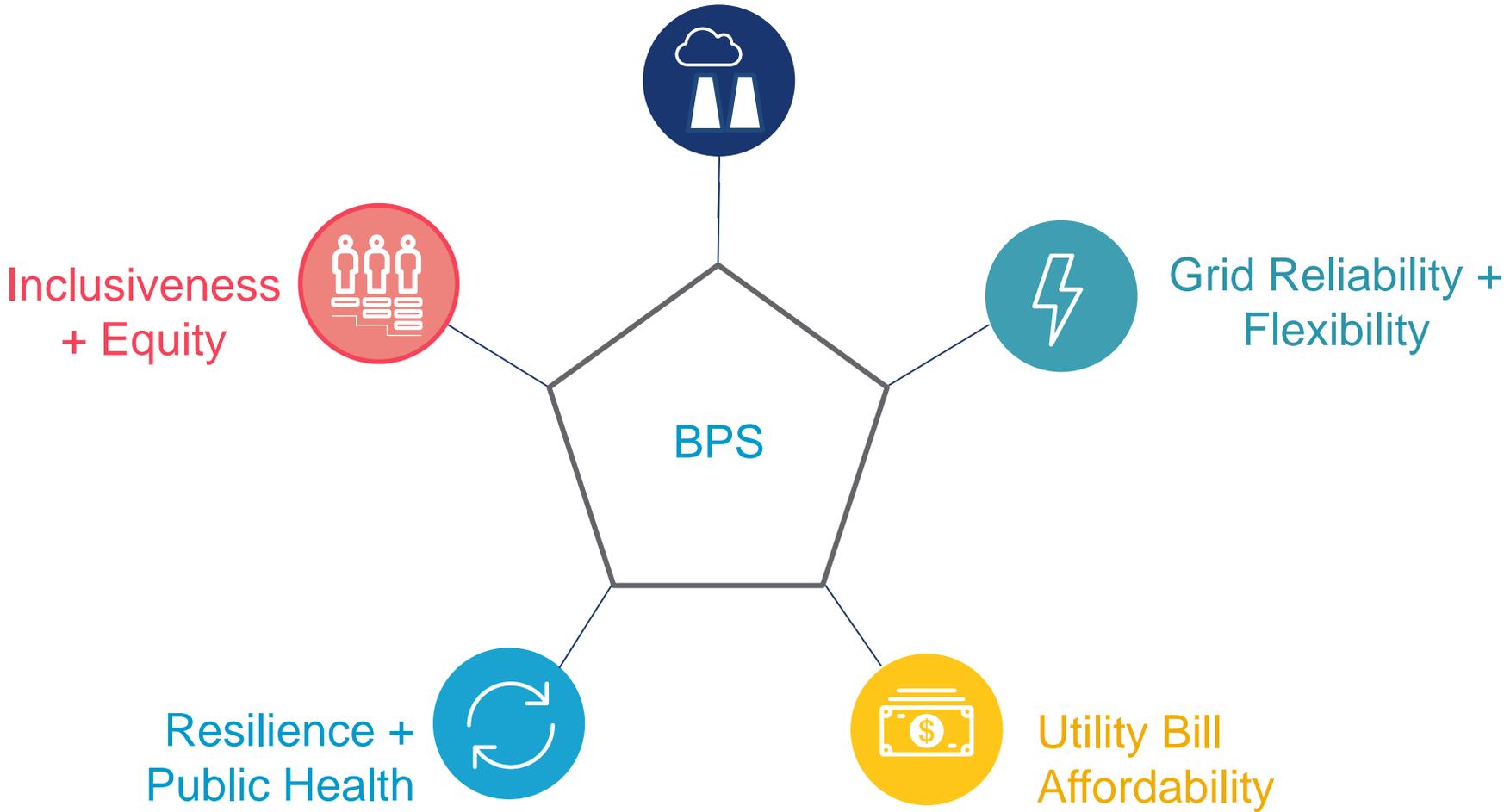
Provides
Comprehensive
Approach to
Performance

Balances
Flexibility and
Immediate
Action

Sends Long-
Term Signal

BPS: A Platform for Achieving Multiple Priorities

Decarbonization





The IMT Model BPS Ordinance

- Benefits from precedent BPS
 - Incorporates BPS elements
 - Lessons learned
- Developed with input from broad range of stakeholders including
 - Governments
 - Community Based Organizations
 - Equity experts
 - Building owners
 - Affordable housing
 - Utilities, including district energy
 - Service providers
- Download from www.imt.org/bps

How IMT's BPS Strategy Addresses Building Performance



The IMT Model BPS Ordinance Performance Metrics

- Site Energy Use Intensity
- Onsite and District Thermal GHGs
- Water Use Intensity
- Coincident Peak Demand
- Indoor Air Quality



Actions to Advance Social Priorities

- Anti-displacement, affordable housing protections packaged with ordinance
- Owners seeking additional flexibility required to advance community priorities



Community Accountability Board

- Composed of experts in racial and social equity, representatives of local community organizations
- CAB tasked with reviewing impact of ordinance on disinvested communities and recommend actions to increase equity
 - Allocation of funds earmarked for disinvested communities
 - Produce periodic report evaluating equity impacts
 - Advise on selection of members to **Building Performance Improvement Board**
 - Advise on rules and complementary programs



**IMT's Model BPS Ordinance:
Trajectory Model**



Compliance Details

Final Performance Standards:

- For each performance metric, buildings must meet a long-term (15-30+ years in the future), final performance standard by a prescribed date.
- Final performance standards are the same for each building type.

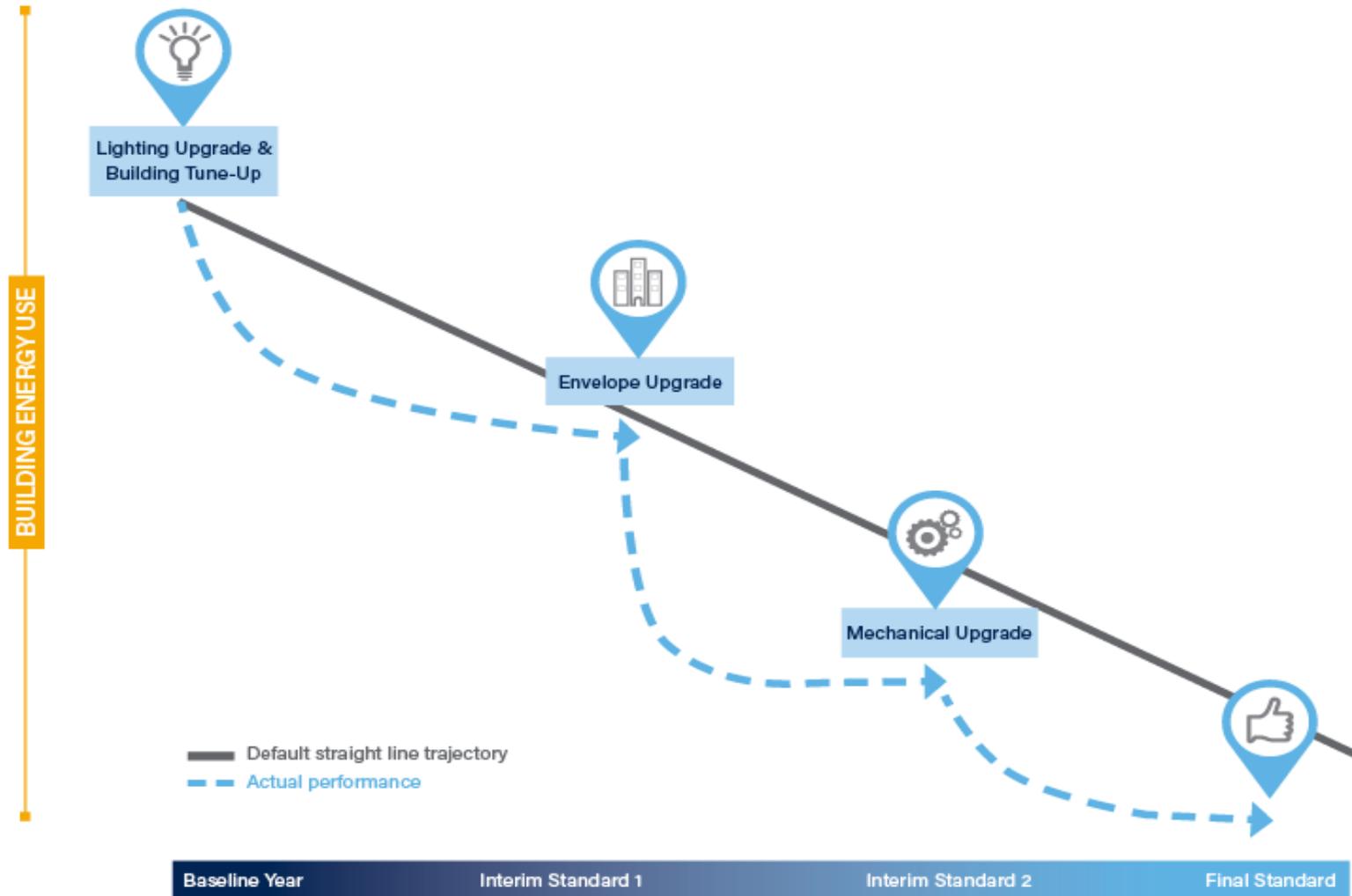
Interim Performance Standards:

- Each building has its own trajectory for reaching the final standard based on its performance in the baseline year
- Jurisdiction sets interim standards to drive buildings' progress

Example: Final and Interim Standards for 3 Office Buildings



Compliance Example





Thank you!

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IMT's BPS resources and model ordinance are available at www.imt.org/bps.