

Environmental Services Department

Proposed Benchmarking Ordinance



sustainability

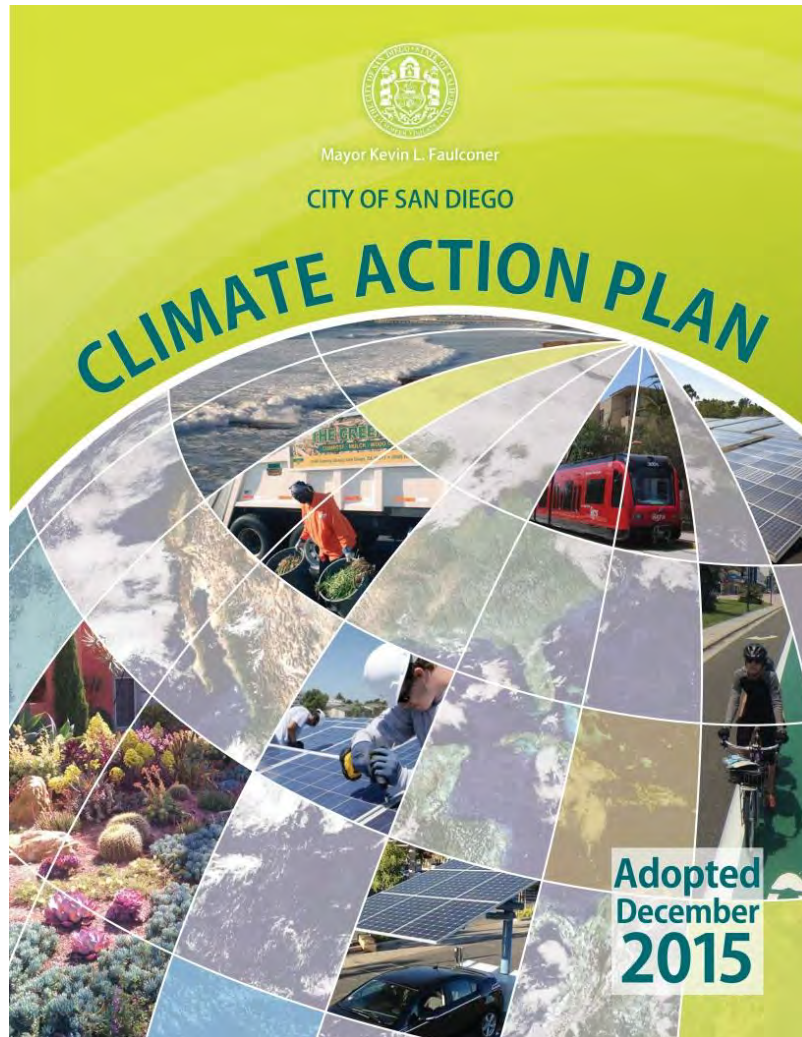
The City of
**SAN
DIEGO**

Benchmarking Plan for San Diego

WHY ARE WE HERE TODAY?

- Inform you about the City of San Diego's proposed benchmarking ordinance
- Listen to your feedback
- Engage in an ongoing dialogue throughout the ordinance development process

Climate Action Plan (CAP)

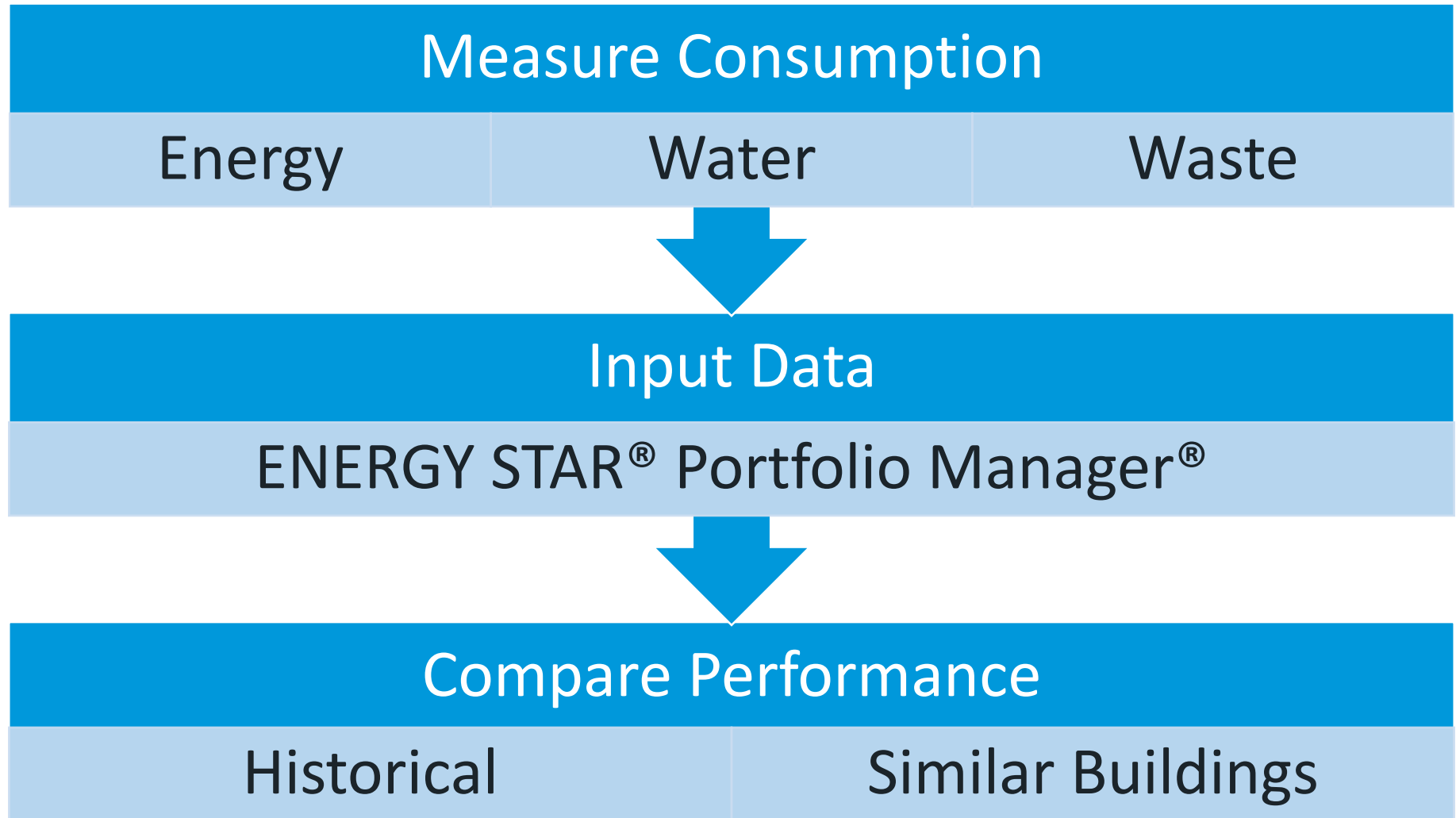


Provides a roadmap for reaching sustainability goals in San Diego.

Strategy 1 Goal

Reduce residential, commercial, and municipal building energy use

What is Benchmarking?



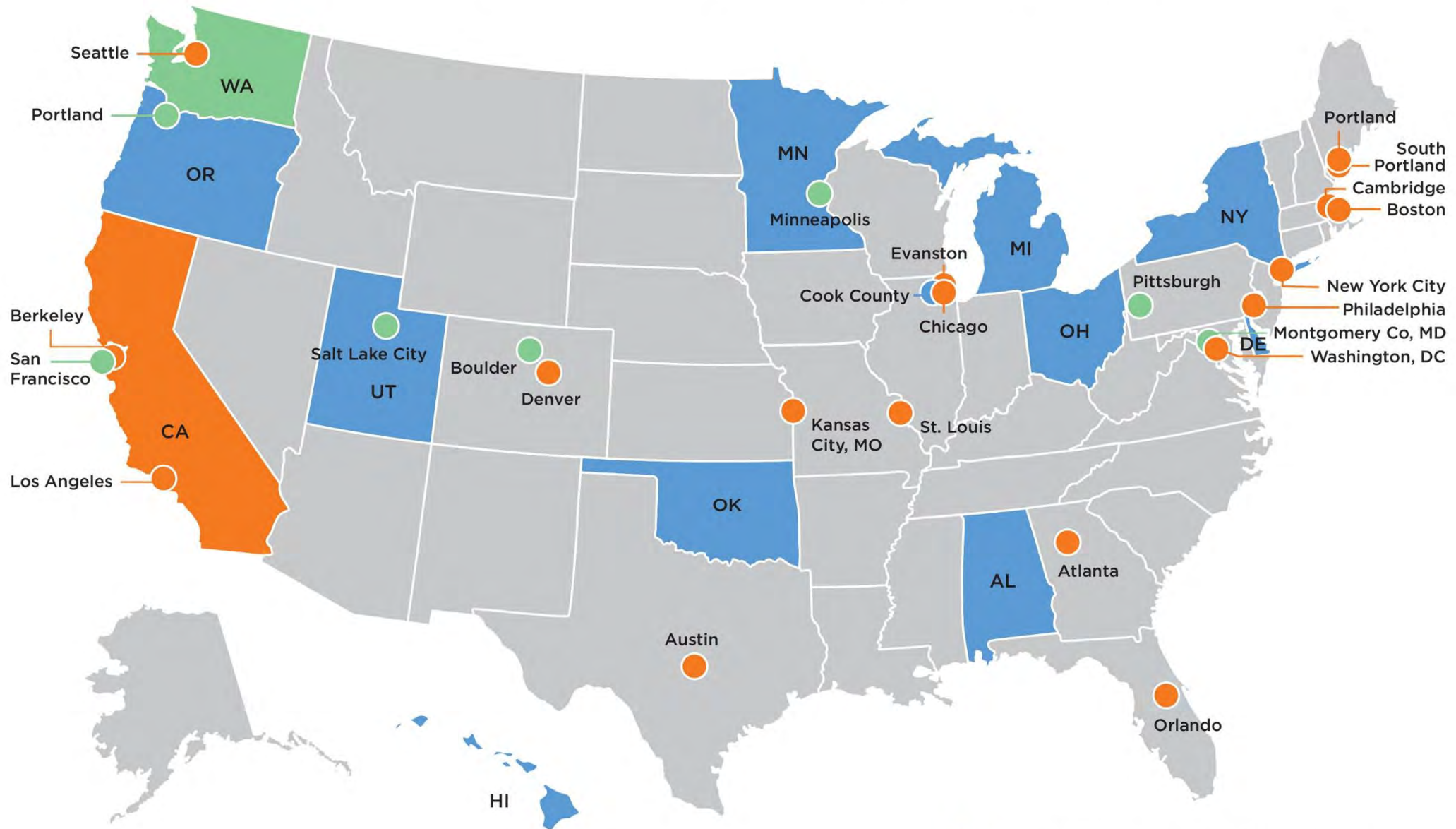
Benchmarking is a Best Practice

What are the
impacts of
retrofit projects
on my energy
use?

How much
energy do I use
on a per-square
foot basis?

Are my
properties *more*
or *less* energy
efficient than
similar
properties across
the nation?

U.S. Building Benchmarking and Transparency Policies



- Public, commercial, and multifamily building benchmarking policy adopted
- Public and commercial building benchmarking policy adopted
- Public buildings benchmarked

AB 802: Benchmarking Program

Requirements

- Commercial, multifamily, and mixed-use buildings
- 50,000 sqft or larger (and with 17+ units for multifamily/mixed-use)
- Benchmark whole-building energy data and report metrics annually

Timeline

- Commercial reporting begins June 2018
- Multifamily reporting begins June 2019
- Disclosure begins one year after reporting

AB 802: Data Access

- Utilities must provide aggregated whole-building energy use data to building owners upon request starting Jan 1, 2017
- Building owner does NOT need permission from tenant when there are:
 - 3 or more accounts (all commercial)
 - 5 or more accounts (1+ residential accounts)
- For buildings with fewer tenants, the utility may be asked to verify it has tenant permission to provide the building owner data

Planned Ordinance Provisions

Covered Buildings

Commercial,
Multifamily and
Mixed-Used Buildings

Starting at
50,000 sqft or larger

Exemptions aligned
with those in AB 802

Requirements

Annual reporting

Report and disclose
energy data

ENERGY STAR®
Portfolio Manager®

Phasing

By building size
(to 20,000 sqft)

By building type

Disclosure begins
after first year of
reporting

Building Size Threshold Comparison

Building Size Threshold (sqft)	Number of Buildings Covered	Percent of Total	Area Covered (sqft)	Percent of Total
50,000	1,826	9.70%	368,877,000	58.26%
35,000	2,455	13.04%	398,247,000	62.90%
25,000	3,199	16.99%	424,745,000	67.09%
20,000	3,831	20.35%	438,555,000	69.27%
10,000	6,400	33.99%	483,537,000	76.38%



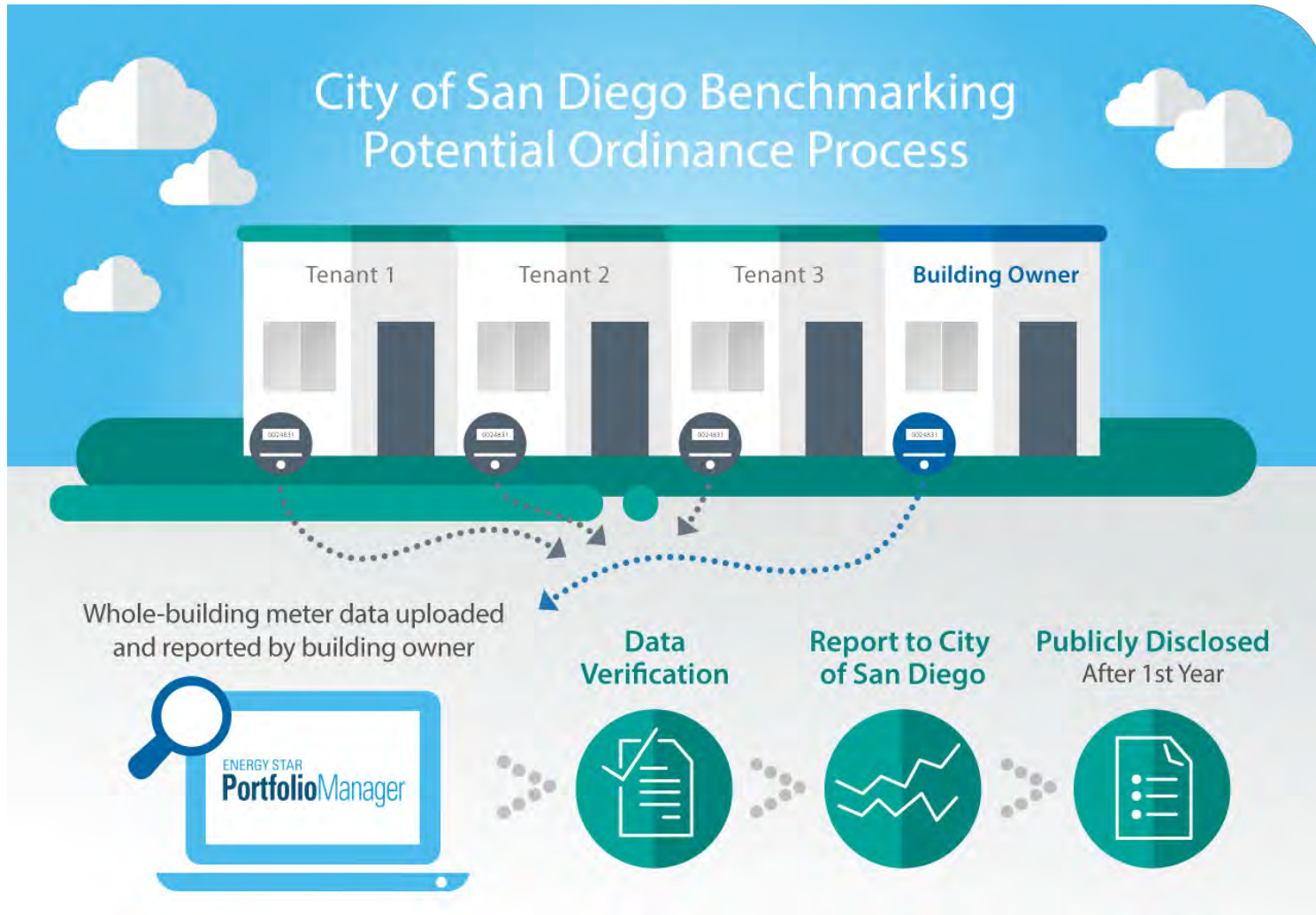
Energy and Greenhouse Gas Emissions Reductions Potential

Building Size Threshold (sqft)	Site Energy Savings (MMBtu)	Carbon Savings (Mt CO ₂ e)	Carbon Savings Rate	GHG Emissions Reduction Compared to AB 802	Equivalent Number of Cars Removed	Projected Direct Savings (\$ per kWh)
50,000	915,570	97,109	3.42%	0.00%	20,231	\$27,118,000
35,000	967,051	102,543	3.61%	5.30%	21,363	\$28,620,000
25,000	1,037,064	110,185	3.88%	11.87%	22,955	\$30,761,000
20,000	1,071,950	113,936	4.01%	14.77%	23,737	\$31,810,000
10,000	1,141,509	120,973	4.25%	19.73%	25,203	\$33,752,000

Compliance Phasing Timeline

Building Size Threshold (sf)	Commercial Reporting	Commercial Disclosure	Multifamily Reporting	Multifamily Disclosure
50,000 + (AB 802)	2018	2019	2019	2020
50,000 +	2019	2020	2020	2021
35,000 +	2020	2021	2021	2022
20,000 +	2021	2022	2022	2023

Compliance Process



Benefits for Building Owners

- Access to actionable information related to energy efficiency retrofit decisions
- Additional locally-focused resources to assist building owners in benchmarking
- Better information about building's operating costs when buying or leasing a property
- Opportunity for building owners to distinguish themselves in the marketplace as energy efficient

Next Steps

- Seeking input from local community in a transparent ordinance refinement process
- Engage and learn at SanDiego.gov/Benchmark
- Questions or Comments? Contact

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