

Commercial Building Energy Labeling Working Group
Meeting Notes
June 12, 2020

Approval of Minutes from May meeting

- Motion to approve – Geoff Wilcox, second Randy Drury. Motion approved by voice vote.

Discussion: What is our Theory of Change for building labeling? Is the greatest impact on the real estate market, good management, marketing, or something else?

- This came up during a Management subcommittee meeting where we were discussing a phased mandatory approach, per conversation at last meeting.
- What is the core reason for the mandatory approach?
- Haven't seen that simply doing benchmarking has led to action/retrofits. Have been used at EVT as part of a program with other services.
- Mike R: IMT has reported a 2-5% uplift from benchmarking. Could also move towards a standard requirement, which has shown some success in some places.
- The public disclosure piece is important part of moving people to do something.
- Jen: the act of benchmarking itself can lead to action. You become more in tune with what your usage is so can reduce usage.
- Maybe could schedule call with IMT to ask the questions we have and find out what components are typically included/needed to get some up lift. Mike C. will send out a doodle poll to set up the meeting. Jen: Suggest putting together list of questions we have before call. Mike C: Good idea he will take lead on that.
- Disclosure of benchmarking data will enable EEU's and other programs to target opportunities.
- Mike R: Received information from Dept of Taxes on number and types of Commercial bldgs. Perhaps cross reference with information from the PSD Commercial Market Assessments?

Presentation from Building Performance Reporting Subcommittee (Mike Russom)

- Walked through information subcommittee has gathered.
- Reporting requirements – SEED, HELIX, visual presentation of data. EAN atlas is a good representation of the type of visual data that is being used elsewhere.
- ESPM can generate a number of reports, including a label type report, which appears to have all/most of the information that we would want on it.
- Several examples of tenant lease language
- Need to have a clear recommendation for each issue.
- Craig P. no other rural state or jurisdiction has done anything like this.

Reports from Subcommittees (Subcommittee Leads)

Group 1: Research Progress in other jurisdictions (Mike Russom)

- Worked on getting the Commercial building list with Dept. of Taxes. Was able to combine data from LIDAR to get could estimate on square footage. This will be helpful to decide what types of buildings and sizes to make decisions on how to roll out mandatory phased approach.
- This was the last outstanding research question so if any subcommittee has others please send to Mike Russom

Group 2: Building Assessors

- This subcommittee hasn't been able to meet due to time constraints for members, dealing with COVID 19 and getting people back to work.

Group 4: Management

- Discussion of phased mandatory approach document. Due to COVID have drafted with a longer phased in approach starting with largest commercial property owners. Each year would include an evaluation of how well it is working. By year 6 mandatory for whole state.
 - Jen: At what point at time do you think the call center and resources/support are made available? Year 1? Mike C: yes would think that the support/administrator would start in year 1.
- Mike C: What group will administer the program? Unanswered. Will be checking in with EVT leadership on what role they may be able to take or not as far as administration.
- Dan: Should there be a discussion of both a mandatory and voluntary approach/path? So there's options for the legislators? Keith: Seems like it would be important to include both discussion of mandatory and voluntary and pros and cons for each. Mike R: this is a good question for IMT when we meet with them.

Discussion and next steps

- Keith D: Hope to have a template put together for how to do cost estimates before next meeting as this will be an important component of the report.
- What do we need to tackle before the next meeting? Reviewed workplan.
 - Subgroup 1 (Research) and Subgroup 4 (Management) will report out at next meeting.
- Keith L: Will send out draft report outline.
- Goal is to have final subgroup write-ups in September. Group 4 initial report, Group 1 final write-up in July, Group 2 final write up in Aug. and Grps 3 + 4 in September.
- Two October meetings scheduled to get report fully drafted by end of October.
- Group 1 to draft introduction.