



MEMORANDUM

DATE: 09/12/2019
TO: Planning Commission
FROM: Adrienne Etherton, Sustainability Management Analyst,
via John Swiecki, Community Development Director
SUBJECT: **Workshop: Building Efficiency Program**

Background

The City of Brisbane passed a Climate Action Plan (CAP) in September 2015 in response to the climate crisis and California legislation, including AB32. The CAP includes measures to reduce greenhouse gas (GHG) emissions from local sources, including energy used in existing buildings. Sustainability staff and the CAP Subcommittee of the Open Space and Ecology Committee identified an ordinance addressing commercial buildings in Brisbane as a high priority, since these buildings contribute approximately 30% of the city's GHG emissions.

In 2018, staff secured a \$200,000 Climate Protection Grant from the Bay Area Air Quality Management District to develop and implement a Building Efficiency Program (BEP). The BEP seeks to lower the environmental impact of existing buildings through reductions in GHG emissions, energy, and water consumption. The grant is two phases, each roughly a year: phase one is development of an ordinance, and phase two its implementation.

Discussion

Staff will present on the Building Efficiency Program, including details of the proposed ordinance, background and best practices from other communities, technical concepts, stakeholder engagement activities, and expected impacts. The discussion will focus on phase one of the grant program, seeking to inform stakeholders and receive feedback on the ordinance.

Next Steps

Following informational presentations to the Planning Commission and Open Space and Ecology Committee in September, a City Council hearing is tentatively planned for November 7, 2019.

Attachments:

- A. Proposed Building Efficiency Program Fact Sheet



Proposed Building Efficiency Program Fact Sheet

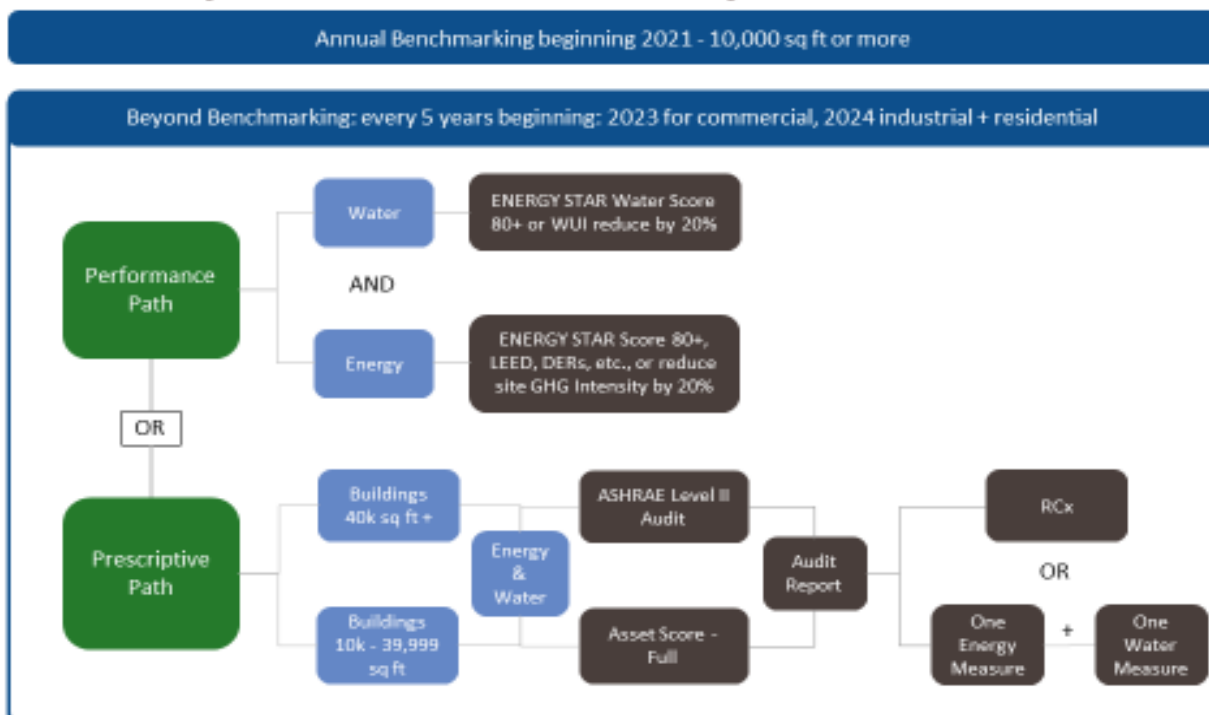
Program Goals

The goal of the Building Efficiency Program is to lower the environmental impact of existing commercial buildings in the City of Brisbane through reductions in greenhouse gas (GHG) emissions, energy, and water consumption. The Program will help the City meet Climate Action goals, inform decision makers about energy and water performance and improvement opportunities, and support market transparency. Requirements under the Program are designed to uncover potential efficiencies, saving owners and tenants money and improving the local building stock, as well as identify opportunities for renewable energy use or energy storage, which may lower operating costs and improve resiliency while supporting the use of clean energy.

Highlights of Brisbane's Building Efficiency Program

Under the Program, it is proposed that owners perform annual energy and water benchmarking of commercial and multi-family buildings 10,000 square foot or larger, then streamlined audits for buildings under 40,000 square feet, and traditional audits for buildings larger than 40,000 square feet every five years. The Performance Path focuses on GHG reductions, simplifying the compliance process for already high performing buildings. The Prescriptive Path offers flexibility in selecting either retrofit or retrocommissioning opportunities once an audit has been completed. The compliance documentation aligns with the latest State and Federal energy tools and standards and includes sensible exemptions.

Compliance Pathways



Proposed Schedule

- Benchmarking: All buildings over 10,000 sqft annually on May 1st starting 2021
- Audits: Commercial buildings over 10,000 sqft every 5 years starting 2023
Industrial & Residential buildings over 10,000 sqft every 5 years starting 2024

Want to learn more? Visit www.brisbaneca.org/building-efficiency-program or contact Adrienne Etherton: aetherton@brisbaneca.org or 415.508.2118