

Energy Advisory Committee
Washington Metropolitan Council of Governments
777 North Capitol Street, NE, Washington, DC

January 20, 2010 **DRAFT** EAC Meeting Highlights

Attendance:

Taresa Lawrence, Chair, District of Columbia
Luisa Robles, Greenbelt
Said Said, Prince William County
Neil King, District of Columbia
Stella Tarnay, District of Columbia
Kelly Baty, Loudoun County
Jeannine Altavilla, MWCOG
Leah Boggs, MWCOG
Maia Davis, MWCOG
Jeff King, MWCOG
Joan Rohlf, MWCOG
Caroline Keicher, IMT
Sarah Stellberg, IMT
Mike Healy, Skyline Innovations, MDV Solar Energy Industry Association

Call to Order, Welcome, and Introduction (Taresa Lawrence)

- The meeting was called to order at 9:30am

COG Annual Survey Briefing (Maia Davis)

- COG has been collecting information from local governments in multiple surveys every year, and this year has put all of the surveys together. This will avoid overlapping requests, and make it easier for local governments to respond.
- The school systems are also being surveyed this year.
- COG asks that all surveys be returned by Friday, February 4.
- All jurisdictions get 3 surveys that are filled in with any past data COG has received. These surveys inform several COG reports, including the progress report on the Climate Action Plan. Local governments with SIP commitments get additional surveys to fulfill their reporting requirements.
- See Leah for the main contact in your jurisdiction if you have not yet received the survey.

COG Climate Adaptation Project (Maia Davis)

- The Regional Climate Change Report calls for a regional climate adaptation plan and subsequent workshops.
- COG won an award through the EPA Smart Growth Implementation Assistance Program.
 - EPA will provide a contractor to help COG create a regional climate adaptation guidebook for the COG region. It will address coastal risks and other risks such as increased temperature, precipitation and extreme weather events.
 - The report will focus on six sectors: building, transportation, health, emergency management, water, and land use.
 - NOAA will be conducting training at COG on March 3, 2011, presenting a tool used for climate adaptation planning. The training will also include presentations of projects underway in the region.
 - Kelly Baty and Luisa Robles are interested in attending the workshop.

District Energy Benchmarking (Stella Tarnay)

- Two pieces of legislation direct benchmarking in the district
 - Green Buildings Act (GBA) directs benchmarking for new buildings and the Clean and Affordable Energy Act (CAEA) amended the GBA to include public buildings over 10,000 sq ft and private buildings, beginning with calendar year 2010 and buildings over 200,000 sq ft.
- Benchmarking is done in ENERGY STAR Portfolio Manager
 - Looks at actual energy performance compared to other similar buildings
 - Ratable buildings are given a percentile score (ie performs in the 80th percentile of similar buildings, higher is better)
 - Requires basic building data and basic energy data
 - Can be used to track energy use with building improvements
 - Buildings ineligible for ratings (police stations, libraries, park buildings) get an energy use intensity (EUI) score which measures kBtu per sq ft. Lower scores are better.
 - Not a perfect tool because EUI comparisons do not account for size of buildings with similar use or length of operation.
- District of Columbia Public Buildings (report available at www.green.dc.gov)
 - Input data for 194 buildings, the initial process took almost one year to complete.
 - Office buildings, schools, stations, libraries
 - Office of Real Estate Services gathered much of the data. Began using Energy CAP software, but realized it was not compatible with Portfolio Manager.
 - Persuasive tool to talk to leaders in departments and the city about energy performance.
 - Fire department reported that half of the stations are being renovated to LEED Silver or Gold.
 - Schools considering using ESCOs and looking at solar installations
 - Data was not available for all buildings, which reinforced need to maintain records on basic information of all public buildings (ie square footage)

- Most buildings performed below the national average.
 - Said noted that in Prince William County single story buildings use twice the energy per sq ft as three story buildings.
- Requirements for private buildings are being written now. Hopefully energy use for 2010 will be reported by early summer.
- Lessons learned:
 - Data
 - Ownership of information- who must track it?
 - Limits of benchmarking
 - Focuses attention
 - Prepare for next steps
 - Cross-agency roundtable with 2010 results
 - Audits (many are already done with ARRA funds)
 - Weatherization
 - Private Buildings Benchmarking

Montgomery County Commercial and Multi-family Building Study (Eric Coffman)

- Item postponed until future meeting due to illness.

MWCOG Updates (Leah Boggs and Jeff King)

- Through CEEPC, COG is working to create a regional standard/policy for benchmarking, will be looking to this committee to help inform that recommendation
- District Energy Workshop next Wednesday, January 26 after the CEEPC meeting
- Last year a formal information request was initiated with utilities. COG has 2009 data, will soon have 2010 data available. If any different data is needed please let COG know ASAP to alter the request.
- COG will be hosting an ICLEI GHG inventory tools workshop, possibly in place of the next EAC meeting on February 17th. Came through a request from the City of Alexandria.
- Electric Vehicle Workshop on March 14th
- Street Light committee on hold until Pepco releases information on their LED street light offerings. There is a new contact at Pepco.
 - May have a presentation from a group that combines efficient lighting, solar projects, and financing.

Local Renewable Portfolio Standards (Mike Healy)

- Runs a local mid-market ESCO with a metering specialty and a focus on solar water heating.
- MDV- Solar Energy industry Association- work on developing policies
 - Renewable portfolio standards (RPS)
 - Utilities can comply by building their own solar systems, purchasing RECs from other systems, or paying an alternative compliance payment
 - Both DC and MD have RPS

- DC: Councilmember Cheh has introduced a bill that would narrow the scope of applicable solar installations to those generated on the local grid
- MD: Looking to introduce a bill that would include hot water heating in applicable solar installations

The SAVE Act (Sarah Stellberg, IMT)

- Proposed federal legislation that will hopefully be sponsored by Senator Michael Bennet (D-CO); should be introduced within the next month
- Change to underwriting home mortgages, requiring lenders to include expected energy costs on loan applications
 - Would allow owners access to capital for improvements, and help those selling homes recoup those energy improvement costs
 - Value would be added by appraisers based on other reports (such as HERS). It would benefit houses with such reports, but would not penalize houses without reports.
- HUD would determine details in the rulemaking process
 - There has been no criticism from federal agencies
 - Mortgage Bankers of America said it would be easy to implement
 - Expect pushback from realtor groups who feel it would help new homes
- This bill would work with many regional initiatives and the Power Saver program
- There is a bill in Virginia considering something similar

Peer Exchange (All)

- Caroline Keicher- Maryland is working on a bill for a commercial benchmarking mandate. The bill is in drafting and would require time-of-transaction benchmarking to act as a marketing tool, affecting only large commercial buildings. IMT is working with MEA, MD PIRG, the Sierra Club and Senator Frosh. There is support from local businesses.
- Stella Tarnay- IGBG will be hosting a workshop to address tools that address climate benefits of green building. It will probably be late April or early May.

Next Meeting and Adjournment

- The next meeting will take place on February 17, 2011. It may be a training from ICLEI on completing greenhouse gas inventories.
- Meeting adjourned at 11:30am.