



Assembly Bill 758 requires the Energy Commission, in collaboration with the California Public Utilities Commission and stakeholders, to develop a comprehensive program to achieve greater energy efficiency in the state's existing buildings.

The Existing Buildings Energy Efficiency Action Plan Draft, published in March 2015, provides a 10-year roadmap to activate market forces and transform California's existing residential, commercial, and public building stock into high performing and energy efficient buildings.

Sustainability Circles were uniquely highlighted in the Action Plan as a potential means to help achieve Plan goals, using the cohort model.

Attached is an excerpt from the EBEE Action Plan. The entire document can be found here: <http://www.energy.ca.gov/ab758/>

Note: True Market Solutions, cited as the provider of Sustainability Circles, changed its name to REV in February 2015.

CA |

Existing Buildings
Energy Efficiency
Action Plan

DRAFT | March 2015



Abstract

The Existing Buildings Energy Efficiency Action Plan provides a 10-year roadmap to activate market forces and transform California's existing residential, commercial, and public building stock into high performing and energy efficient buildings. The results of this effort will be accelerated growth of energy efficiency markets, more effective targeting and delivery of building upgrade services, improved quality of occupant and investor decisions, and vastly improved performance of California's buildings in service of those who own and occupy them. Equally important, this effort will deliver substantial energy savings and greenhouse gas emissions reductions, contributing to the collective goal of reducing the impacts of climate change while improving the resilience of the State's built environment and economy.

The Plan provides a comprehensive framework centered on five goals, each with an objective and a series of strategies to achieve it. Each strategy includes industry and/or government implementation partners.

The plan begins with strategies to enhance government leadership in energy and water efficiency. Public buildings leading by example, a new statewide large commercial benchmarking and disclosure program, local government innovations, and better energy codes for existing buildings are examples of these leadership strategies. The Plan then focuses on enabling improved decision making, high quality building upgrades, and increased financing options through access to reliable and actionable information. Easy, regular access to energy use data for building owners and their agents is a key tenet of this plan. Making efficiency project costs and savings information available to all market actors is another principal strategy. This roadmap articulates strategies to help consumers recognize the benefits and value of efficiency, supported by strategies that ensure the real estate and financial industries incorporate energy efficiency into property valuations. The Plan also

proposes strategies to ready the workforce to deliver high quality efficiency solutions on a larger scale.

The Plan will be implemented by building sector—single family, multifamily, small, medium and large commercial and public buildings—with priority activities identified for each sector.

Keywords: Assembly Bill 758, auditing, benchmarking, building retrofits, California, California Long-term Energy Efficiency Strategic Plan, commercial buildings, compliance, education and outreach, energy asset ratings, energy assessments, energy efficiency upgrades, energy performance, existing buildings, finance programs, green workforce development, greenhouse gas emissions, Integrated Energy Policy Report, marketing, multifamily buildings, nonresidential buildings, property valuation, public buildings, public leadership, residential buildings, retrocommissioning, Title 24, water efficiency.

California’s Existing Buildings Energy Efficiency Action Plan

segments to energy usage, as well as map customer participation in energy efficiency programs by segment.

Developing Cohorts for Stronger Engagement

The EBEE Action Plan supports the development of pilots and other activities that test the effectiveness of industry cohorts to create better and more cost effective building energy efficiency improvements. Examples of industry cohorts include, but are not limited to, building owners within one community, owners of the same or similar building types, like businesses, and stakeholders focusing on specific energy end uses.

Small and Medium Commercial - Several IOUs, working with a third party provider, are piloting an education and outreach approach for commercial businesses that brings them together in “Sustainability Circles.” This program creates cohorts of businesses and includes a series of meetings, discussions, engagement around best practices, and assistance with developing a sustainability action plan. Operational, behavioral, and physical improvements are incorporated into the plan. Results from this program thus far indicate a strong impetus for action, better working relationships with the utility partners, and increases in building improvement activities.

Multifamily and Corporate Cohorts—A cohort approach may also be very effective for owners of multiple multifamily buildings, or portfolios of buildings. The vast majority of multifamily properties are located in a few metropolitan areas in California, particularly the Bay Area, San Diego, Orange County, and Los Angeles.¹¹¹ This approach reduces outreach and engagement costs, and optimizes the opportunity to achieve savings over a large group of buildings.

There are also opportunities to engage corporations that own or lease a large number of buildings. The first step is to identify corporations that have portfolios of buildings that can be upgraded, focusing on California-based corporations with aligned missions (see Strategy 4.2).

¹¹¹ National Multi Housing Council census data and see Appendix Excel Spreadsheet Tab 14.

Sustainability Circles, A Cohort Approach – Overview of SDG&E Pilot

“Sustainability Circles” is a third-party managed action-oriented program in partnership with local utility providers (currently being piloted in SDG&E territory) for small to mid-sized businesses and divisions of major corporations. The program is designed to improve energy and resource efficiency, improve profits, and increase competitive edge by incorporating sustainable business practices in business operations.

Central to the program is bringing together cohorts of like businesses in a sustainable engagement program focused on those businesses’ particular needs. By working together, businesses learn from each other’s experiences and seem more willing to engage in sustainable practices. Initial feedback has been positive and more specific details should be available as the pilots mature.

How the Program Works

- Six monthly all-day meetings
 - Pre-Circle 1-on-1 coaching
- Between meeting coaching
 - Build/enhance your Sustainability Team
- Develop a customized Sustainability Action Plan

Source: truemarketsolutions.com

Strategic Energy Plans and Technical Support Energy Centers

A strategic energy plan (SEP) is a roadmap to achieve individual, business, or organizational energy goals in a systematic and phased manner. A well-conceived SEP includes clear goals based on property owner needs, supports cost savings, increased comfort, and high indoor air quality, and integrates energy efficiency improvements with other planned building upgrades. SEPs also consider behavioral changes and operational improvements in addition to capital investments.

Additional assistance can be provided from virtual or physical energy support centers where building owners and tenants go to receive a broad range of