Existing Building Energy and Water Efficiency Program - Code Revisions

Stakeholder Discussion

June 3rd, 2019

Mayor’s Office & the LA Department of Building & Safety
Introductions

**Mayor’s Office**

Theadora Trindle, Mayor’s Office of Economic Development
Rebecca Rasmussen, Mayor’s Office of City Services
Nicholas Ryu, Mayor’s Office of City Services
Dominique Hargreaves, Mayor’s Office of Budget and Innovation (Sustainability)

**LADWP**

Carla Day, Commercial Service Supervisor
Matthew Gil, Assistant Director of the Customer Contact Center

**EBEWE Resource Center**

David Hodgins, Executive Director
Renee Daigneault, Programs Operations Manager

**LADBS**

Charmie Huynh, Director of Government and Community Relations
Eugene Barbeau, Code Engineer
Karen Penera, Executive Office
Nabil Maalouf, Chief Electrical Engineer
Domenico Barbato, Mechanical Division
Overview + Logistics

- EBEWE Program Overview and Status - Mayor’s Office
- Legislative Update - LADBS
- Overview of proposed revisions - LADBS
- Feedback / Questions
Buildings are the largest energy and water users and the biggest contributor to greenhouse gases in the City of Los Angeles.
Path to Zero Carbon

Emissions from Building Energy Use

L.A.’s Green New Deal Pathway calls for the steepest near-term reductions in GHG emissions from building energy use than any other sector and cuts 50% of emissions by 2025 and 100% by 2050.

112 million tons of GHG emissions saved, equivalent to the energy used today to power 13.4 million homes for one year.

2019 Green New Deal Pathway
2015 pLAn Pathway
Program Status

- L.A.’s EBEWE Program was established 1/29/2017 (Ord No.184674).
- Benchmark compliance rolled out in three groups:

<table>
<thead>
<tr>
<th>Group</th>
<th>Category</th>
<th>Buildings*</th>
<th>Compliance Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>City-owned buildings 7,500+ sf plus</td>
<td>468</td>
<td>12/1/2017 and every June 1st thereafter</td>
</tr>
<tr>
<td></td>
<td>Privately-owned buildings 100,000+ sf</td>
<td>1,375</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Privately-owned buildings &gt;=50,000 sf</td>
<td>2,333</td>
<td>6/1/2018 and every June 1st thereafter</td>
</tr>
<tr>
<td>3</td>
<td>Privately-owned buildings &gt;=20,000 sf</td>
<td>8,180</td>
<td>6/1/2019 and every June 1st thereafter</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>12,356</td>
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</table>
Legislative Update

- On May 3rd, a motion (CF #14-1478-S1) was introduced at City Council instructing LADBS to:
  - Clarify the definitions of building systems and equipment;
  - Evaluate the need for the Annual Energy and Water Benchmarking report to be certified by a California licensed engineer or architect in order to ensure quality of data;
  - Clarify which data is needed for submission of a benchmarking report;
  - Assess the usage of the Building ID as a means to determine the schedule for Audits and Retro-Commissioning Report instead of the Los Angeles County Assessor’s Identification Number (AIN); and
  - Evaluate the need to revise or clarify the deadlines associated with the Schedule for the Audits and Retro-Commissioning reports.

- This item was heard at the Planning and Land Use Management Committee on May 21st.
Proposed Revisions

- Add the following definitions:
  - **CENTRAL HEATING PLANT OR HEATING PLANT.** Environmental heating equipment installed in a manner to supply heat by means of ducts or pipes to areas other than the room or space in which the equipment is located.
  - **CENTRAL COOLING PLANT OR COOLING PLANT.** Environmental cooling equipment installed in a manner to supply cooled air by means of ducts or pipes to areas other than the room or space in which the equipment is located.
  - **TREATMENT FACILITY.** A facility where industrial processes take place for the treatment of substances, which include but are not limited to water, waste, sewage, rain water, oil, and chemicals. Paper mills, foundries, and similar operations are also covered by this definition, which is restricted to the building or buildings where the treatment takes place.
Proposed Revisions cont.

- Simplify the Audits and Retro-Commissioning Schedule:
  - Use the unique LADBS Building ID in place of the Tax Assessor’s Identification Number (AIN) to determine the compliance due date.
    - The AIN is a tax bill number and is not always unique: 1) More than one building/parcel can be included on a tax bill and 2) Some buildings have multiple AINs to allow multiple owners to pay their share of taxes.
    - The LADBS Building ID is available online and printed on every Notice to Comply.
  - Collapse the compliance schedule and push out the initial compliance date from January 1, 2020 to December 1, 2020 - see next slide.
Proposed Revisions cont.

<table>
<thead>
<tr>
<th>Last Digit of AIN</th>
<th>1st Compliance Due Date</th>
<th>Subsequent Compliance Due Date</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>Jan - June, 2020</td>
<td>Every 5 years thereafter</td>
</tr>
<tr>
<td>1</td>
<td>July - Dec, 2020</td>
<td>Every 5 years thereafter</td>
</tr>
<tr>
<td>2</td>
<td>Jan - June, 2021</td>
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</tr>
<tr>
<td>3</td>
<td>July - Dec, 2021</td>
<td>Every 5 years thereafter</td>
</tr>
<tr>
<td>4</td>
<td>Jan - June, 2022</td>
<td>Every 5 years thereafter</td>
</tr>
<tr>
<td>5</td>
<td>July - Dec, 2022</td>
<td>Every 5 years thereafter</td>
</tr>
<tr>
<td>6</td>
<td>Jan - June, 2023</td>
<td>Every 5 years thereafter</td>
</tr>
<tr>
<td>7</td>
<td>July - Dec, 2023</td>
<td>Every 5 years thereafter</td>
</tr>
<tr>
<td>8</td>
<td>Jan - June, 2024</td>
<td>Every 5 years thereafter</td>
</tr>
<tr>
<td>9</td>
<td>July - Dec, 2024</td>
<td>Every 5 years thereafter</td>
</tr>
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</thead>
<tbody>
<tr>
<td>0 1</td>
<td>Dec 1, 2020</td>
<td>Every 5 years thereafter</td>
</tr>
<tr>
<td>2 3</td>
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<td>Every 5 years thereafter</td>
</tr>
<tr>
<td>4 5</td>
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<td>Every 5 years thereafter</td>
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<td>6 7</td>
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<td>Every 5 years thereafter</td>
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<tr>
<td>8 9</td>
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</tbody>
</table>
Questions? Contact Us!

**LADBS**
For questions regarding the benchmarking compliance or ordinance changes, please contact ladbs.ebewe@lacity.org

If you would like to provide additional feedback about the proposed ordinance changes, please submit your email to ladbs.ebewe@lacity.org and label the subject line “EBEWE Stakeholder Meeting 6/3/2019”

**LADWP**
For questions regarding your energy and water data requests, please visit https://www.ladwp.com/BuildingBenchmarking and click on the “Contact Us” page.

**EBEWE Resource Center**
For questions on how to benchmark, or for all other inquiries, please visit https://www.betterbuildingsla.com/contact