



April 13, 2016

Via email

Re: We Support Energy and Water Efficiency in Existing Buildings

To Whom It May Concern:

Los Angeles takes great strides to be a sustainable and resilient city. But with an ever-increasing population, constrained natural resources, and the need to take meaningful action on climate change, especially in the wake of the region's most severe drought in history and new pressure on our electricity grid, we must use our existing resources wisely to ensure a prosperous future. This includes making Los Angeles buildings as energy- and water-efficient as possible.

After extensive stakeholder engagement for the last eighteen months, we support a policy to reduce energy and water consumption in existing buildings through benchmarking, transparency, audit, and retro-commissioning practices.

Why Buildings Matter

About half of Los Angeles' electricity demand comes from just 4 percent of its buildings¹ Within buildings, about 30 percent of the energy used is wasted due to inefficiencies.² This high use and waste has a large effect on the city's health. Fifty-one percent of Los Angeles' carbon emissions come from buildings. Buildings are also heavy water users, and saving water through improving efficiency in buildings is critical in our drought-stricken region.

Increasing energy and water efficiency in Los Angeles' large buildings will drastically reduce the city's carbon footprint, improve resiliency during drought and heat waves, and alleviate pressure on the electric grid. Further, investing in energy and water efficiency saves building owners and tenants money on their utility bills, increases the buildings' value in the real estate market, improves tenant comfort and overall productivity, generates new green jobs, and creates a more equitable Los Angeles.

Strong Solutions with Stakeholders

The Los Angeles City Council unanimously passed a motion in December 2014, directing the Department of Building and Safety to convene a stakeholder process to develop a package of policies and programs to improve the energy and water efficiency of Los Angeles' existing buildings.³ That stakeholder process spanned ten public meetings from January to July 2015 and encompassed hundreds of people representing a wide range of industries including building owners, property managers, real estate

¹ Analysis by the California Center for Sustainable Communities at UCLA and the City Energy Project.

² <https://www.energystar.gov/buildings/about-us/facts-and-stats>

³ Council File 14-1478, available at: http://clkrep.lacity.org/onlinedocs/2014/14-1478_MOT_10-29-14.pdf



FOR ENTREPRENEURS
BY ENTREPRENEURS

associations, energy efficiency professionals, utility representatives, business owners, non-profit organizations and many more. The comprehensive feedback from stakeholders strongly favored the creation of an ordinance that would reduce energy and water consumption in existing buildings through benchmarking, transparency, audit, and retro-commissioning practices.

Help L.A. Move Forward

Benchmarking and transparency laws have become a common best practice among leading cities looking to reduce city-wide energy and water consumption.⁴ Additionally, energy and water audits, along with retro-commissioning, have proven to be effective tools to improve a building's performance. By adopting these practical solutions, Los Angeles would be on the right path to cut energy and water waste, boost the local economy, reduce harmful pollution, and promote equity across the city.

Sincerely,

The Los Angeles Cleantech Incubator

A handwritten signature in black ink, appearing to read "Ben Stapleton", with a horizontal line extending to the right.

Ben Stapleton
Vice President Facilities & Operations

⁴ <http://www.imt.org/resources/detail/fact-sheet-energy-benchmarking-and-transparency-benefits>