



Zina Cheng <zina.cheng@lacity.org>

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## USGBC-LA Support for Council File #14-1478, Existing Building Energy and Water Efficiency Ordinance (EBEWE)

1 message

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**Eleni Petrow** <epetrow@globalgreen.org>  
To: zina.cheng@lacity.org

Mon, Dec 5, 2016 at 12:06 PM

Hello Ms. Cheng,

Please find the attached letter below from the USGBC-LA in support of Council File #14-1478, Existing Building Energy and Water Efficiency Ordinance (EBEWE).

Thank you on behalf of the City Energy Project

Eleni Petrow

**Eleni Petrow** | Environmental Policy and Green Urbanism Associate

### GLOBAL GREEN, USA

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### EXECUTIVE DIRECTOR

Dominique Hargreaves

December 5, 2016

Dear Los Angeles City Councilmembers,

Los Angeles is home to the nation's largest U.S. Green Building Council chapter and we (USGBC-LA) fully support the City of Los Angeles Existing Buildings Energy and Water Efficiency Program (Council file No. 14-1478). We thank you for your leadership in assisting to craft and hopefully support passage of this program. By adopting this energy and water efficiency program, Los Angeles will take an important step forward in the transparency of disclosing building performance data. Moreover, the program will nurture vast opportunities associated with increased knowledge about how our city's buildings consume energy and water.

USGBC-LA is very supportive regarding the powerful prospects of Los Angeles' new benchmarking program. This program will facilitate a Los Angeles market transformation that will heighten building owners' attention to building energy and water efficiency. It will also guide Los Angeles' real estate community along the path of behavioral and operational changes that will bring immediate and low-cost benefits through reductions in energy and water consumption.

We believe by increasing the visibility of building performance in the Los Angeles marketplace, it will reward owners of efficient buildings and encourage more owners to invest in their buildings' resource efficiency. This market driven process will assuredly reduce Los Angeles' energy and water consumption. In addition, this building data will be an invaluable tool for city policymakers, LADWP, and LA residents as they discuss policies to cost-effectively serve all Angelenos and advance Los Angeles' sustainability goals. This program will catapult Los Angeles from being a laggard to a leader regarding energy and water use data. This will allow Los Angeles to claim the sustainability leadership mantle, which will benefit our LADWP ratepayers, our local economy, our clean air/water, and our climate.

The City of Los Angeles Existing Buildings Energy and Water Efficiency Program (Council file No. 14-1478) represents a win-win-win opportunity for Los Angeles' real estate community, LADWP, and our general public. USGBC-LA is extremely proud that Los Angeles is a global sustainability leader, and we are ready for this next step in greening our great city. We urge you to support energy and water benchmarking by voting in favor of the City of Los Angeles Existing Buildings Energy and Water Efficiency Program.

Sincerely,

Dominique Hargreaves  
Executive Director, USGBC-Los Angeles Chapter



Zina Cheng <zina.cheng@lacity.org>

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## EPA informational testimony regarding Council File #14-1478

1 message

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**Cook, Leslie** <Cook.Leslie@epa.gov>  
To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>

Mon, Dec 5, 2016 at 1:14 PM

Zina,

Good afternoon. Attached to this memo is informational testimony regarding Council File #14-1478, Existing Building Energy and Water Efficiency Ordinance, on behalf of the U.S. Environmental Protection Agency. Thank you for the opportunity to provide our perspective.

Best regards,

Leslie Cook

Leslie Cook  
ENERGY STAR, U.S. Environmental Protection Agency

Public Sector Program Manager  
202-343-9174  
[cook.leslie@epa.gov](mailto:cook.leslie@epa.gov)  
1200 Pennsylvania Ave., NW (6202A)  
Washington, DC 20460

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 **EPA Informational Testimony\_Los Angeles\_120516.pdf**  
109K

**Informational Testimony of the United States Environmental Protection Agency  
Before the Los Angeles Planning and Land Use Management Committee**

Existing Building Energy and Water Efficiency Ordinance

Council File #14-1478

*Submitted by*

Leslie Cook, Program Manager

ENERGY STAR Commercial and Industrial Branch

United States Environmental Protection Agency

December 5, 2016

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Chairman Huizar and members of the Committee:

On behalf of the U.S Environmental Protection Agency, I respectfully submit this informational testimony in response to the proposed Los Angeles Existing Building Energy and Water Efficiency Ordinance. Please note that this testimony on behalf of EPA does not serve as an endorsement of the proposed legislation, but rather is intended to provide information about the value of benchmarking, as well as the capabilities of EPA's ENERGY STAR Portfolio Manager Tool. We are pleased to offer our perspective as the City of Los Angeles demonstrates leadership in proposing energy and water benchmarking for commercial and multifamily buildings. Benchmarking is a critical first step in the path to superior performance and will help deliver important health, environmental, and economic benefits for residents of the City of Los Angeles and the global community.

Energy efficiency offers one of the lowest-cost solutions for improving energy reliability and security, reducing our energy bills, and addressing the important issue of global climate change—all while helping to grow the economy. Since 1992, with help from ENERGY STAR, American families and businesses have saved over \$360 billion on utility bills, while preventing two and a half billion metric tons of greenhouse gas emissions. For more than a decade, EPA, through ENERGY STAR, has worked with tens of thousands of building owners and managers

to reduce energy use in buildings. Using the lessons learned from working with these industry leaders, EPA offers easy-to-use tools and cost-effective solutions through ENERGY STAR to help businesses reduce energy waste in buildings. The cornerstone of the ENERGY STAR program for buildings is benchmarking. This is because, simply put, you can't manage what you don't measure. Our experience has shown that many building owners and operators simply don't have a true understanding of just how much money they are spending on energy bills, and don't know if their energy use is high or low for their type of building and operation. But our experience also has shown that, once people are armed with the information uncovered by benchmarking their building's energy use, many will act on that information to make operational improvements and invest in energy efficiency equipment. In a national study, EPA found that buildings that were benchmarked consistently reduced energy use by an average of 2.4 percent per year, for a total savings of 7 percent. This study also revealed that more than one-third of the 20,000 buildings that have earned the ENERGY STAR for top performance were built in or prior to 1980, showing that buildings of all ages can become top energy performers. Within the City of Los Angeles, this desire to cut energy waste leads people not only to EPA's numerous ENERGY STAR resources on improving building performance but to local offerings like the Los Angeles Better Buildings Challenge, regional utility programs, and local energy service providers.

EPA has developed Portfolio Manager to assist building owners and managers to measure and assess energy use in a standardized way. Portfolio Manager is an interactive energy management software tool that is referenced in the Existing Building Energy and Water Efficiency Ordinance as the mechanism by which building owners in Los Angeles will benchmark their energy and water performance. Portfolio Manager is well-suited for this type program. It is available to users at no cost and allows tool users to assess energy and water performance for a single building, or across an entire portfolio of buildings, in a secure on-line environment. Once a building owner or operator has collected 12 months of utility bill data for a building, and a few other basic pieces of information about building operations, benchmarking a property in Portfolio Manager can take as little as 15 minutes. For those who manage large portfolios of buildings, EPA offers a bulk data upload template to streamline the data entry process.

A little time spent entering basic data into Portfolio Manager allows building owners and managers to:

- assess energy and water performance based on actual utility bills,
- identify under-performing and top-performing buildings in order to prioritize energy efficiency efforts,
- measure the carbon emissions attributed to building energy use,
- set a baseline and measure improvements,
- apply for ENERGY STAR certification,
- obtain data to support mortgage, sale, and/or lease transactions, and
- communicate energy performance with tenants, customers, and the general public.

EPA will continue to invest in Portfolio Manager, driven by a growing national interest in benchmarking energy use as a way to spur and measure improvement in buildings. U.S. building owners and managers have embraced Portfolio Manager as the industry standard for benchmarking, tracking, and reporting energy savings. In fact, the market has relied on Portfolio Manager to benchmark 40 billion square feet of commercial floor space across over 450,000 buildings, closing in on half of commercial floor space in the U.S. ENERGY STAR Partners such as Cushman & Wakefield, Kilroy Realty Corporation, CBRE, Marriott, CEMEX, state and local governments and school districts around the country, and many others are benchmarking their buildings as a key first step in their efforts to reduce energy use and their carbon footprint. National associations such as the Building Owners and Managers Association, the American Society of Healthcare Engineers, the National Restaurant Association, and many others are encouraging—even challenging—their members to assess the energy use in their buildings as a first important step toward improvement. Here in the Los Angeles metro area, over 15,000 commercial and multifamily buildings representing more than 1.5 billion square feet of space have already benchmarked energy use with Portfolio Manager. Furthermore, nearly 250 Los Angeles buildings have gone beyond benchmarking to earn ENERGY STAR certification, EPA's national award for top energy performance.

The popularity and success of benchmarking with ENERGY STAR continues to grow dramatically. We believe this growth is due to several factors, including: growing public and private concerns about climate risk; increasing market demand for energy information; increased consumer awareness of the ENERGY STAR program; and recognition of EPA as a trusted and unbiased authority on energy efficiency. With the use of Portfolio Manager growing every year, EPA is committed to continually enhance the tool with features that make benchmarking a valuable and accessible energy management strategy. For example, a partnership with energy service vendors and utilities allows for the automatic, electronic transfer of utility data into Portfolio Manager, eliminating the need for manual entry by the building owner or operator. At present, more than 200 organizations are registered to provide this service, including utility providers across the country, many located in the state of California.

With the passage of the proposed Existing Building Energy and Water Efficiency Ordinance, Los Angeles will join a growing number of state and local governments leveraging Portfolio Manager and ENERGY STAR offerings to reduce energy use in buildings within their jurisdictions. In addition to becoming the industry standard for voluntary benchmarking, Portfolio Manager has been the tool of choice included in all existing U.S. benchmarking and transparency policies. The states of California and Washington, and the cities of Atlanta, GA, Austin, TX, Berkeley, CA, Boston, MA, Boulder, CO, Cambridge, MA, Chicago, IL, Kansas City, MO, Minneapolis, MN, Montgomery County, MD, New York, NY, Philadelphia, PA, Pittsburgh, PA, San Francisco, CA, Seattle, WA, and the District of Columbia all require the use of Portfolio Manager to assess energy use in both public and private sector buildings.

To support these jurisdictions, EPA has upgraded Portfolio Manager features to allow for streamlined, electronic reporting of annual benchmarking data. EPA, through ENERGY STAR, also provides cost-free training and outreach materials that cities leverage when implementing benchmarking policies. These resources cover topics such as technical benchmarking training, guidance for tenant engagement, best practices for smart energy management, and financial calculators to show potential utility cost savings. Local policy makers who are informed with city-wide benchmarking data are able to analyze whether programs are achieving their intended

results and to plan more effective energy and water efficiency programs. Here are a few examples:

- In New York City, an analysis of benchmarking data from more than 13,000 buildings showed large variations in energy and water use among properties with similar uses, allowing the city to launch targeted incentive programs.
- In San Francisco, account representatives of the Pacific Gas and Electric Company use benchmarking data to connect building owners with the specific incentive programs that are tailored to their needs.
- Within the DC metro area, Montgomery County is using benchmarking data to inform their efforts to modernize the region's energy infrastructure.

In closing, benchmarking commercial and multifamily buildings is a critical first step on the path to superior energy and water efficiency, and this Committee is to be commended for identifying existing buildings as a major opportunity to reduce energy consumption, greenhouse gas emissions, all while helping Los Angeles businesses cut utility expenses. We appreciate the opportunity to provide our informational perspective, and we thank you for your leadership on energy issues to the benefit of the people of Los Angeles, the region, and for the nation.

Regards,  
Leslie Cook

Program Manager  
ENERGY STAR Commercial and Industrial Branch  
United States Environmental Protection Agency  
1200 Pennsylvania Avenue, NW, Mail Stop 6202J Washington, DC 20460  
Cook.leslie@epa.gov  
202-343-9174





Zina Cheng <zina.cheng@lacity.org>

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## BuroHappold Engineering Support for Council File #14-1478, Existing Building Energy and Water Efficiency Ordinance (EBEWE)

1 message

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**Eleni Petrow** <epetrow@globalgreen.org>  
To: zina.cheng@lacity.org

Mon, Dec 5, 2016 at 2:26 PM

Hello Ms. Cheng,

Please find the attached letter below from BuroHappold Engineering in support of Council File #14-1478, Existing Building Energy and Water Efficiency Ordinance (EBEWE).

Thank you on behalf of the City Energy Project

Eleni Petrow

**Eleni Petrow** | Environmental Policy and Green Urbanism Associate

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 **BUROHAPPOLD - Building Energy Support Letter.pdf**  
82K

# BUROHAPPOLD ENGINEERING

Monday, December 05, 2016

Honorable Members of the City Council of the City of Los Angeles  
Los Angeles City Hall  
200 N. Spring Street, 4th Floor  
Los Angeles, CA 90012

RE: SUPPORT THE CREATION OF AN ORDINANCE TO INCREASE BUILDING ENERGY AND WATER EFFICIENCY

Dear Council Members,

On behalf of BuroHappold Engineering, I am writing to express my full support for the creation of an ordinance to improve energy and water efficiency in buildings. BuroHappold Engineering is an international, integrated engineering consultancy operating in 23 locations worldwide, with over 50 partners and 1,800 employees including some of the world's leading consulting engineers. For 40 years we've been building our reputation for delivering creative, value led building and city solutions for an ever changing world.

I attended several of the stakeholder meetings from January through July 2015 and was very pleased to be able to contribute to the dialogue on this potential policy in such an inclusive forum. I think the proposed best practices of benchmarking and transparency, audits, and retrocommissioning are achievable and should be required in Los Angeles. Importantly, this potential ordinance would provide the market – current and prospective building owners, operators, and tenants – with information about building energy and water performance. It will encourage building owners and tenants to learn about their energy and water use and work together to lower their costs.

Many other cities are requiring large buildings to implement these requirements including New York City, San Francisco, Boston, and Atlanta. Los Angeles should follow the advice of the stakeholder group assembled and create a similar ordinance to create a more resilient and sustainable city.

on behalf of Buro Happold Consulting Engineers Inc.



David Herd  
Managing Partner, U.S.

## BURO HAPPOLD CONSULTING ENGINEERS INC.

800 Wilshire Boulevard T +1 310 945 4800  
16th floor F +1 310 558 9697  
Los Angeles, CA 90017, USA www.burohappold.com

Registered Office: 800 Wilshire Boulevard, 16th Floor, Los Angeles,  
CA 90017, USA. Company Reg: C2886180

# FORMLA

LANDSCAPING

C.F. 14-1478

December 1, 2016

Honorable Members of the City Council of the City of Los Angeles  
Los Angeles City Hall  
200 N. Spring Street, 4<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: SUPPORT THE CREATION OF AN ORDINANCE TO INCREASE BUILDING ENERGY AND WATER EFFICIENCY

Dear Council Members,

On behalf of FormLA, I am writing to express my full support for the creation of an ordinance to improve energy and water efficiency in buildings.

I attended several of the stakeholder meetings from January through July 2015 and was very pleased to be able to contribute to the dialogue on this potential policy in such an inclusive forum. I think the proposed best practices of benchmarking and transparency, audits, and retrocommissioning are achievable and should be required in Los Angeles. Importantly, this potential ordinance would provide the market – current and prospective building owners, operators, and tenants – with information about building energy and water performance. It will encourage building owners and tenants to learn about their energy and water use and work together to lower their costs.

Many other cities are requiring large buildings to implement these requirements including New York City, San Francisco, Boston, and Atlanta. Los Angeles should follow the advice of the stakeholder group assembled and create a similar ordinance to create a more resilient and sustainable city.



Sincerely,  
Cassy Aoyagi  
President  
FormLA Landscaping

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Zina Cheng <zina.cheng@lacity.org>

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## SoCalGas Letter of Support for Council File #14-1478 - City of LA Existing Buildings Energy and Water Efficiency Program

1 message

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**Lopez, Frank** <FLopez5@semprautilities.com>

Mon, Dec 5, 2016 at 3:18 PM

To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>

Cc: Shawn Kuk <shawn.kuk@lacity.org>, "Silsbee, Rochelle K" <RSilsbee@semprautilities.com>

Ms. Cheng – Please find attached a letter of support from SoCalGas for Council File #14-1478 - Establish the City of Los Angeles Existing Buildings Energy and Water Efficiency Program. The ordinance is scheduled to be heard at the 12/6/16 PLUM meeting.

Can you please include our letter in the board packet?

Please let me know if you need additional information.

Best,

**Frank Lopez**

Government Affairs Manager

SoCalGas

555 W. 5th Street, GT21C5

Los Angeles, CA 90013

C: (213) 703-1347



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SoCalGas\_Support\_Energy\_Water\_Efficiency\_Program\_12.6.16.pdf  
46K



Daniel J. Rendler  
Director – Customer Programs & Assistance

**Southern California Gas Company**  
555 W. Fifth Street, GT19A5  
Los Angeles, CA 90013-1046

Tel: 213-244-3480  
Fax: 213-244-8202  
[DRendler@semprautilities.com](mailto:DRendler@semprautilities.com)

December 6, 2016

The Hon. Jose Huizar  
Chair, Planning and Land Use Management Committee  
Los Angeles City Council  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: SUPPORT – Agenda Item #5 (Council File #14-1478): Ordinance to Create Energy and Water Efficiency Benchmarking Program for Existing Buildings**

Chair Huizar:

Thank you for the opportunity to present comments on behalf of the Southern California Gas Company (SoCalGas) on the proposed ordinance to create an energy and water efficiency benchmarking program in the city of Los Angeles.

SoCalGas supports the proposed ordinance and believes benchmarking is a foundational step to advancing efficiency. In fact, we currently support efforts by our customers to benchmark their facilities through similar programs like the Environmental Protection Agency's Portfolio Manager Tool and by providing other support tools (e.g., audits, technical resources, and rebates/incentives) needed to pursue the efficiency opportunities that benchmarking programs help identify.

SoCalGas is also currently in the process of upgrading its IT systems to comply with new state-level benchmarking requirements mandated by Assembly Bill 802, and we have been coordinating with the California Energy Commission (CEC) to develop the operating regulations to support that law. We are well positioned to help the City implement its proposed program.

We commend the City for creating its own supporting law/regulation. We believe the proposed ordinance will drive additional participation in our energy efficiency programs and lead to more optimal energy use, which will help us all achieve our aggressive efficiency and greenhouse gas reduction goals.

Again, we thank you for the opportunity to provide input on this important issue. Should you have any questions, please contact Frank Lopez, government affairs manager at (213) 703-1347 or [flopez5@semprautilities.com](mailto:flopez5@semprautilities.com).

Daniel J. Rendler  
Director, Customer Programs and Assistance  
Southern California Gas Company



HASC  
 515 S. Figueroa St., Ste. 1300  
 Los Angeles, CA 90071  
 P: (213) 538-0700  
 F: (213) 629 4272

December 5, 2016

The Honorable Jose Huizar  
 Chair, Planning and Land Use Management Committee  
 City Clerk, Room 395  
 Los Angeles City Hall  
 200 North Spring Street  
 Los Angeles, CA 90012-4801

C.F. 14-1478

**RE: Existing Buildings Energy and Water Efficiency Program (Council File: 14-1478)**

Dear Mr. Huizar,

The Hospital Association of Southern California (HASC), represents 170 hospitals in the six county region, of which approximately 45 are located within the City of Los Angeles' jurisdiction, appreciates this opportunity to comment on the draft ordinance related to **Existing Buildings Energy and Water Efficiency (EBEWE) Program**. A key goal for EBEWE is to reduce energy and water consumption in buildings within the City of Los Angeles.

HASC commends the City of Los Angeles for its vision and goal to lower energy and water consumption, as our state continues to face below normal rainfall. Water conservation, for example, not only helps preserve a precious natural resource but helps reduce the costs associated with consumption, which we believe is a win-win. Annual benchmarking is an important tool toward achieving this goal. The drought has required hospitals to continue their effort to explore opportunities for water conservation within the confines of Health and Safety regulations. Water consumption is largely tied to a hospital's mission and its core functions which require water at all times.

Hospital use includes:

- Patient care and hygiene
- Infection prevention and control
- Sterilization of instruments
- Disinfection / cleaning of patient rooms and other areas
- Food preparation and dietary services
- Laundry
- Heating and cooling systems (HVAC)
- Processing equipment for radiology
- Analytical equipment in the lab

Hospitals are considered critical infrastructure given the service they provide 24-hours a day, 7 days a week to individuals who are acutely ill or injured. This requires hospitals to remain continually mindful of their infrastructure and to make appropriate upgrades as needed and within their program capital dollars. Hospital engineers are continually aware of their water and energy usage which they balance against mandated state regulations that

involve sterilization of equipment and ambient room control, for example. HASC is concerned that audit costs that will be incurred at the end of the day will not yield any new information that a hospital engineer is not already aware. For an average 300,000 square foot mid-size hospital, the audit will cost \$45,000 or more. This new fee does not include costs that are currently incurred when a hospital's plan is reviewed by architects and engineers at the Office of Statewide Health Planning and Development (OSHPD).

OSHPD is responsible for overseeing all aspects of general acute care hospital construction in California. The department reviews the plans and specifications for new construction, alteration, renovation or additions to health facilities.

Outside the patient care area, hospitals continue to implement conservation measures where appropriate. The following are some of the short-term and more immediate actions being taken:

- Auditing water use with sub-meters to identify trends and conservation opportunities
- Adopting water conservation policies and using more efficient equipment and appliances
- Replacing in-ground sprinkler systems with drip irrigation systems
- Replacing turf with drought-resistant landscaping
- Minimizing waste and adjusting landscape watering schedules to comply with local ordinances
- Using low-flow plumbing fixtures and automatic faucets
- Using recycled water for irrigation where available
- Recycling cooling tower blow down water
- Minimizing cooling tower blow down through best management practices
- Enlisting employee support with water conservation efforts

It is important to note, that energy and water conservation measures are being incorporated by hospitals as they are retrofitted or rebuilt in order to meet the state unfunded mandate of seismic compliance.

In closing, HASC recommends that the Planning and Land Use Committee adopt language that factors the work already undertaken by hospitals to identify projects and equipment that promote energy and water conservation, which we believe meets the intent of the audit and retro-commissioning requirements.

Thank you for your time, and please contact me at (213) 538-0702 or at [jgarcia@hasc.org](mailto:jgarcia@hasc.org) with any questions.

Sincerely,



JAIME GARCIA  
Regional Vice President – Los Angeles Region

cc: The Honorable Marqueece Harris-Dawson  
The Honorable Mitchell Englander  
The Honorable Gilbert Cedillo  
The Honorable Curren D. Price, Jr.



Zina Cheng <zina.cheng@lacity.org>

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## Council File #14-1478 Letter of Support

1 message

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**James Howe** <jrhowe@ucla.edu>

Mon, Dec 5, 2016 at 8:34 PM

To: sharon.dickinson@lacity.org, zina.cheng@lacity.org

Good evening Sharon and Zina -

I'd like to submit a written testimony in support of the Existing Building Energy and Water Efficiency Program, Council File #14-1478, on behalf of the UCLA Luskin Center for Innovation. Please see attached for the PDF document. Thank you very much!

Sincerely,

James

James Howe

**UCLA** | MPP 2016

Staff Researcher | UCLA Luskin Center for Innovation

(530) 919-2943 | [LinkedIn](#)



**Luskin Center Support Council File 14-1478.pdf**

69K



# MEMO

December 5, 2016

3323 Public Affairs Building  
Los Angeles, CA 90095

Honorable Councilmembers,

The UCLA Luskin Center for Innovation would like to express its strong support for the Existing Building Energy and Water Efficiency Program. While stringent building codes have led to more energy-efficient buildings throughout California, it is also necessary to have continuous testing and improvement of a building's operations.

The additional information emerging from this program can be used to adjust and modify energy targets within the existing building stock. Even with California's stringent energy standards, there is still low-hanging fruit that has yet to be identified in many buildings; lighting upgrades, heating and cooling adjustments, and even air leakage can be identified through building audits. The largest buildings in Los Angeles will report their energy use first, which creates the greatest potential in reducing greenhouse gas emissions.

It is important to understand how efficiently a building performs; much like you know the fuel economy on your car – a measure of its efficiency – building owners should understand how their buildings perform as well. Having the ability to compare a building's efficiency with those of similarly sized buildings can encourage the adoption of greater efficiency measures. The program makes it easier to identify aspects of buildings that are underperforming and need maintenance, ultimately resulting in energy and financial savings. Additionally, the program has the potential to spur local economic and job growth, as engineers and building professionals work to enhance LA's existing building stock.

Not only will this improve efficiency throughout LA's buildings, but the program will increase the transparency of the city government, setting an example for the rest of the city to follow. Other large cities, including New York and Chicago, have had their programs implemented for years and can attest to its success. By having city-owned buildings participate in the benchmarking program as well, others will have an example to look towards.

This ordinance creates a balanced approach to energy and water efficiency for all buildings in the city, makes financial and environmental sense, and we urge you to pass this ordinance and unlock the savings potential from LA's buildings.

Sincerely,



J.R. DeShazo

Director, UCLA Luskin Center for Innovation



Zina Cheng <zina.cheng@lacity.org>

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## City Energy Project Coalition Letter - Support for Council File #14-1478, Existing Building Energy and Water Efficiency Ordinance (EBEWE)

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**Eleni Petrow** <epetrow@globalgreen.org>  
To: zina.cheng@lacity.org

Mon, Dec 5, 2016 at 11:02 PM

Hello Ms. Cheng,

Please find the attached coalition letter below from the City Energy Project in support of Council File #14-1478, Existing Building Energy and Water Efficiency Ordinance (EBEWE).

Thank you and all the best,

Eleni

**Eleni Petrow** | Environmental Policy and Green Urbanism Associate

### **GLOBAL GREEN, USA**

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 **FINAL CEP Coalition Support Letter for Council File #14-1478, Existing Building Energy and Water Efficiency (2pg).pdf**  
2050K



# SUPPORT ENERGY AND WATER EFFICIENCY IN LOS ANGELES

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 two years, 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 buildings.<sup>1</sup> Within buildings, about 30 percent of the energy used is wasted due to inefficiencies.<sup>2</sup> 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.<sup>3</sup>

The formal stakeholder process spanned ten public meetings from January to July 2015 and over 50 additional meetings and presentations with individual organizations, which encompassed hundreds of people representing a wide range of industries including building owners, property managers, real estate 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.<sup>4</sup> 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.

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### Endnotes

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](http://clkrep.lacity.org/onlinedocs/2014/14-1478_MOT_10-29-14.pdf).

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

The following groups have joined the City Energy Project in support of Council File #14-1478, Existing Building Energy and Water Efficiency



**AIA**  
Los Angeles

**AMERESCO**  
Green • Clean • Sustainable

**BRIGHT POWER**



**BUROHAPPOLD**  
ENGINEERING

**CBRE**



The Climate Registry



**GLUMAC**



**SOM**

**LOS ANGELES**