



Zina Cheng <zina.cheng@lacity.org>

Center for Sustainable Energy (CSE) Comments on City of Los Angeles Existing Buildings Energy and Water Efficiency Program ordinance

1 message

Sumeeta Ghai <Sumeeta.Ghai@energycenter.org>
To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>
Cc: Alissa Burger <Alissa.Burger@energycenter.org>

Fri, Dec 2, 2016 at 4:06 PM

Dear Zina,

The [Center for Sustainable Energy](#)® provides the attached testimony letter of support for the City of Los Angeles's Existing Buildings Energy and Water Efficiency Program ordinance. Thank you for the opportunity to provide testimony on this policy.

Respectfully yours,

Sumeeta Ghai

San Diego Climate Action Fellow, Regulatory Analyst

Center for Sustainable Energy®

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Accelerating the transition to a sustainable world powered by clean energy



CSE Comments_LA Existing Buildings Energy Efficiency and Water Efficiency Program 12-2-2016.pdf

446K



December 6, 2016
Council File #14-1478

City of Los Angeles, Mayor's Office

Mayor Eric Garcetti;

City of Los Angeles, City Councilmembers

Councilmember Gilbert Cedillo
Councilmember Paul Krekorian
Councilmember Bob Blumenfeld
Councilmember David E. Ryu
Councilmember Paul Koretz
Councilmember Nury Martinez
Councilmember Marqueece Harris-Dawson

Councilmember Curren D. Price, Jr.
Councilmember Herb J. Wesson, Jr.
Councilmember Mike Bonin
Councilmember Mitchell Englander
Councilmember Mitch O'Farrell
Councilmember Jose Huizar
Councilmember Joe Buscaino

Honorable Mayor Garcetti, City Councilmembers, and City Staff Leads:

The Center for Sustainable Energy® (CSE; www.energycenter.org) appreciates the opportunity to support the passage and adoption of the City of Los Angeles's *Existing Buildings Energy and Water Efficiency Program* ordinance, requiring annual benchmarking of energy and water consumption, energy and water efficiency audits, and retro-commissioning. In passing this ordinance, Los Angeles will join the ranks of leading cities nationally working to improve the efficiency of their buildings.¹

CSE commends the City for elevating the critical role of energy and water efficiency in buildings as a necessary part of reaching the City's ambitious Sustainable City pLAN goals; including the reduction of greenhouse gas emissions 80% by 2050, a reduction in energy usage by 30% per square foot by 2035, and reducing water use 25% per capita by 2035. In particular, CSE applauds the City for its inclusion of water benchmarking. Los Angeles will be the first city in the state (and the 10th nationally) to require water benchmarking.² This ordinance demonstrates strong local leadership on comprehensive energy and water policies and programs that will grow the local economy and enhance quality of life for all residents.

Benchmarking is a foundational step for both building owners and city governments looking to better understand the performance of their buildings. Given California's ambitious climate and energy goals³, the City of Los Angeles is smartly pursuing a policy that will help it realize potential energy savings through its collection of building performance information and requiring building owners to reduce energy and water consumption. Similar to miles-per-gallon (mpg) ratings for automobiles, benchmarking helps building owners, managers, and occupants document building energy use and provides an apples-to-apples comparison of energy consumption to similar buildings nationwide. Benchmarking data can provide a record of improved energy efficiency for building owners and operators to help in planning for capital investments such as efficiency equipment upgrades, on-site generation, and energy storage systems.

¹ [U.S. City Policies: Building Benchmarking, Transparency, and Beyond](#)

² [U.S. Commercial Building Policy Comparison Matrix](#)

³ AB 758, SB 350, SB 32.

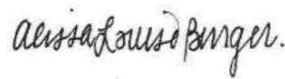
As California moves forward with a statewide benchmarking program, per Assembly Bill 802, the City of Los Angeles has the opportunity to lead locally on benchmarking efforts, alongside the cities of San Francisco and Berkeley.

As a non-profit working to accelerate the adoption of clean energy policies and practices, CSE strongly supports the passage and adoption of the City of Los Angeles's *Existing Buildings Energy and Water Efficiency Program* ordinance. CSE looks forward to working with the City and other local stakeholder on the successful implementation of a first-class water and energy benchmarking program.

Best Regards,



Hanna Grene
Senior Manager, Government Affairs
Center for Sustainable Energy®



Alissa Burger
Energy Efficiency/Building Performance Policy Manager
Center for Sustainable Energy®



Zina Cheng <zina.cheng@lacity.org>

Existing Building Energy and Water Efficiency Ordinance - Council File #14-1478

1 message

Marika Erdely <marika@greeneconome.com>
To: zina.cheng@lacity.org
Cc: Hilary Firestone <hilary.firestone@lacity.org>

Fri, Dec 2, 2016 at 4:09 PM

Attention: City Clerk Zina Cheng

Please note the attached.

Thank you,

Marika

Marika Erdely, MBA, LEED AP BD+C

CEO

Certified Energy Auditor™ (CEA®) - a DOE Recognized Program

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818-681-5750



Our Mission:

To provide clients with optimum energy efficiency and water saving solutions for building sustainability.

LA City Environmental Committee - 120616.pdf
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Existing Building Energy and Water Efficiency Ordinance Council File #14-1478

I own a woman owned small business focusing on energy consulting and construction. I believe the Existing Building Energy and Water Efficiency Ordinance is well written and will be relatively easy to implement. As an Energy Star Partner, I am well versed in Energy Disclosure preparation and I believe the Energy Star Benchmarking tool is well suited to meet the requirements of this ordinance. Auditing buildings identifies energy waste and is an important process in documenting existing conditions so that applicable retrofit recommendations can be made.

I know this ordinance will create green jobs in our economy.

By providing an Energy Star Benchmarking Score to building owners, this will provide them with valuable data as to the energy and water efficiency of their building. Buildings with higher Benchmarking scores will have higher market valuations and low scores will provide a stimulus for energy retrofitting and the subsequent energy savings. Energy efficiency saves money and saves the planet.

It is important for our City to be at the forefront and be a leader in the effort to make our buildings more sustainable.

Thank you for your time.

Marika Erdely, MBA, LEED AP + B, Certified Energy Auditor
Founder and CEO
Green EconoME



Zina Cheng <zina.cheng@lacity.org>

Council File #14-1478 - Written Testimony

1 message

Seth Strongin <sstrongin@glumac.com>
To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>

Fri, Dec 2, 2016 at 5:39 PM

Ms. Cheng,

Please find the attached written testimony regarding Council File #14-1478 (the Existing Buildings Energy and Water Efficiency Ordinance), to be heard by the Planning and Land Use Management on Tuesday, December 6. Please let me know if you have any questions.

Seth Strongin

Sustainability Strategist

LEED AP O+M, WELL AP

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Glumac will be closed from Dec. 26th to Jan. 2nd. Offices will reopen on Jan. 3rd. Safe and happy holidays!



2016-12-02 City of LA EBEWE Ordinance Testimony - Seth Strongin.pdf

112K



December 2, 2016

Honorable Members of the City Council
City of Los Angeles
200 North Spring Street, Los Angeles, CA 90012

Subject: Existing Buildings Energy and Water Efficiency Ordinance

Dear Honorable Members of the City Council:

As the Sustainability Strategist for Glumac and Chair of the US Green Building Council – Los Angeles Chapter (USGBC-LA) Existing Buildings Committee, I want to express my full support for the Existing Buildings Energy and Water Efficiency (EBEWE) Ordinance. Glumac is a full service consulting engineering firm dedicated to improving energy and water efficiency, as well as the overall environmental performance of buildings. The USGBC-LA Existing Buildings Committee represents building owners, managers, and key consultants dedicated to sustainability in the type of buildings that will be subject to this ordinance if it is passed.

As the saying goes, “You can’t manage what you don’t measure.” This ordinance takes positive steps toward that goal by requiring the annual measurement, or benchmarking, of energy and water usage in commercial buildings using the ENERGY STAR Portfolio Manager tool. This tool is already utilized by existing buildings throughout the country and is easy to use, powerful in its capabilities and a proven tool for facilitating reductions in energy and water usage. Including a provision requiring an energy and water audit and retrocommissioning is the other critical component to the success of the ordinance. Whereas annual benchmarking will allow owners and managers to gauge the efficiency of their building, relative to themselves year-over-year, their peers in the Los Angeles market and to similar buildings nationwide, the audit and retrocommissioning processes will drive actual improvements in the efficiency of the building. Moreover, publicly disclosing the energy and water benchmarking results will serve the dual purposes of encouraging performance improvements through additional accountability and visibility, as well as providing an impetus for market-wide transformation.

With all of the benefits that the EBEWE ordinance will provide, it is clear to me that this is good public policy and the right decision for Los Angeles. However, in order for the ordinance to achieve its goals it must be enforceable, with enough “teeth” to compel compliance. Simply stated, the \$200 fine included in the draft ordinance is inadequate and leaves the ordinance subject to widespread noncompliance. It is far more cost-effective for a building owner or manager to pay a \$200 fine than to spend the time to benchmark their building and file the required paperwork or to hire a consultant to do the same. Even motivated building owners and managers are dis-incentivized from complying given these circumstances outside of wanting to “do the right thing.” As you surely are aware, “doing the right thing” is not typically the most important factor behind business decisions. Los Angeles would be wise to learn lessons from other cities that have passed similar ordinances, such as San Francisco, where compliance has been a challenge even with higher fines than proposed for Los Angeles. I make this point only because I am deeply committed to the success of this ordinance.

I believe the EBEWE Ordinance will play a key role in distinguishing Los Angeles as the greenest city in the United States. The ordinance is neither onerous or anti-real estate. In fact, it is the opposite. You, the City Council, have a real opportunity to make Los Angeles a more energy and water efficient city and I urge you to pass this ordinance, with appropriate steps taken to enhance the enforcement mechanisms.

Sincerely,
Seth Strongin
Sustainability Strategist





Zina Cheng <zina.cheng@lacity.org>

NEMA Statement in Favor of Council File #14-1478

1 message

Hughes, Patrick <Patrick.Hughes@nema.org>
To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>

Fri, Dec 2, 2016 at 6:32 PM

Ms. Cheng,

On behalf of the nearly 400 members of the National Electrical Manufacturers Association, I am attaching a letter of support for the proposed Existing Buildings Energy and Water Efficiency Program, Council File #14-1478, to be included in the public record for the December 6, 2016 Planning and Land Use Management Committee hearing.

Thank you,

Patrick

—

Patrick E. Hughes

Senior Director, Government Relations and Strategic Initiatives

National Electrical Manufacturers Association

Phone: [703.841.3205](tel:703.841.3205)

 **NEMA Letter Supporting Los Angeles Energy and Water Program.pdf**

297K



National Electrical Manufacturers Association

December 2, 2016

Honorable Members of the Los Angeles City Council
200 N. Spring Street
Los Angeles, California 90012

RE: In Support of the Existing Buildings Energy and Water Efficiency Program, Council File #14-1478

Dear Councilmembers:

On behalf of the nearly 400 members of the National Electrical Manufacturers Association (NEMA)—a trade association representing companies that manufacture a diverse set of electrical products, including those used in high-performance, energy-efficient buildings—I am writing in full support of the City of Los Angeles' efforts to increase the energy and water efficiency of buildings and to boost the local economy by enacting the Existing Buildings Energy and Water Efficiency Program, Council File #14-1478.

NEMA Members design, manufacture, and install the products that make buildings more efficient and sustainable, right here in Los Angeles. Manufacturers like Acuity Brands, Eaton, Cree, Feit, GE, Honeywell, Hubbell, KIM Lighting, Legrand, Lutron, MaxLite, Osram Sylvania, Philips, Schneider Electric, Siemens, Ushio America, and Western Tube and Conduit employ thousands of people in the Los Angeles metro area.

As providers of energy and water efficiency solutions, we see a number of barriers impacting the ability of building owners to measure and improve the energy and water efficiency of their properties. It is easy to compare the miles-per-gallon rating of different cars or trucks, but it is nearly impossible to compare a buildings' energy or water use to a similar facility without the information that this ordinance would provide to building owners and occupants.

More than 20 cities and one county across the country are already proving that energy benchmarking and transparency is an effective means of reducing energy waste in buildings. A survey conducted by NEMA found that as a result of New York City's energy benchmarking policy, 77 percent of facility managers made a low- or no-cost change to how they operate their building and 75 percent made an investment in new equipment to save energy (see attached infographic).

This program will provide current and prospective building owners, operators, and occupants with the information they need to understand how their building's energy and water performance compares with its peers and how to reduce wasted energy and water to save money while creating local jobs. That is why we urge you to pass this important legislation.

If you have any questions, please contact Patrick Hughes, Senior Director of Government Relations and Strategic Initiatives, at (703) 841-3205 or patrick.hughes@nema.org.

Respectfully,

A handwritten signature in black ink that reads 'Kyle Pitsor'. The signature is written in a cursive, flowing style.

Kyle Pitsor
Vice President, Government Relations



Benchmarking and Transparency Results in Efficiency Investments

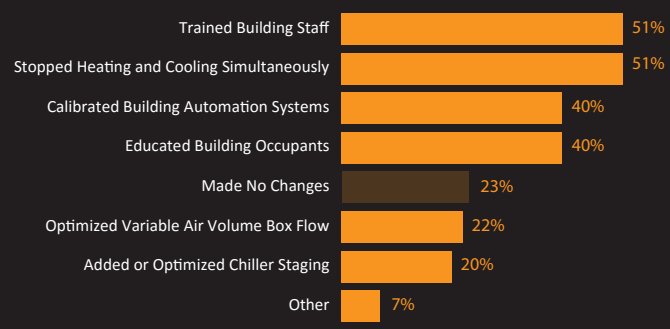
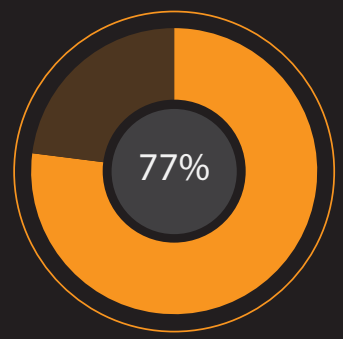
A majority of buildings are making operational changes and investing in new energy-efficient equipment in response to NYC's benchmarking and transparency ordinance, according to a survey of facility managers in New York City.

What Are Benchmarking and Transparency Policies?

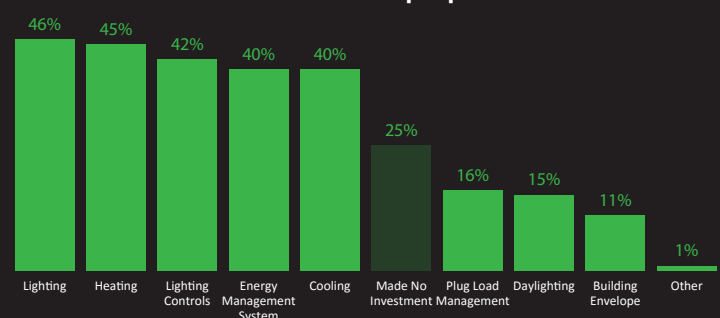
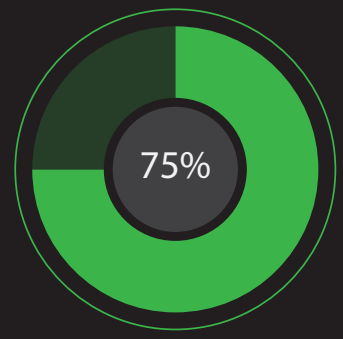
Building energy benchmarking and transparency ordinances require large buildings to measure and disclose their energy performance on an annual basis.

As a result of NYC's benchmarking and transparency ordinance:

Made Operational Changes



Invested in New Equipment



These results are from a survey conducted March 16–April 26, 2016 of 151 New York City facility managers conducted by NEMA/Business Information Services with panel support from Bizpinion and Research Now on behalf of the National Electrical Manufacturers Association (NEMA).



Zina Cheng <zina.cheng@lacity.org>

Support for the Existing Building Energy and Water Efficiency Program (Council File #14-1478)

1 message

Blanca De La Cruz <bdelacruz@chpc.net>
To: "zina.cheng@lacity.org" <zina.cheng@lacity.org>

Fri, Dec 2, 2016 at 9:26 PM

Hi Zina,

For Council File #14-1478, I am submitting the attached support letter to the Planning and Land Use Management (PLUM) Committee on behalf of California Housing Partnership Corporation and the Southern California Association of NonProfit Housing.

Thank you,

Blanca E. de la Cruz

Sustainable Housing Program Director
California Housing Partnership

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 **CHPC-SCANPH_BenchmarkingOrdinanceLtr12-02-16.pdf**
114K



December 2, 2016

Subject: Support for the Existing Building Energy and Water Efficiency Program (Council File #14-1478)

Dear PLUM Committee Members:

Thank you for the opportunity to comment on this important policy to advance the environmental and affordable housing sustainability goals.

The [California Housing Partnership Corporation](#) (CHPC) was created by the state of California in 1988 to provide leadership on affordable housing finance and preservation issues, including energy efficiency. We have helped nonprofit and local government housing agencies, such as the Los Angeles Housing and Community Investment Department and the Housing Authority of the City of Los Angeles, leverage more than \$12 billion in public and private financing to create and preserve more than 60,000 rental homes affordable to California's lowest income households.

The [Southern California Association of Non-Profit Housing](#) (SCANPH) supports the work of more than 50 nonprofit affordable housing members in the Los Angeles Department of Water and Power (LADWP) service area, which collectively own and operate more than 60,000 rental apartments.

CHPC and SCANPH believe that benchmarking can help property owners manage energy, water, and operating budgets, but are concerned that it will create additional administrative and financial challenges that are specific to rent-restricted properties. Rents and cash flows are restricted to ensure that rents remain affordable to low-income families and formerly homeless families/individuals as these properties are strictly regulated by public agencies such as the city's own Housing and Community Investment Department.

Throughout the stakeholder process for this ordinance, SCANPH members shared concerns about the costs and time needed for them to comply with new reporting and improvement requirements. We encourage PLUM to highlight the importance of section 91.9708.3 Time Extension, 1(g), which is essential to help eligible nonprofit owners of affordable rental housing ease into these new requirements. Furthermore, CHPC has consistently advocated to LADWP and city staff for the need to expand and improve LADWP's existing water, solar, and energy efficiency incentive programs to more effectively reach the 68,000 affordable apartments in the city of Los Angeles. This may include a one-stop shop incentive program that tailors technical and financial assistance addressing staff and funding challenges by affordable housing owners and increase utility savings across their entire portfolios, especially at properties subject to benchmarking and retro-commissioning under this ordinance.

CHPC and SCANPH support the adoption of this ordinance and are committed to partnering with LADWP

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Fax: (916) 682-1194

and the Los Angeles Better Buildings Challenge to provide affordable housing owners the support needed to successfully comply with the ordinance. We understand that this ordinance is an important step towards meeting the city's environmental and affordable housing sustainability goals.

Sincerely,



Blanca de la Cruz
Sustainable Housing Sustainability Program Director
California Housing Partnership Corporations



Alan Greenlee
Executive Director
Southern California Association of NonProfit Housing