



# COMMERCIAL BUILDING ENERGY PERFORMANCE RATING & DISCLOSURE: U.S. POLICY SNAPSHOT

**NASEO/ASERTTI State Energy Policy and  
Technology Outlook Conference**

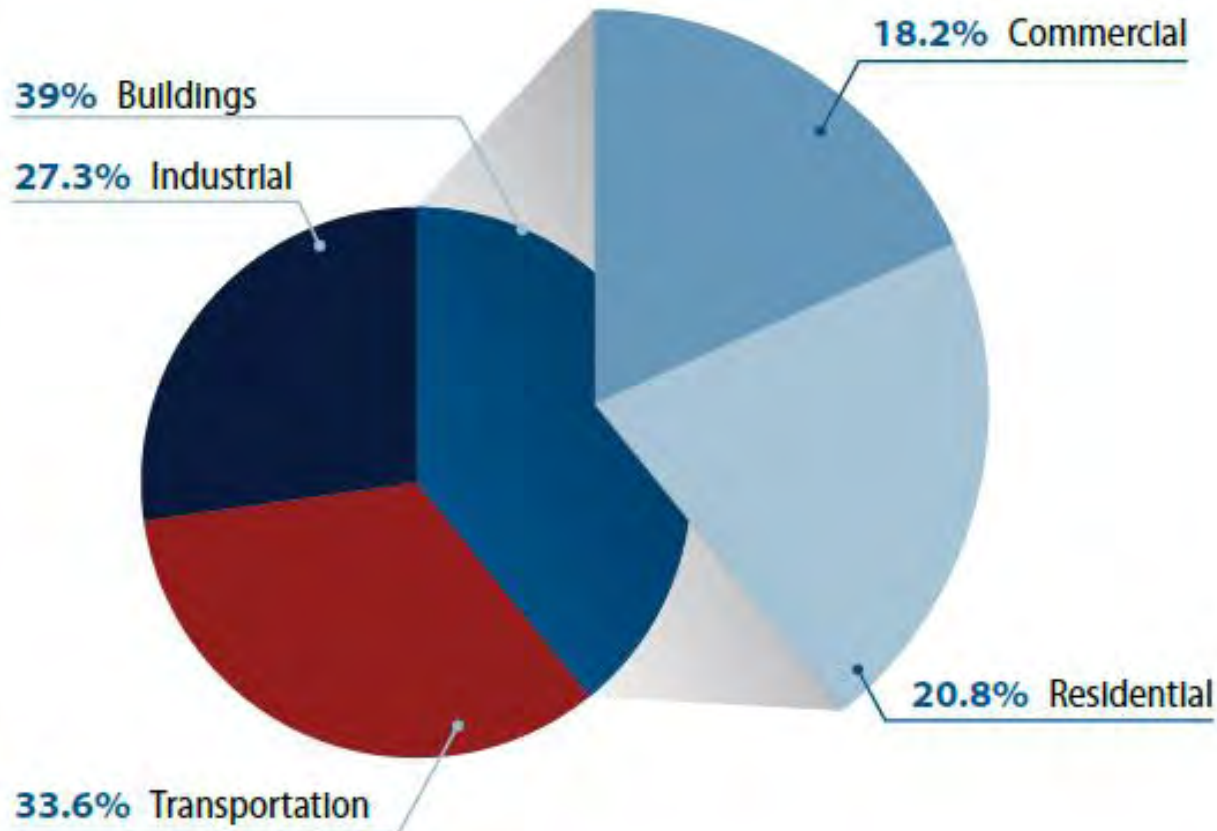
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**Institute for Market Transformation**

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## U.S. greenhouse gas emissions by end use sector



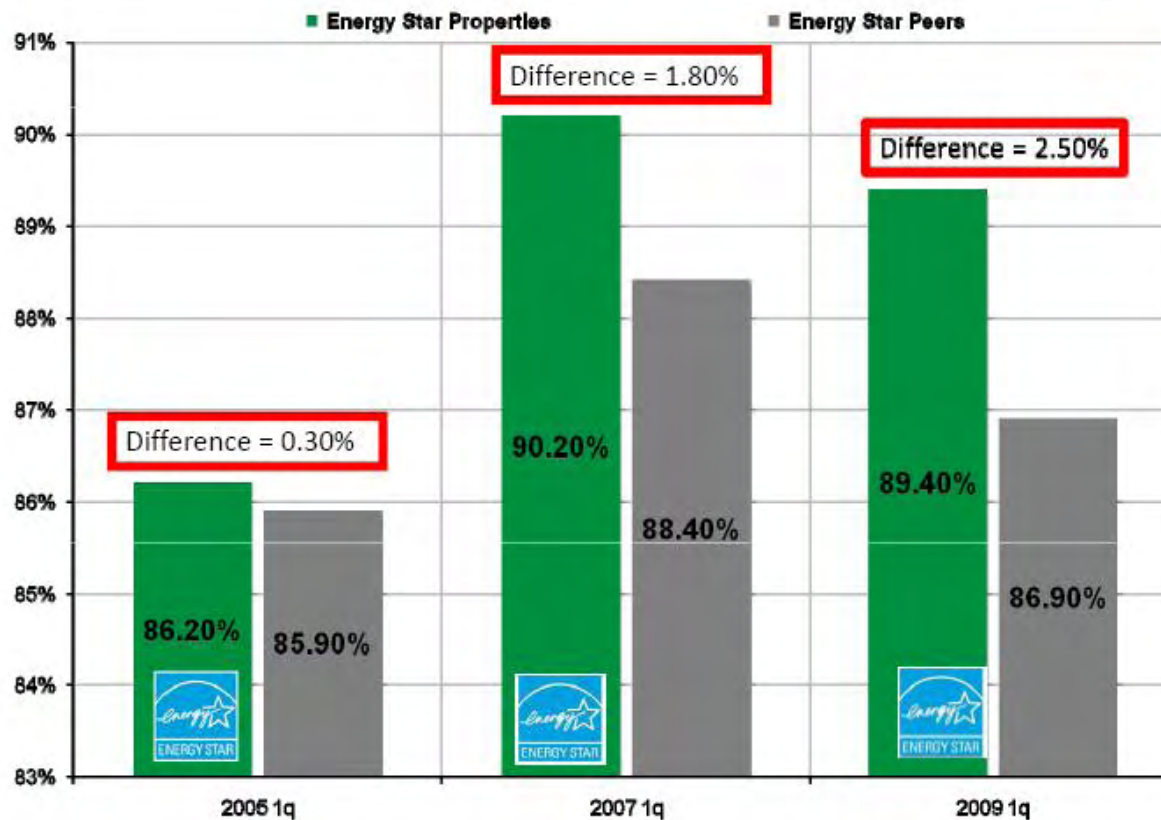
Source: US EIA Emissions of Greenhouse Gases in the United States 2007 Table 6.

## Building Energy Performance Rating and Disclosure: Market Benefits

- Conveys energy efficiency to building owners
  - Owners can't manager energy they haven't measured
- Creates transparency in real estate markets
  - Energy costs account for 20% to 30% of building operating costs
  - Real estate consumers don't have access to good energy information
- Allows consumers to value energy efficiency in real estate dealings
  - Similar to fuel efficiency disclosure for automobiles
  - Spurs competition between owners to become more efficient, putting market-pressure on inefficient properties to improve
- Benefits owners of efficient properties
  - Higher occupancy rates, rental rates & sale prices, lower utility costs

Presented by Jay Spivey and Norm Miller

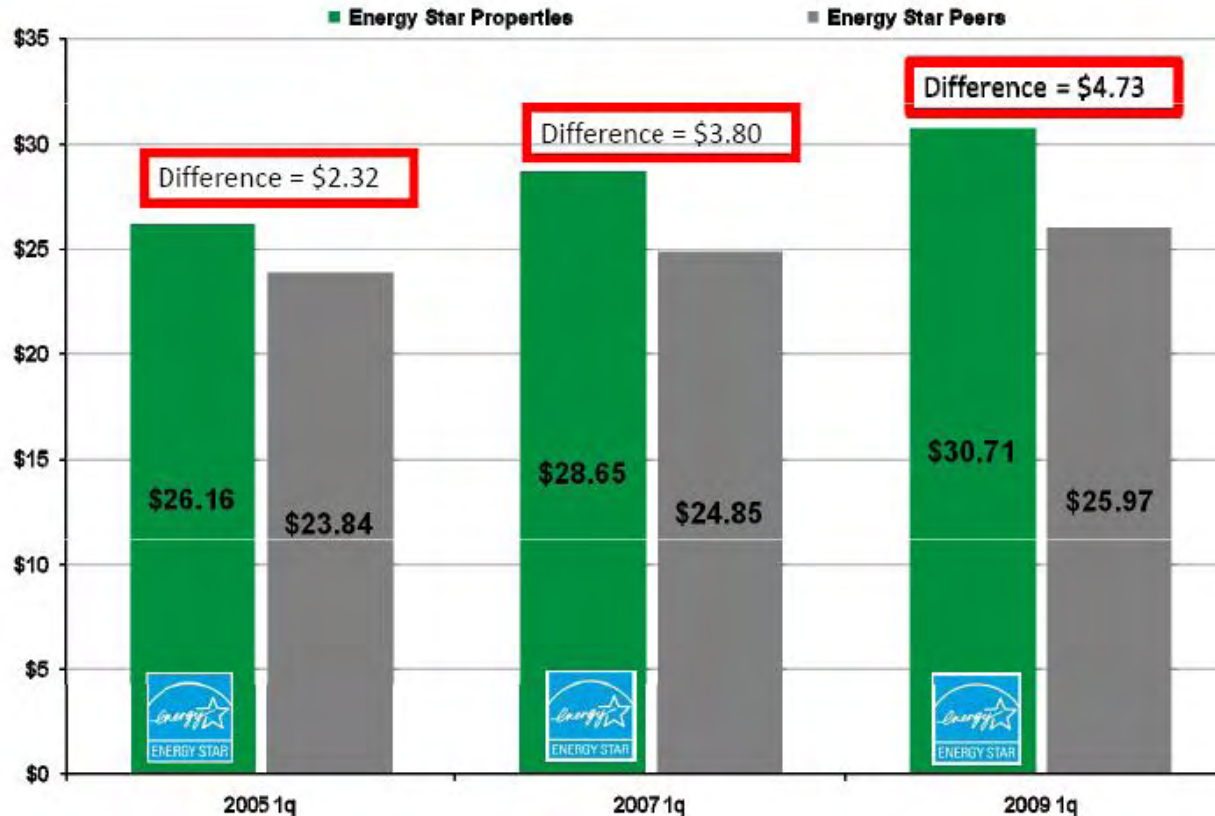
## Occupancy Rates



Presented by Jay Spivey and Norm Miller

## Direct Rental Rates

**CoSTAR**  
**GROUP**



## Building Energy Performance Rating and Disclosure: Policy Benefits

- Minimum costs to government and private sector
- Encourages energy efficiency improvements:
  - Creates jobs
- Allows states/jurisdictions to establish a baseline on the efficiency of their existing building stock
- Can inform future policy on buildings
  - Minimum performance standards for state leases
  - Efficiency improvements

# NASEO/ASERTTI State Energy Policy and Technology Outlook Conference



	Building types	Disclosure	Also required
<b>California</b>	Nonresidential	Point of Transaction: Buyers, lessees and lenders	Utility assistance
<b>District of Columbia</b>	Nonresidential	Annual to public web site	Disclosure of energy use estimations for new buildings 50,000 SF+
<b>Austin, TX</b>	Nonresidential + multifamily	Point of Transaction: Buyers + public display for multifamily buildings	Energy audits for multifamily buildings + some retrofits
<b>Washington State</b>	Nonresidential	Point of Transaction: Buyers, lessees and lenders	Utility assistance; mandatory audits & some retrofits for public buildings + minimum ratings for state leases
<b>New York City</b>	Nonresidential + multifamily	Annual to public web site	Energy audits & retrocommissioning; mandatory retrofits for some public buildings
<b>Seattle</b>	Nonresidential + multifamily	Point of Transaction: Buyers, lessees and lenders + current tenants + annual to city	Utility assistance

## NYC Greener, Greater Buildings Plan



- Audits and Retrocommissioning
- Energy & Water Rating and Disclosure
- Lighting Upgrades and Tenant Space Sub metering
- Creation of NYC Building Energy Code
- Workforce Development and Training Program (NYSERDA)
- Financing Initiatives

## Forecast: Impact and Benefits

80% of NYC's carbon footprint comes from building-related emissions

85% of existing buildings in NYC will still be around in 2030

Affects 22,000 buildings

Will reduce emissions by 4.75%, the largest reduction from any single program

Will save consumers and building owners \$700M annually in energy costs

Will create more than 10,000 jobs in the construction and building sectors

## Other States/Jurisdictions Considering Legislation

- Oregon
- Maryland
- Illinois
- San Francisco
- Portland

## Federal Update

- DOE National Building Rating Program developing home energy label, then commercial
  - Due out September 2010



# Thank You

[www.imt.org](http://www.imt.org)

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