

Moving the Market Through Energy Performance Disclosure

The City of Seattle

Powerful Business Conference

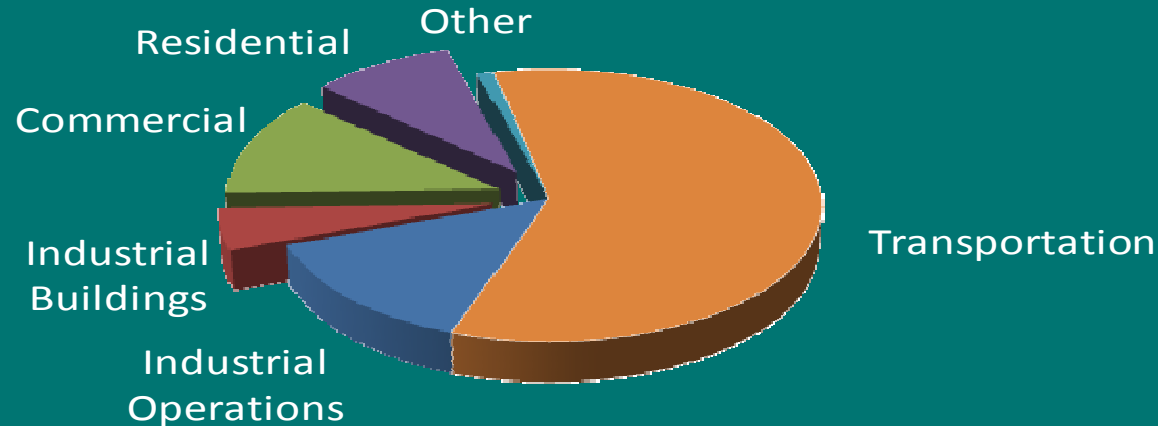
June 8, 2011





Reduce greenhouse gas emissions:

- 7% below 1990 levels by 2012
- 30% below 1990 levels by 2024
- 80% below 1990 levels by 2050



Buildings account for 26% of our carbon footprint



- Improve the energy efficiency of residential and commercial buildings
 - Improve energy efficiency in existing buildings by 20% by 2020
 - Improve energy efficiency in new buildings and major retrofits consistent with intent of the 2030 Challenge
- Stakeholder process provided feedback on policies the City could adopt to meet these goals





Allow an informed market to drive energy efficiency improvements

- Benchmarking
- Disclosure
- Annual reporting

OMB No. 2060-0347



STATEMENT OF ENERGY PERFORMANCE Sample Office Building

Building ID: 2648530
For 12-month Period Ending: April 30, 2011¹
Date SEP becomes ineligible: N/A

Date SEP Generated: May 23, 2011

Facility
Sample Office Building
100 Efficiency St.
Seattle, WA 98103

Facility Owner
Building Owner, LLC
1000 Benchmark St.
Seattle, WA 98103

Primary Contact for this Facility
Facility Manager
2000 Energy St.
Seattle, WA 98103

Year Built: 1970
Gross Floor Area (ft²): 98,630

Energy Performance Rating² (1-100) 77

Site Energy Use Summary³

Electricity - Grid Purchase(kBtu)	5,888,452
Natural Gas (kBtu) ⁴	568,548
Total Energy (kBtu)	6,457,000

Energy Intensity⁵

Site (kBtu/ft ² /yr)	65
Source (kBtu/ft ² /yr)	205

Emissions (based on site energy use)

Greenhouse Gas Emissions (MtCO ₂ e/year)	706
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Electric Distribution Utility

Seattle City Light

National Average Comparison

National Average Site EUI	92
National Average Source EUI	288
% Difference from National Average Source EUI	-29%
Building Type	Office

Meets Industry Standards⁶ for Indoor Environmental Conditions:

Ventilation for Acceptable Indoor Air Quality	N/A
Acceptable Thermal Environmental Conditions	N/A
Adequate Illumination	N/A

Stamp of Certifying Professional

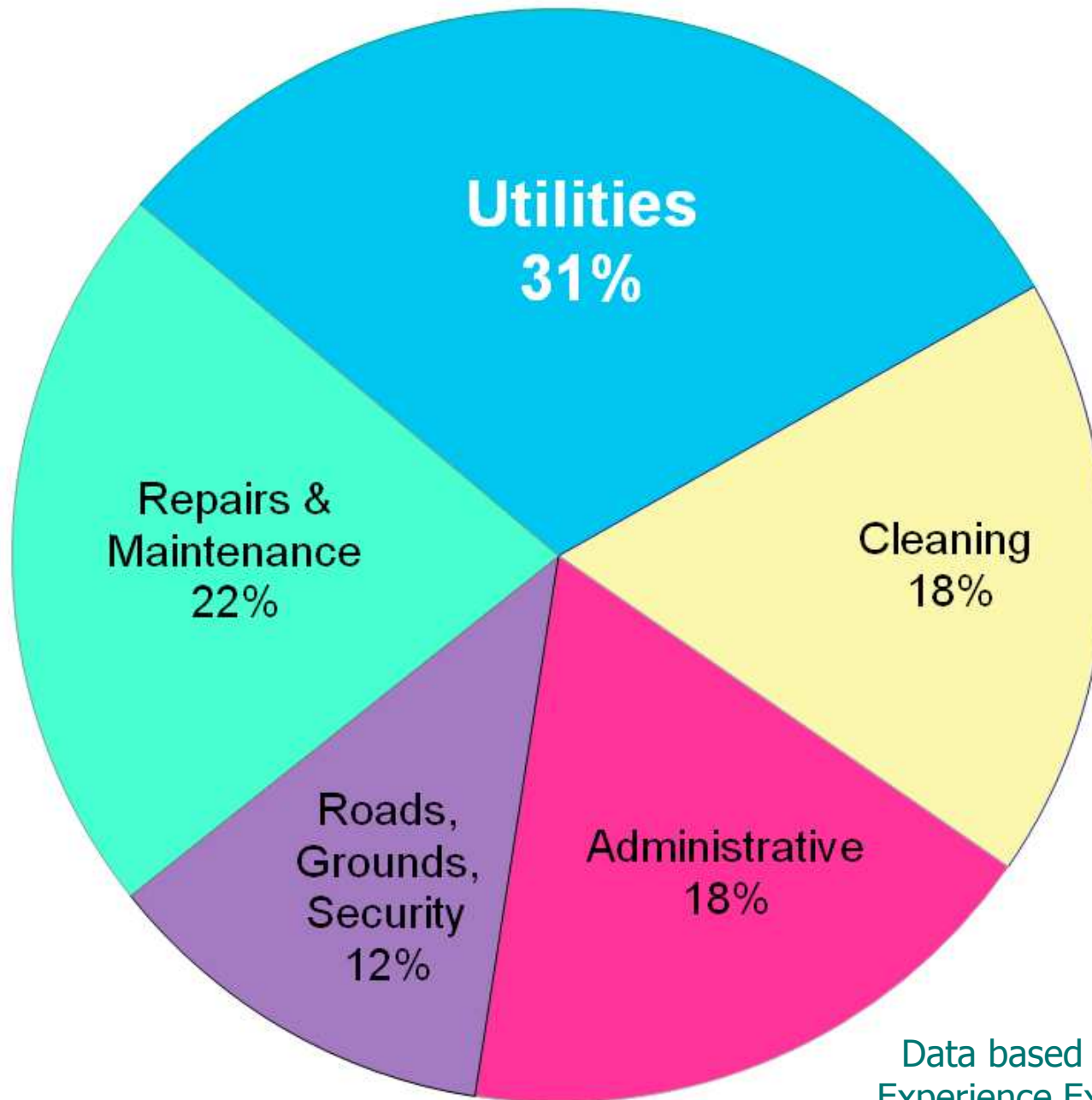
Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

Certifying Professional
Licensed Professional
3000 Conservation St.
Seattle, WA 98103

Notes:
1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
2. The EPA Energy Performance Rating is based on total source energy. A rating of 75 is the minimum to be eligible for the ENERGY STAR.
3. Values represent energy consumption, annualized to a 12-month period.
4. Values represent energy intensity, annualized to a 12-month period.
5. Based on Meeting ASHRAE Standard 62 for ventilation for acceptable indoor air quality, ASHRAE Standard 55 for thermal comfort, and IESNA Lighting Handbook for lighting quality.



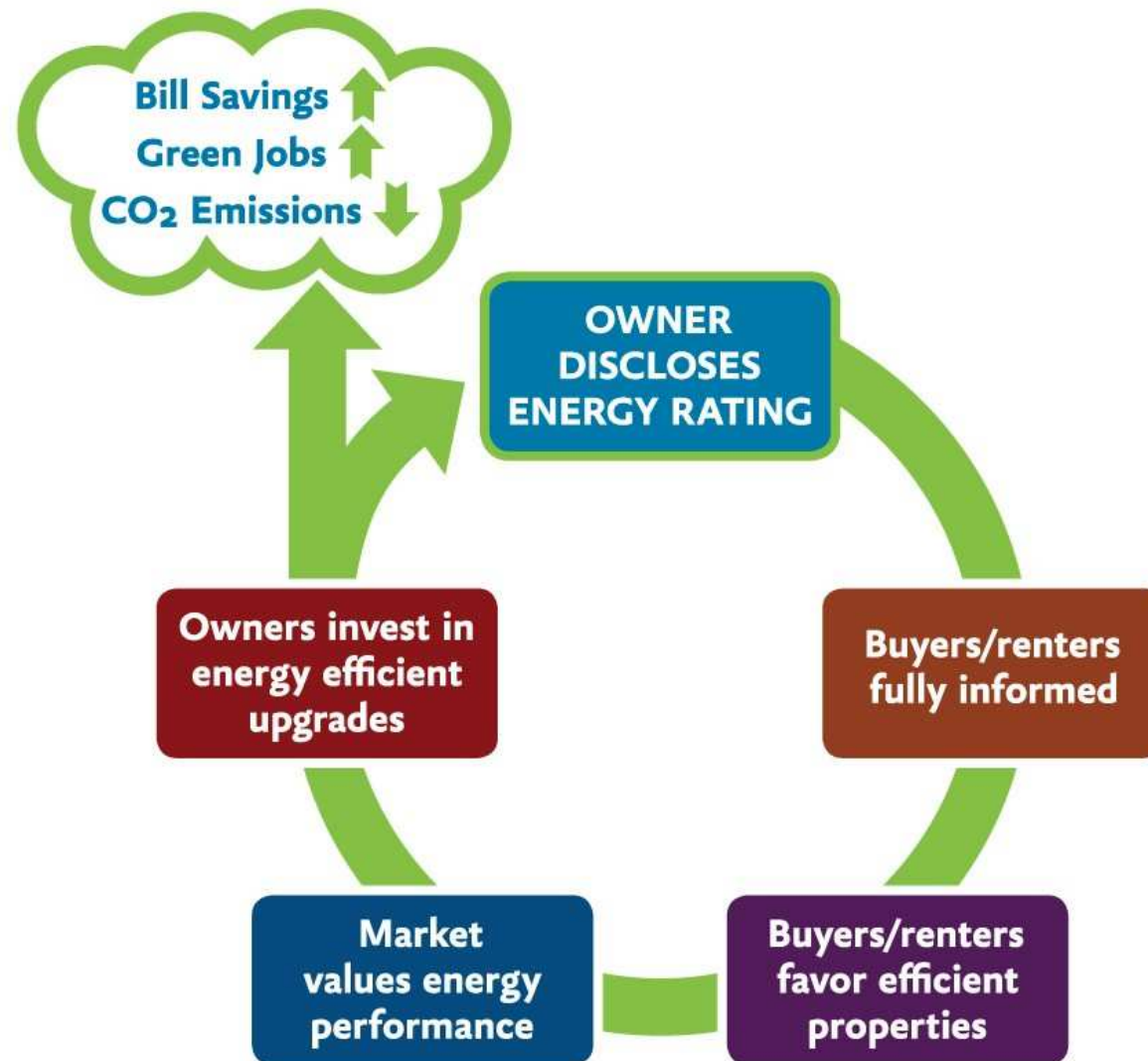
- Benchmarking -> Building Owners
 - Establish a baseline of energy performance for each property
 - Guide energy efficiency investment decisions
- Disclosure -> Affected Parties
- Annual reporting -> City of Seattle



Data based on 2008 BOMA Experience Exchange Report

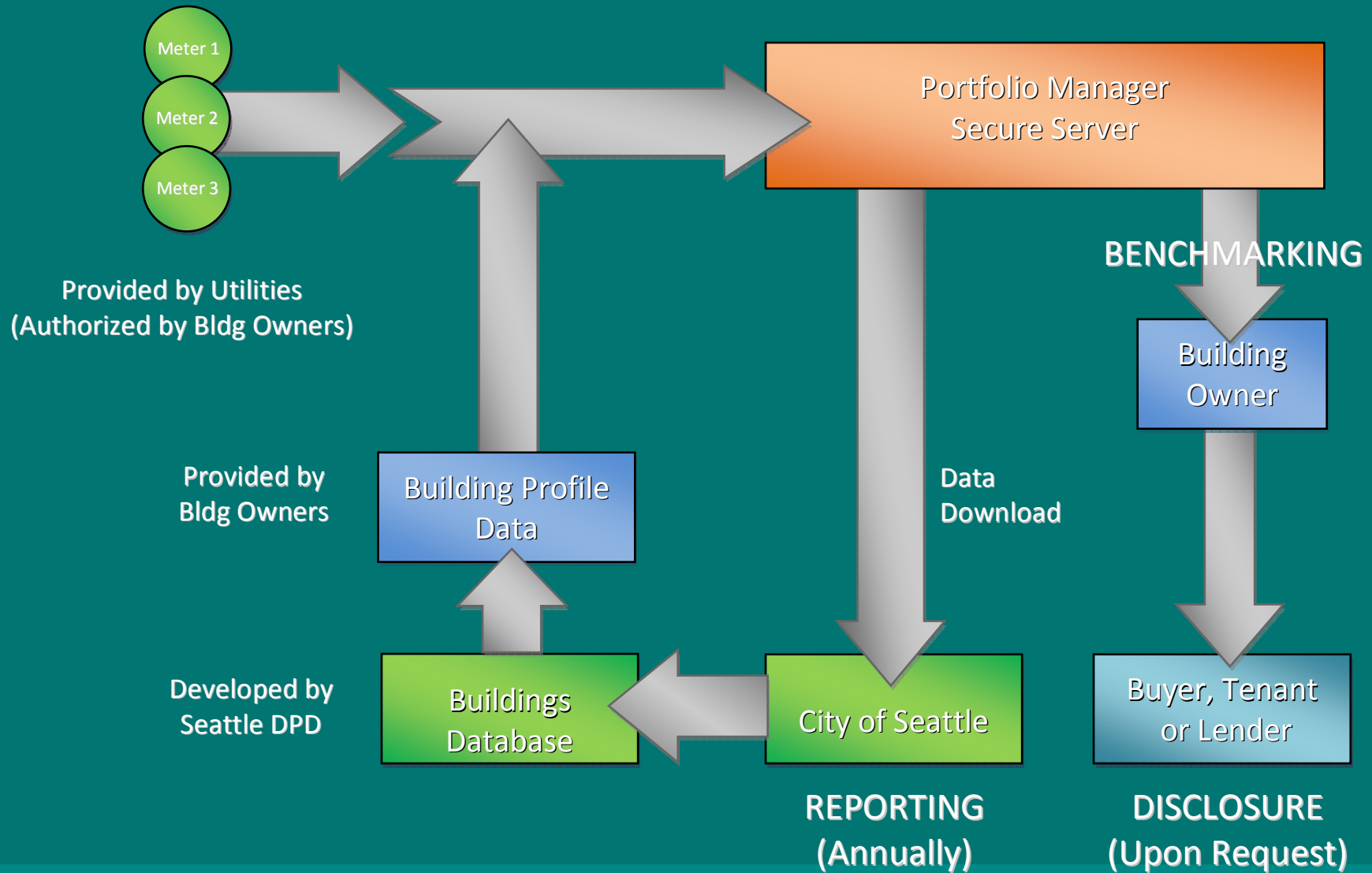


- Benchmarking -> Building Owners
- Disclosure -> Affected Parties
 - Compare performance (and future operating costs) between similar properties
 - Guide purchasing, leasing and financing decisions
- Annual reporting -> City of Seattle





- Benchmarking -> Building Owners
- Disclosure -> Affected Parties
- Annual reporting -> City of Seattle
 - Monitor changes in energy use across the entire portfolio of buildings in the city
 - Identify market sectors with the greatest needs and opportunities (guide future policies and incentive programs)
 - Guide development of future policies and incentive programs





Sector	Requirements
Non-Residential	<ul style="list-style-type: none"> ▪ Mandatory disclosure of Energy Star Portfolio Manager benchmarking data and rating ▪ Reported through EPA secure server
Properties > 50,000 SF 868 Buildings, 155 million SF	<ul style="list-style-type: none"> ▪ B yOct 3, 2011 and annually thereafter
10,000Properties to 50,000SF 2,330 Buildings, 49 million SF	<ul style="list-style-type: none"> ▪ B yApr 1, 2012 and annually thereafter
Family-Multi	<ul style="list-style-type: none"> ▪ Mandatory disclosure of Energy Star Portfolio Manager benchmarking data ▪ Reported through EPA secure server
Properties With ≥ 5 Units 5,760 Buildings 93,800 Units	<ul style="list-style-type: none"> ▪ B yApr 1, 2012 and annually thereafter



- Public Buildings
 - Buildings 10,000 SF+ owned or leased by WA government will be disclosed publicly
 - Audits and upgrades for public buildings with low ratings
- Private Nonresidential Buildings
 - Disclosure upon request, prior to lease, sale or financing for buildings 10,000 SF+
 - Qualifying utilities must upload energy bills into ENERGY STAR upon customer request.

Building a better Seattle.



Questions?

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