

DC Building Energy Performance Standards Panel Discussion with Panelists to Include DOEE Representative

Thursday 1/18/2024 @ 1:15pm

1025 Connecticut Ave. NW, 11th Floor, DC 20036

POST EVENT QUESTIONS AND ANSWERS Answers provided by Julian Belilty, Honeydew Advisors

As more condo owners ask to install EV charging stations in their parking spaces (and if/when DC passes legislation to require us to approve these), that's going to increase a building's energy consumption (by how much is TBD). Are there any changes proposed for ESPM or other benchmarking tools to track the # of installed EV charging stations so we don't get dinged for allowing EV charging stations despite the increase in power consumption?

Currently in ESPM (the tool used to benchmark buildings), you are allowed to remove the usage from EV Chargers, cellular antennas, and any usage to light up billboards on a building. If the EV Charger is connected to a separate meter, then you remove that meter when calculating the aggregate usage of the property. If it is connected to the main / common area meter, then you will have to deduct the usage from the EV Charger by logging into the interface and using the kWh used over the last year when reducing your energy usage by the amount the EV Chargers used. This is something every benchmarking company should be aware of, and something Honeydew has been doing for each of their clients who inform them about an EV Charger.

For special circumstance of the utility bills, who at DOEE should we contact?

Please use their General Inquiry email address: building.performance@dc.gov

If you need any help from a consultant, please feel free to reach out to Julian Belilty from Honeydew Energy Advisors at jb@honeydewadvisors.com or 561.324.8009.

For the buildings that are separately metered, and the standards are not met because the unit owners are in control of use, how does DOEE suggest a building work to meeting the 66 number standard?

First, we would recommend starting with an energy audit that will list out all of the potential improvements in the building, the cost / savings analysis for each, and how much each of them will improve your score (something that energy auditing firms should provide).

Condos and coops that are separately metered can focus on central equipment that serves the entire building. If any central equipment is outdated, it's a great time to replace them so they run more efficiently.

Making sure that every resident is aware and providing recommendations for in-unit efficiency improvements such as switching lights to LEDs, making sure they're using Energy Star Certified appliances, using low flow shower heads and sinks, installing smart thermostats, etc.

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Going solar may not help decrease your Site EUI, but it will certainly increase your Energy Star Score.

If you need any help getting started, feel free to reach out to Julian Belilty from Honeydew Energy Advisors at jb@honeydewadvisors.com or 561.324.8009.

Does zero carbon mean gas stoves will need to be eliminated from apartment buildings in the future?

Great question! Right now, electrification requirements only apply to new. No regulations have been set for existing buildings (yet), but what everyone assumes is that there may be a requirement in the future for when buildings switch to new appliances or heating equipment, requiring they switch to electric. However, this has not been set in stone, nor has DOEE provided any details about this. Just an assumption.

Is it worth shutting off exhaust fans over night to save energy?

Exhaust fans serve a very important function from both a fire code and life quality perspective. The effect of turning them off should be carefully studied by an engineer. It will most likely be the case that they can achieve a sufficient ventilation effect with lower energy usage by installing VFDs that decrease the amount of energy needed to optimize the exhaust cycle.

Feel free to reach out to Julian Belilty from Honeydew Energy Advisors at jb@honeydewadvisors.com or 561.324.8009 regarding this issue, and we can get the ball rolling down this path for you by introducing you to the right engineering firm(s).

Since Pepco replaced Resource Advisor with EUDS, we have been unable to get aggregate electric data (since 9/1/2023). Pepco keep saying they are working on 'data quality issues' but has not published a timeline on when those will be resolved. If not resolved prior to 4/1, will DOEE issue revised deadlines to submit 2023 data and its verification to properties impacted by the EUDS issues?

DOEE is working closely with Pepco and EUDS to ensure data is being released as soon as possible. At this time, we have confidence that data will be released in time for building owners to submit CY2023 data and meet their data verification requirements. If EUDS does not release data to owners in timely manner, DOEE will work with buildings impacted to ensure they have the time necessary to meet their regulatory requirements. At this time the April 1 deadline remains, however if this changes DOEE will notify impacted buildings directly.

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Is there a way to truly split the commercial/retail entities from residential space in instances where there is a house meter (one full association) or where we do not have access to submetering information?

This all depends on the layout of the building and the metering structure. All buildings are different, so it would be helpful if you had a directly conversation about this with Honeydew Energy Advisors so they can point you in the right direction. Feel free to reach out to Julian Belilty from Honeydew Energy Advisors at jb@honeydewadvisors.com or 561.324.8009 to discuss further.

What does DC intend to do with any BEPS penalties that are levied?

The BEPS penalties are deposited into the Sustainable Energy Trust Fund (SETF), as per D.C. Official Code § 8-1772.21(g).