California Energy Commission’s Comprehensive Energy Efficiency Program for Existing Buildings (‘AB 758’)

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Agenda

• Origin & Scope
• The Team
• Implementation phases
• Tasks (Commercial)
• Needs Assessment
• Commissioning
Assembly Bill 758

“This would require the Energy Commission to develop a comprehensive program to achieve greater energy savings in the State’s existing residential and nonresidential building stock.”

“...broad range of energy assessments, building benchmarking, energy rating, cost-effective energy efficiency improvements, public and private sector financing options, public outreach and education, green workforce training”
Technical Support Team

**Prime: PECI**

**Non-Residential Subcontractors**
- Architectural Energy Corporation (AEC)
- New Buildings Institute (NBI)
- Institute for Market Transformation (IMT)

**Residential Subcontractors**
- Benningfield Group
- Earth Advantage Institute
- Association for Energy Affordability (AEA)
- CalCERTS
- Bruce Wilcox
- Doug Beaman & Associates
- Heschong Mahone Group (HMG)
- Robert Brown Company
- Bedrosian & Associates

CCC to provide assistance on asset rating development
Phased Approach

Phase 1: Infrastructure Development & Implementation Plan

Phase 2: Market Development & Partnerships

Phase 3: Statewide Ratings & Upgrade Requirements

Needs Assessment

- Needs Assessment Report
- Market Data Summary
- Action Plan
Needs Assessment Report

- 20 Expert Interviews
- Expertise across all program areas
- 1-Hour Phone Interviews
- Report Drafted
- Public Workshop & Review (TBD)
Selected Findings

- Capital availability
- Value beyond cost savings
- PACE
- “Green” jobs
- “Functional alignment” of workforce ed
- CALCTP
- Value of ratings
- Disclosure at time of sale
- Small commercial underserved
Commissioning?

“Far and away the biggest challenge is the regulatory cycle.”
Commissioning?

“Commissioning and retrocommissioning are activities that the industry still doesn’t understand the value proposition of at all.”

“We have done commissioning programs. It is not cheap, but we think that we get very useful information out of it and it helps us get to the next level and improve.”
“if you go to a site through a retro-commissioning program or any kind of audit and find out that the linkage is missing, why are we talking to that client?

If they don’t have that level of PM ... you feel guilty just picking that low-hanging fruit. I mean do I really want to take credit for just identifying the obvious?”
"There are two kinds of holes in buildings. There are holes you can drop a cat through, and then there are holes that don’t appear big because they’re a tenth of an inch wide, but they’re seven hundred feet long."

"...285,000 square foot high school and a blower door test where we're pulling that building negative and using theatrical smoke and infrared camera and then turning those fans the other way and pressurizing and seeing where the smoke comes out"

"...problems can happen in the gaps between the trades"