Regulations drive maximum engagement in energy efficiency across all sectors
Develop a menu of tools to drive actions (applied differently to different building types and to new/existing property) including:
- building disclosure (in process)
- energy audits
- Cx/Retro-Cx (commissioning)
- energy plans (based on PTDM model)
- Reporting (require reporting at regular intervals) for specific types of large bldgs
- (OPR and POE)owner proj. requirements & post occupancy evaluations for new construction
- carbon accounting/sequestration strategies in planning (sim to MEPA)
- solar ready, green / cool roofs
- intervention at transfer of ownership

Use ordinances, permitting process (certificate of occupancy, etc) and possibly financial levers to address the desired actions above.
(already in process: advocate for more new stretch code).

We discussed the different points of intervention and will consider how to use:
- Zoning
- Permitting (cert of occupancy, etc)
- Fees
- Ordinances
- Trusts (Afford Housing Trust) and other $
- PILT (carbon connection)
- Planning (districts, overlays, zones)

Regulations create new areas dedicated for specific clean energy uses
Districts or zones can be defined that are conducive to renewables, storage, micro-grids, district energy, etc and be built in to the expectation for future development

Regulatory tools address tenant controlled design & operations
Potentially includes standards for fit outs, or specific targets like lighting power density, etc. Target tenant turnover. (Non-regulatory programs also address tenant activity)

Leverage funding sources to drive EE and clean energy
Use existing funding sources and create new ones linked to requirements for EE and renewables (similar to Austin GB program). These can include (but aren't limited to) new MOU with the utility, Affordable Housing Trust, creation of a new Carbon Trust (crossover between Reg + Incentive WG), property tax and feebate program (based on / related to consumption (benchmarked on previous year) which would have two goals, one to influence behavior and

the other to create a revenue stream that can be used to pay for new incentives. (tax itself may not be high enough to create behavior change)

Of note:

Some types of buildings are more conducive to benchmarking than others. We need to separate in our deliberations between what the regulatory mechanisms are - and the structure they provide to engage these issues - and the complexity of different building types (Labs have no "typical" benchmark, but that doesn't mean a regulatory tool requiring an Energy Plan every 5 years isn't appropriate)

Recommended regulations may be applied differently to different building types and new/existing property.

Tenant behavior and operations are a significant impact on energy use in large, complex building types. Aside from building disclosure there may need to be specific tools addressing tenant fit out and operations.

There need to be policies specifically addressing City property – both for EE and renewables.

Not for report back, but for framing future discussions, think about it this way:

	REGULATORY TOOL						
	Zoning	Permitting	Ordinances	Tax/Fee	Codes	x	y
DESIRED ACTION							
Audits							
upgrades							
Cx							
RetroCx							
Energy Plan		Bldg. type X over Y sf					
District Energy							
Solar Ready							
Green Roof							
Cool Roof							
Disclosure			In process				
ETC							