

April 23, 2014

INTEGRAL REF: 14-1986-L01



Memo

To: Cambridge Net zero Task Force
From: Integral Group & CDD Staff

Re: Early Actions and Recommendations from the Cambridge Net-Zero Task Force

In 2014, the Net Zero Task Force will develop a comprehensive list of recommended actions for the City of Cambridge to support the objective of achieving net zero emissions from citywide building operations. As a part of its process, the Task Force is recommending a set of early actions to be implemented in the near term, demonstrating both the City's commitment and momentum toward the net zero target. For the purposes of the Task Force's work, Net Zero is defined as *a community of buildings that collectively achieve net zero emissions in their operations, through infrastructure, energy efficiency, renewable energy and offsets.*

The following is a summary of the proposed early actions based on discussions to date:

Recommended Early Actions:

1. The City of Cambridge should introduce an ordinance requiring annual building energy benchmarking and disclosure for large commercial and multi-unit residential buildings. This action supports the collection of energy performance data for Cambridge's largest energy consumers. The data set will provide previously inaccessible information about how buildings use energy in the city, and associated trends. Armed with this information, Cambridge can more effectively direct its efforts toward improving energy efficiency in the specific buildings that demonstrate the biggest opportunities for reduction. It should also be noted that monitoring and reporting of energy use is also a recommendation of the K2C2 plan addressing development in Kendall and Central Squares and has been adopted in recent rezonings for MIT PUD-5 and Forest City CRDD.
2. Update the City of Cambridge Zoning Ordinance to require a higher level of green building performance. Currently new construction over 25,000 square feet is required to be built to 'LEED Certified' standard and projects over 50,000 square feet are required to be built to a 'LEED Silver' standard. The task force recommends that the levels be raised to 'LEED Silver' and 'LEED Gold' respectively. This is also a recommendation of the K2C2 plan addressing development in Kendall and Central Squares and has been adopted in recent rezonings for MIT PUD-5 and Forest City CRDD. The recommended update is designed to improve overall environmental performance of buildings impacted by the ordinance.
3. Work with NSTAR to support the introduction of an energy efficiency pilot program targeted at Cambridge's multifamily building stock. The project will seek to improve participation and achieve deeper energy retrofits in multifamily buildings by using a more localized and time-limited marketing campaign combined with a streamlined service delivery process.

Recommended Endorsements:

4. Advocate at State level for increased aggressiveness with regard to energy efficiency requirements in the upcoming version of the Massachusetts Stretch Energy Code. Specifically making better allowances in the code to reflect the positive impact co-generation and district energy can play, as well as a request for provisions to ensure that buildings are being designed in accordance with their energy models and achieving intended levels of performance.
5. Support the PACE + R legislation at the state level, specifically S. 177, *An Act promoting job creation through energy efficiency*. S. 177 will reform the current PACE statute by creating a streamlined and centrally administered PACE

program that will be of greater use to Local Governments and commercial buildings. Further that support is given to current efforts to add a provision to allow PACE financing of projects that will improve the resilience of commercial properties.

