



# AB 1103 Work Group

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# Agenda

- Scope and Purpose of AB 1103 Workgroup
- Group organization and procedures – leaders, subcommittees, decisionmaking, meeting protocols
- Membership – working members, corresponding members, stand-ins/substitutes
- First task: Implementation Regulations for AB 1103 – list of issues, potential solutions
- Schedule for regulations, workshops and adoption
- Other tasks:
  - Vision for Commercial Building Energy Performance Rating (CBEPR)
  - Roadmap to accomplish vision
  - Linkages to federal and other state activities
- Next steps, assignments for next meeting
- Other business

# Issues

- Utility data upload – ABS 2.0 or Excel?
  - Get munis engaged – clarify obligations
- What does disclosure look like?
- What are obligations of owners/realtors?
- Priorities/phasing?
- Identity verification, multi-tenant meters
- Degree of flexibility in regulations, or need legislative change pointing to regs?
- AB 531 multi-tenant issue – vehicle to add to AB 1103 data confidentiality issue
- Data collection/mining capability

# [ Phase-in ]

- >100,000 sf, owner occupied (how defined)? Limit on cases with small separate meter accounts?
- Industrial later?
- Tenant-metered, later? Or ready to go by 2010?
- Public buildings first?

# Who's a party to transactions?

- Can anybody demand info?
- What triggers disclosure?
- How does real estate industry handle this for other kinds of info?
- Who do utilities release the data to? How much verification is needed to ensure they're the correct "owner"?
- How much time is needed to get utility info into PM?
- Can parties waive disclosure by mutual agreement?

# What is disclosed?

- ENERGY STAR Rating
- EUI? (weather normalized, plain)
- EUI by fuel type?
- Monthly data?
- Other data (water, CO2, etc.)?
- Disclosure by tenant?
- Advanced disclosure
  - Asset rating
  - Operational rating

# Utility Data requirements

- Require full ABS 2.0, or allow Excel?
- How much time to discuss?
- Is there something at the Federal level that would pre-empt this issue?

# [ Process for Working Group? ]

- Set up a Google group?
- Place to submit issues/ideas?
- Bi-weekly meetings already scheduled
  - 2<sup>nd</sup> and 4<sup>th</sup> Fridays @ 1:00p
  - next Mar 27<sup>th</sup>

# [ Contact Information ]

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