



**HESCHONG MAHONE GROUP, INC.**

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## **AB 1103 Working Group – Meeting Notes**

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Friday, May 15, 2009 – 1:00-3:00 pm

### Attending:

California Business Properties Association

California Energy Commission

Environmental Protection Agency

Heschong Mahone Group

Lawrence Berkeley National Laboratory

Pacific Gas & Electric

Sacramento Municipal Utility District

Sempra

Southern California Edison

State of California

### 1) AB531

a) Will be adding 'secure electronic authorization' option back in

b) Comments

i) Suggestion to remove reference to government code

(1) Utilities to review and confirm ok to remove

(2) Utilities want to be sure PUC code is modified by 531 (Section 194.4)

ii) Recommend aggregation

(1) Utilities do not want this: many systems can't do

### 2) IOU Advice Filing

a) Says how utilities will comply with AB1103

i) Protecting confidentiality with nondisclosure

ii) Provides safe harbor for utilities

b) Is moving forward

## 3) Data exchange term

- a) Lowering standard of verification method to make tenant issues easier
  - i) If did so, would only provide data as 1-time transfer, not ongoing
- b) If confidential info from bill is provided, then will provide continuous data feed

## 4) Regulations

## a) Definitions

- i) Non residential buildings
  - (1) No residential spaces (remove R)
  - (2) Get more details on California Building Code
  - (3) What about mixed use?
- ii) Source EUI
  - (1) Also provide CA multiplier/conversion
- iii) Weather-normalized EUI
  - (1) Add longitudinal note
- iv) Utility companies
  - (1) Use energy supplier: gateway entity for energy supply
- v) Whole building
  - (1) What about partials?
    - (a) Greater than certain percentage occupied by 1 tenant?
    - (b) More than certain percentage included in transaction?

## b) Responsibilities

- i) Building owner: owner must work with utility and tenant to get tenant data
- ii) Tenant: comply with reasonable request by owner for info needed to populate PM rating

## c) Phase In

- i) Using businesses that have bills in ballpark of \$150K annually for 1<sup>st</sup> year
- ii) What about partial buildings?

## d) Disclosure data

- i) Default data vs. building specific/real data

- ii) Date of benchmark: within most recent 12 months (at most 12 months out of date)
  - e) Disclosure form
    - i) Make note in prominent place that using default data (or not)
  - f) Disclosure process
    - i) Timing of disclosure: compliance requirement during 'closing ceremony' before contract's signed
    - ii) Buyer can ask for at any point in transaction
- 5) Who to invite to hearing
- a) Escrow/title association
  - b) Department of real estate
  - c) Banking association
  - d) Grocers
  - e) California retailers association
  - f) California manufacturing association
  - g) Chamber of commerce
  - h) Cities/counties