



**HESCHONG MAHONE GROUP, INC.**

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

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Friday, May 29, 2009 – 1:00-3:00 pm

### Attending:

California Building Properties Association: Matthew Hargrove, Steven Ring

California Energy Commission: Martha Brook, Robin Meyer, Aditi Ayer

Environmental Protection Agency: Tracy Narel, Peter Flippen

Heschong Mahone Group: Doug Mahone, Amy Barr

Lawrence Berkeley National Laboratory: Paul Mathew

San Diego Gas & Electric: Sandra Williams

SMUD: Scott Saunders

Southern California Edison: Steve Galanter, Bob Levine, Matt Evans

State of California: Andrew Zingale (Assembly Member Saldana's Office)

The Irvine Company: Rich Bluth

### 1. AB531

- a. Bill got out of appropriations committee
- b. Had push back from policy committee since don't have consensus on bill amongst all parties regarding confidentiality
  - i. Confidentiality part cut out completely from bill
  - ii. Sempra's government affairs people said they are not in favor of confidentiality piece
    1. SMUD agrees with that position
      - a. Bothersome part is implication around non disclosure agreements and requirements to do so
      - b. SMUD will upload tenant's data and owner's data
  - iii. IOUs have decided don't need confidentiality because of advice filing
  - iv. POUs, through SMUD's attorneys, have interpreted to allow them to release tenant data through AB1103
    1. SMUD's attorneys to put interpretation into writing to have for other POUs

- c. Will have secure authorization added back in
- d. Suggestion to remove language in (b): '...an electronic or gas utility shall upload all of the energy consumption data for the account specified for a building to the United States ...'
  - i. Ambiguous: can be utility account or PM account, etc
  - ii. IOUs to take offline and discuss; will come back with agreement
- e. Utilities and their governmental affairs people must give the final ok
  - i. Nothing added that hasn't been agreed to in past 3 or 4 days
  - ii. Additional suggestions can be added in later
  - iii. Utilities must decide and agree on what's necessary as far as any additional changes go

## 2. Energy Commission's Staff Report

- a. Goal: to provide basic info and background for people reading notice
  - i. Summarizes what we've been discussing & things that will come up in workshop
- b. Going through approval process with commission now
- c. Tenant spaces
  - i. SMUD does not agree that utilities will be issuing nondisclosure agreements ('MAY be issuing nondisclosure')
- d. Agenda & logistics
  - i. Will be recorded via WebEx
  - ii. Committee invited, but not formal (is a staff workshop)
  - iii. Will be half-day; still not sure which half
  - iv. Timing
    - 1. First 3 items = 15 or 20 minutes
    - 2. 1 hour for report
    - 3. Rest for discussion
  - v. Presentation that summarizes each part of report
    - 1. Take clarifying questions during, but discussion at end
  - vi. Can talk about concept for web portal and what that might look like, but can't be too definitive until after discussion with EPA
    - 1. EPA could present what PM could do

- a. 2 disclosure formats currently available from EPA
    - b. Customizable reports should be available by the end of this calendar year (more customizable with respect to data, not necessarily features)
  
  - 3. IOU advice letter
    - a. SCE and SDG&E
      - i. Owner will have to get release from every tenant authorizing them to provide data
        - 1. Believe would be able to handle 20K accounts per year (out of 500K)
      - ii. Tenant leased spaces might need to become their own thing and be dealt with later
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4. Draft requirements
  - a. Disclosure format
    - i. Current Statement of Energy Performance does meet intent of AB1103
      - 1. Print out report and write letter disclosing certain items (default data, etc)
      - 2. Important to have CA rating from beginning of implementation
    - ii. Concerns over data integrity – thought that if accounts were being updated automatically, then would not be able to manually change data
      - 1. Note on disclosure form what way data was entered into PM
  - b. Building types – will be including multifamily
  - c. Volunteers for writing sections
    - i. Title, Purpose, Scope – CEC
    - ii. Disclosure data, form, and process – CEC
    - iii. Utility company def - SCE
    - iv. References to EPA & PM – EPA