



HESCHONG MAHONE GROUP, INC.

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AB 1103 Working Group – Meeting Notes

Friday, June 12, 2009 – 1:00-3:00 pm

Attending:

California Association of Realtors: Elizabeth Gavric

California Building Properties Association: Matthew Hargrove

California Energy Commission: Martha Brook, Robin Meyer, Matt DalSanto

Environmental Protection Agency: Tracy Narel, Peter Flippen

Heschong Mahone Group: Doug Mahone, Amy Barr

Lawrence Berkeley National Laboratory: Paul Mathew

Pacific Gas and Electric Company: Peter Turnbull

Sempra: John Cullum

SMUD: Scott Saunders

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

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

1. AB531

- a. Bill was amended
- b. No hard date for implementation now
 - i. Need to realign message to customers with whatever passes
 - ii. Need to bring into rulemaking and make sure any potential delays are commented on and stakeholders push Commission to the extent possible for reasonable timeframe
- c. Added electronic authorization back in
- d. Aggregation not mentioned
- e. Because going to appropriations, realistically won't get to governor until early-mid September; he signs a few weeks after that
 - i. We'll be able to report in rulemaking on likely implementation dates by then
- f. Have lost ability of owners to release data without requiring release of tenants
 - i. Not explicit

- ii. CEC lawyers feel confident they can draft some sort of a cover-up to include in rulemaking

2. Requirements

a. Disclosure process

i. Based on communications with EPA

1. Concept is that building owner or agent would go to CEC website, find benchmarking/performance rating portal

a. Portal will be multiple purpose

- i. Voluntary
- ii. Mandatory

2. Select that want 1103 disclosure

3. Simple login

4. Select a CA building type from CEC list

5. Linked to PM

6. Logs in to PM, sets up facility, links to ESP, etc

ii. PM sends data and rating to CA web portal

1. Data sent is: zip code, rating, raw EUI, weather-normalized EUI, facility identifying info (name, address, square footage, building type, etc), data rating variables (declaration of which was used, default data vs. building specific, auto from utilities or manual input)

iii. Owner certifies that data is accurate to best of their knowledge

iv. CEC set up as ESP in PM

1. CEC computes CA rating

2. CEC generates AB1103 disclosure form

3. Need to add privacy policy for CEC only using data for disclosure in AB1103

v. Concerns over type of data transferred to CEC

vi. Concerns over CA rating not being explicitly referred to in 1103

1. Confident that could do ENERGY STAR® rating and EUIs quickly, but CA rating is not done and are unknowns being associated with it

2. Should be focused on what should happen on or shortly after January
- vii. Need to say what specifically gets disclosed, but don't need actual form mocked up
- b. How quickly data gets included
 - i. Sempra: authorized 1 day, data uploaded next plus monthly data uploads
 - ii. SCE: authorized 1 day, data uploaded within day or two
 - iii. SMUD: authorized 1 day, data uploaded within next
 - iv. PG&E: authorized 1 day, data uploaded within 1 day
 - v. Include in regulations that data must be in accounts within 10 business days from date of authorization with completely accurate information input
- c. Responsibilities of parties
 - i. EPA changes, additions, etc
 1. Clarify some parts as they relate to EPA
 2. Clarify that are other ways to get data into PM other than manual entries
- d. Cost data
 - i. Doesn't need to be included in disclosure, but something that could bring up in Purpose
 - ii. Utilities should upload, but not include in disclosure
- e. Multifamily
 - i. CAR wants multifamily to be considered residential and not included in scope
 1. Want to exclude all R occupancies
 - ii. Pros of keeping multifamily
 1. Lots of energy in multifamily
 2. Bought and sold as commercial properties
 3. Smaller condos would not fall under requirements because they are not 'whole buildings'
 - iii. CBPA wants to use California Code of Regulations:
www.bsc.ca.gov

3. Follow-up: Requirements Document

- a. Robin and Matt to look and decide what belongs and what doesn't
 - i. Provide clean document at next meeting
 - ii. Regulations fit within statute - can't regulate anything that exceeds statute
 - iii. Can issue guidelines that aren't binding, but help to explain regulations

4. Tentative schedule

- a. Trying to get a workshop date on Commissioner's calendars for later July
- b. Want to get through draft regulations and post them ASAP so when announce workshop can also announce that regulations are available and can request comments, etc
- c. For next meeting, would like version of document that looks more like what regulations should look like
- d. Keep biweekly meetings