



HESCHONG MAHONE GROUP, INC.

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AB 1103 Working Group – Meeting Notes

Thursday, October 15, 2009 – 10:00-11:30 am

Attending:

California Association of Realtors: Elizabeth Gavric

California Energy Commission: Martha Brook, Robin Mayer

California Public Utilities Commission: Jordana Cammarata

CB Richard Ellis: Lisa Colicchio

City of San Francisco: Barry Hooper

Environmental Protection Agency: Tracy Narel, Peter Flippen

Heschong Mahone Group: Amy Barr, Doug Mahone

Lawrence Berkeley National Laboratory: Paul Mathew

Pacific Gas and Electric Company: Peter Turnbull

Sempra: John Cullum, Ellery Stahler

Southern California Edison: Bob Levine, Matt Evans, Mugi Lukito

The Irvine Company: Rich Bluth

1. AB531

- a. Law as of early this week
- b. Allows CEC mandates to setting disclosures
- c. January 2011 will be first disclosure date

2. Schedule

- a. Concerns over rolling out by building type
- b. First round of phase-in will be every type of building of certain size (as opposed to size and type)
 - i. Easier to understand, hard to avoid compliance
 - ii. Were trying to get most prevalent and 'easiest' building types to benchmark first, but could do that by going by size
- c. Buildings receiving ENERGY STAR®'s 1-100 rating designed to target buildings consuming most amount of energy

- d. CPUC decision
 - i. Mandates all buildings to benchmark starting January 1, 2010
 - ii. Specifics still to be worked out regarding intent of benchmarking in decision, but primarily to support utilities in AB1103
 - iii. Savings by Design to benchmark and disclose information publicly
- e. Hear what utilities and CPUC discuss and CEC to draft revised schedule

3. Disclosure

- a. Minimum disclosure requirements useful to user
- b. Data used to generate rating needs to be disclosed (including space detail)
- c. Concerns over tenant data being shared outside of customer-utility relationship because NDA would specifically say that data being released for purposes of AB1103
- d. CEC, as ESP, would not ever be able to receive detailed data, just building level
 - i. EPA to add additional web services that limit these 3rd party ESPs (?)
 - ii. Configure technology to meet policy
 - iii. EPA to look into finding way to provide building characteristic data, but not meter detail, if given enough lead time