



**HESCHONG
MAHONE
GROUP**

**Consultants
Energy & Buildings**

11211 Gold Country Blvd.
Suite 103
Gold River CA 95670
phone: 916 962-7001
fax: 916 962-0101
web: www.h-m-g.com
barr@h-m-g.com

AB 1103 Working Group – Meeting Notes

Thursday, July 29, 2010 – 10:00-11:00am

Attending:

California Association of Realtors: Elizabeth Gavric
California Energy Commission: Martha Brook, Joe Loyer
California Grocers Association: Kara Bush
CB Richard Ellis: Lisa Colicchio
City of Palo Alto: Bruce Lesch
City of San Francisco: Barry Hooper
Environmental Protection Agency: Tracy Narel, Peter Flippen
Heschong Mahone Group: Amy Barr, Josh Rasin
Pacific Gas and Electric Company: Theda Silver-Pell
Sempra: Glenda Towns
Simon Properties: Bill Gruen
SMACNA: Jim Hussey
Southern California Edison: Bob Levine
Westfield: James Darrish

1) Regulations update

- a) CPUC not supporting tenant data release written into May draft regulations
 - i) CEC has had positive movement forward with CPUC recently
- b) CEC will redraft regulations to provide method to release tenant data for AB 1103
 - i) Intent: draft regs so can use the CPUC support if it happens but can still continue moving forward without it
 - ii) Multi-tenanted buildings unable to comply will be able to fall under safe harbor until everything is worked out
- c) Possible alternatives
 - i) Proviso in leases that tenants can't put landlord in harm
 - (1) Landlords could notify tenants of AB 1103 requirements and how tenant plays into that



- (2) Adjust phasing of implementation
- (3) Require tenants to provide building owners with necessary information
 - (a) Not clear whether CEC has this authority

2) Guidelines update

- a) HMG continuing to update based on feedback received
- b) Major changes include
 - i) Making clear distinctions between mandatory requirements of AB 1103 and voluntary items or suggestions – most likely by separating voluntary/suggested items into an appendix
 - ii) Creating a clear distinction between the required data building owners must submit to the CEC from PM and the voluntary report they can request from the CEC – required data will likely be called ‘California Energy Disclosure Data’ and the voluntary report will likely be called ‘Voluntary California Energy Performance Rating’
 - iii) Clarifying site vs. source energy use required for disclosure
 - iv) Clarifying EUI – the regs and guidelines will remain consistent with Portfolio Manager and refer to it as Energy Use Intensity
- c) Additional updates will be made based on revised version of regs

3) Timeline

- a) 45 day language to be released mid- to late-August
- b) Implementation still planned for start date of January 1, 2011