



Washington D.C., Credit: Photo by Pond5, photo/31499620

Introduction

Between October 2008 and July 2014, Better Buildings EDA partners District of Columbia and Pepco successfully completed an extensive process of stakeholder engagement to enable whole building data access for multifamily, commercial, and federal building owners in their jurisdiction. The D.C. Department of Energy and Environment (DOEE)¹ played the role of the primary convener and carried out the stakeholder engagement process.

This case study illustrates the stakeholder engagement path followed by Washington, D.C. to successfully overcome challenges and implement data access within its jurisdiction.

Impetus for Energy Data Access

After the Washington D.C. City Council passed a benchmarking ordinance, whole-building energy data access materialized as a key issue. Stakeholders were concerned about the difficulty of collecting utility data especially for buildings with multiple tenants. Numerous convening sessions were held to identify key stakeholder issues. The stakeholder engagement process in D.C. resulted in two subtitles for data access in the Sustainable DC Omnibus Amendment Act of 2014.

The 2014 amendments to the Clean and Affordable Energy Act of 2008 required utilities to provide aggregated whole-building energy data

“Ultimately data access allows us to do a high level assessment of the building efficiency potential at a low budget.”

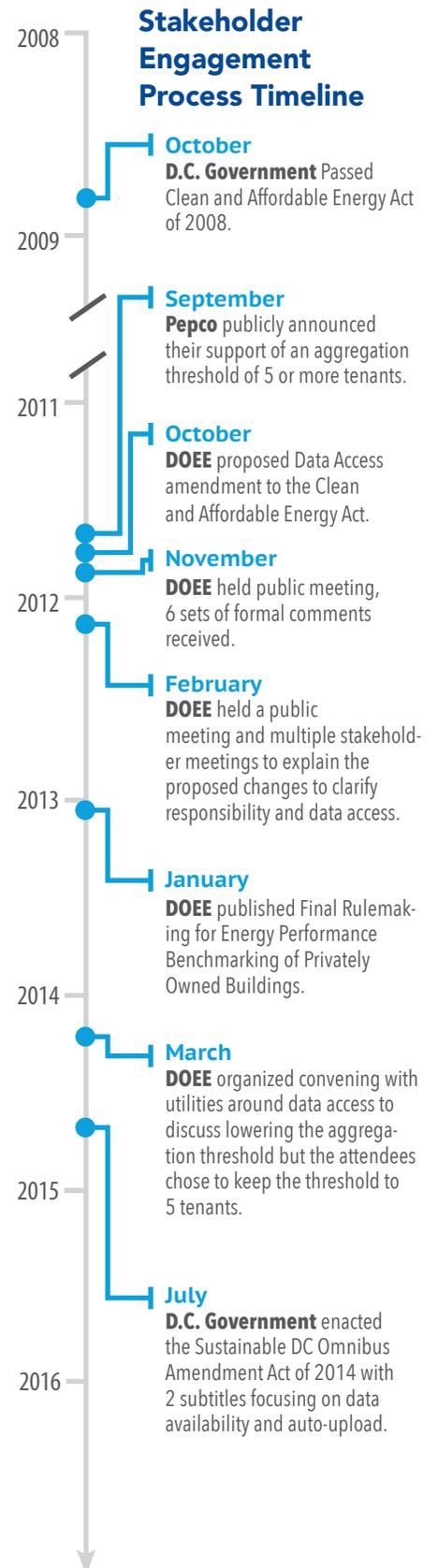
-Bill Updike, DOEE
March 20, 2015

and auto-upload to U.S. EPA’s Portfolio Manager for Washington D.C. customers. Pepco successfully implemented a solution and Washington Gas obtained an extension until 2018.

The unique status as a Federal District allowed D.C. to pass

an amendment specifically to require local utilities to provide streamlined access to whole-building data for benchmarking.

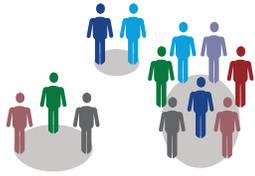
¹ D.C. Department of Energy and Environment (DOEE) was known as D.C. Department of Energy (DDOE) until August 2015.



Understanding Major Stakeholders and Their Key Concerns

The main stakeholders involved in data access in DC and their key concerns are listed below:

Stakeholders	Key Issues	Solutions
 <p>Apartment Office Buildings Association (AOBA) Multi-family building owners D.C. Department of General Services (DGS)</p>	<ul style="list-style-type: none"> ▶ Building owners required a streamlined method for collecting data and transferring the data into U.S. EPA's Portfolio Manager. ▶ D.C. DGS wanted easy access to energy consumption data for D.C. government buildings to create solutions for building efficiency. 	<ul style="list-style-type: none"> ▶ Negotiated with utilities to simplify the data collection process. ▶ D.C. mandated a provision for aggregated data & auto-upload via web-services to Portfolio Manager.
 <p>Pepco and Washington Gas</p>	<ul style="list-style-type: none"> ▶ Utilities required a methodology to facilitate data access while protecting customer privacy. ▶ Utilities requested an implementation timeline that reflected the capability of the utility. 	<ul style="list-style-type: none"> ▶ D.C. government and the Utilities agreed on an aggregation threshold of 5 tenants per building to protect individual tenant privacy. ▶ Individual timelines for auto-upload were established for each utility based on their resources.



Determining the Forum for Stakeholder Engagement

The District of Columbia government began their initiative with a formal stakeholder engagement process with the passing of the Clean and Affordable Energy Act of 2008 and subsequent rulemakings. In addition, DOEE had to address

numerous concerns from both individual building owners and utilities. The process for addressing these sometimes conflicting concerns included multiple individual meetings until a consensus could be reached.

The stakeholder engagement process was led by the city, which followed many avenues to identify issues and address concerns. Specifically, the DOEE organized:

- ▶ Public meetings, which were announced in the D.C. register to ensure participation from all interested parties.
- ▶ Private meetings to address individual building owner and other stakeholder concerns that arose in public meetings.
- ▶ Bi-lateral conversations with the utilities to address their concerns and gain their commitment.
- ▶ A public hearing of the final rulemaking to discuss the outcome with all the stakeholders involved.
- ▶ A benchmarking help-center, managed by DCSEU.

Based on the feedback collected from these diverse interactions with stakeholders, the local government amended the Clean Affordable Energy Act to implement whole-building energy data access as a requirement from the utilities in order to streamline the process and improve the overall compliance rate.

“We’re trying to re-imagine how you do energy efficiency. Operational inefficiency is more difficult to nail down. The data has become a game changer for us. The transparency of information is transformational.”

Sam Brooks, D.C. DGS

March 6, 2014 (Katherine Tweed, 2014)

“Getting access to energy data and creating new visualization tools will be a game changer in the real-estate market.”

—Zach Dobelbower, D.C. DGS

March 20, 2015

Energy Data Accelerator

Through the Better Buildings Energy Data Accelerator (EDA), local governments and utilities joined forces to make whole-building energy data access easier for building owners to benchmark their buildings. Over the span of two years, the experiences and best practices discussed and deployed by EDA Partners have been distilled into a toolkit of resources designed to guide local governments, utilities, and other stakeholders that may seek to design a whole-building data access solution in their jurisdictions.