



From Energy Star To Tenant Star

Adam Sledd
adam@imt.org
January 20, 2016



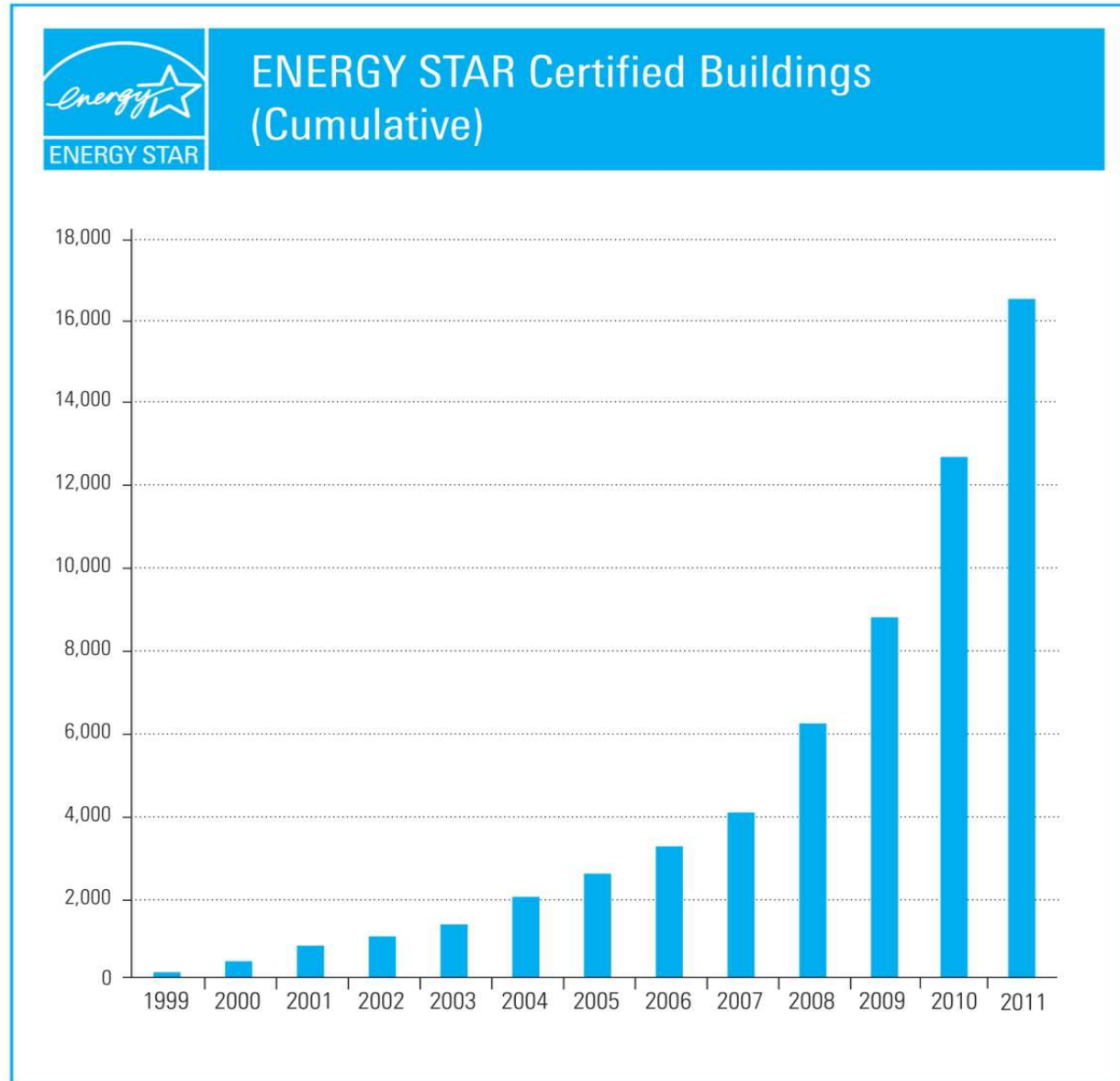
What To Know About ENERGY STAR

- The Portfolio Manager whole building benchmarking system is based on a national buildings survey (CBECS)
- Eligible buildings receive a 1-100 score, and buildings with scores of 75 or higher may receive certification
- Score is a comparison of performance to similar buildings, rather than the potential of an asset.

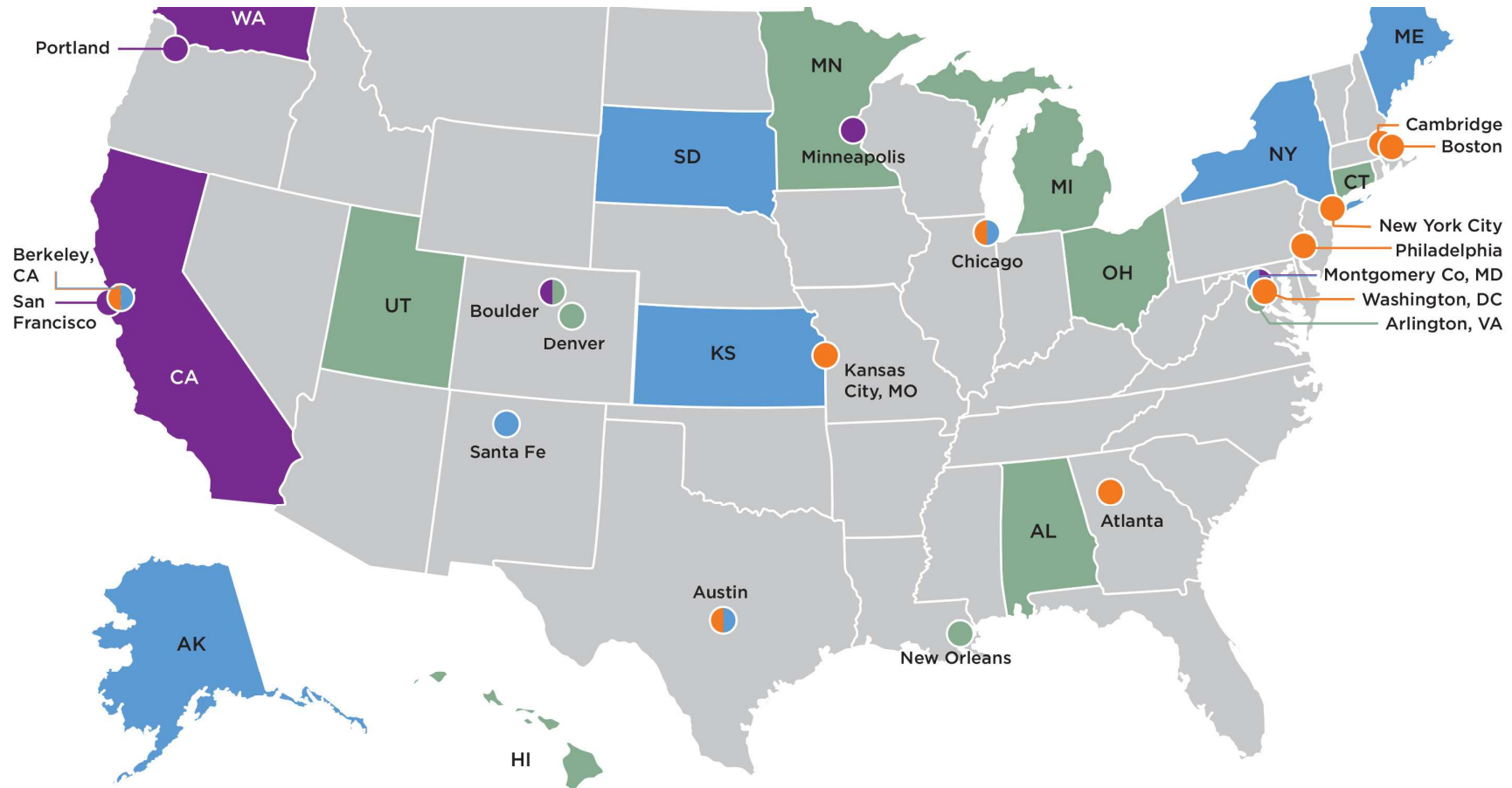
A well-managed building may still have a low ENERGY STAR score.



The Increasing Popularity Of ENERGY STAR



ENERGY STAR PORTFOLIO MANAGER is the default reporting tool where benchmarking is mandatory.



Plug load energy use for computers and office equipment is increasing. In office buildings that have improved efficiency of lights, heating and cooling can represent as much as 50% of total electricity use.

Sources:

US- Energy Information Agency

CA- CEUS

2012 offices – NBI measured data

Office Equipment Plug Loads as a Percent of Total Office Electricity

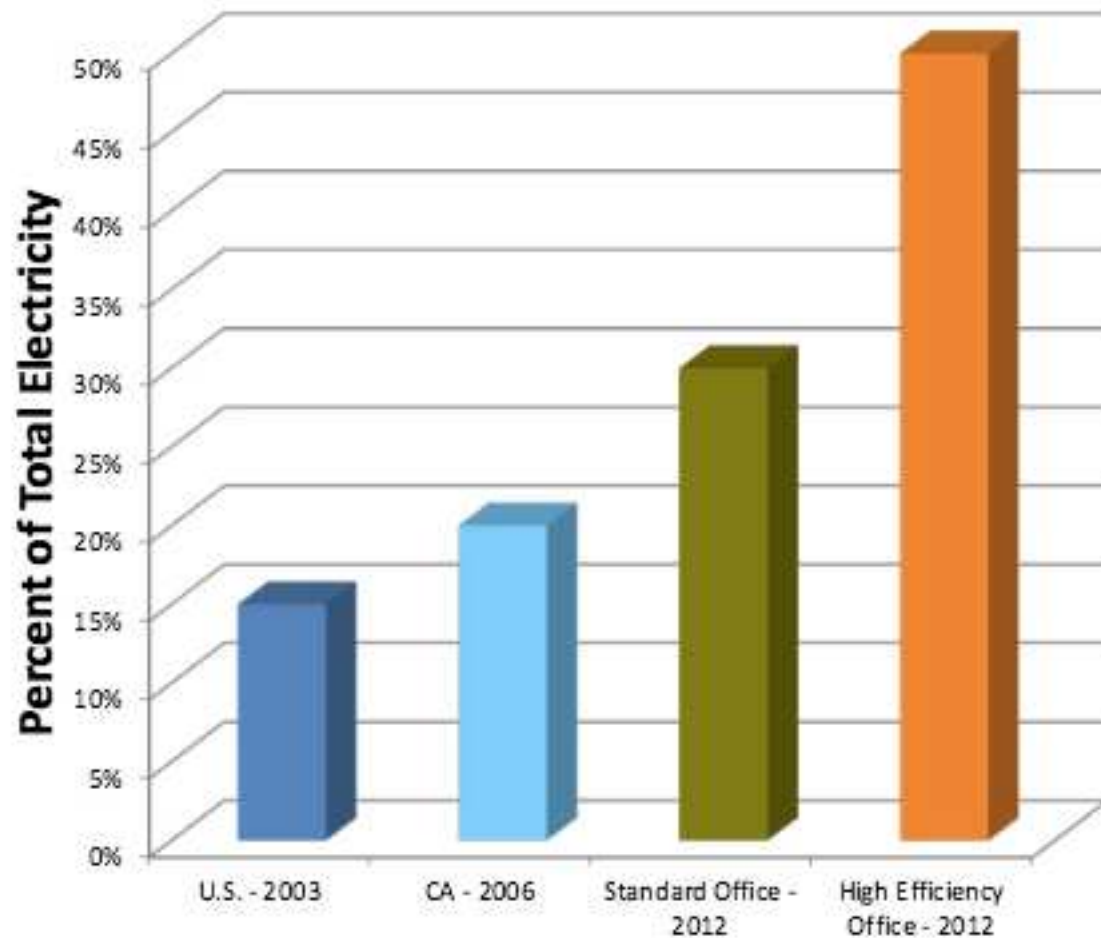
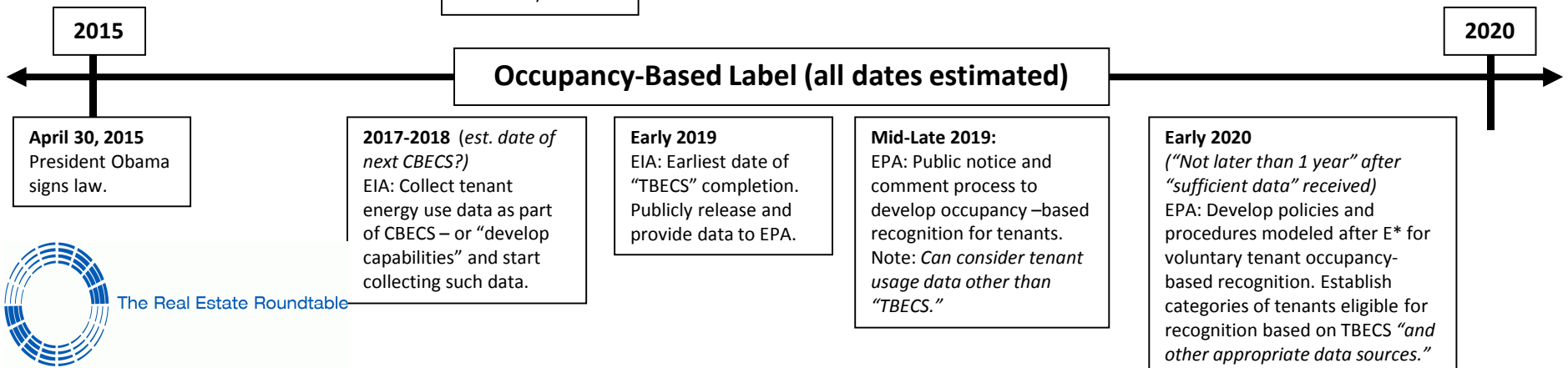
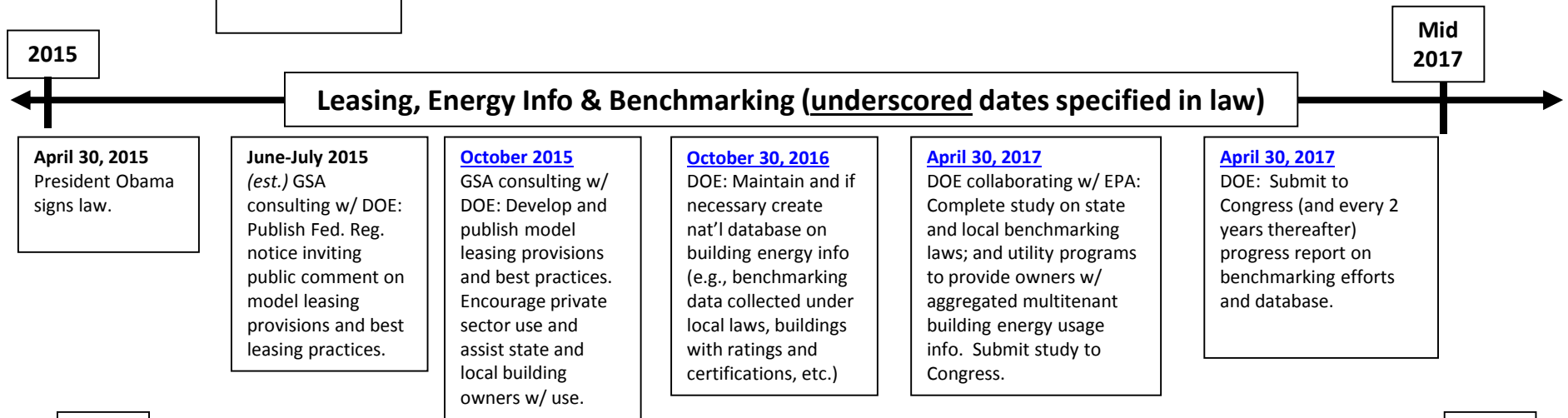
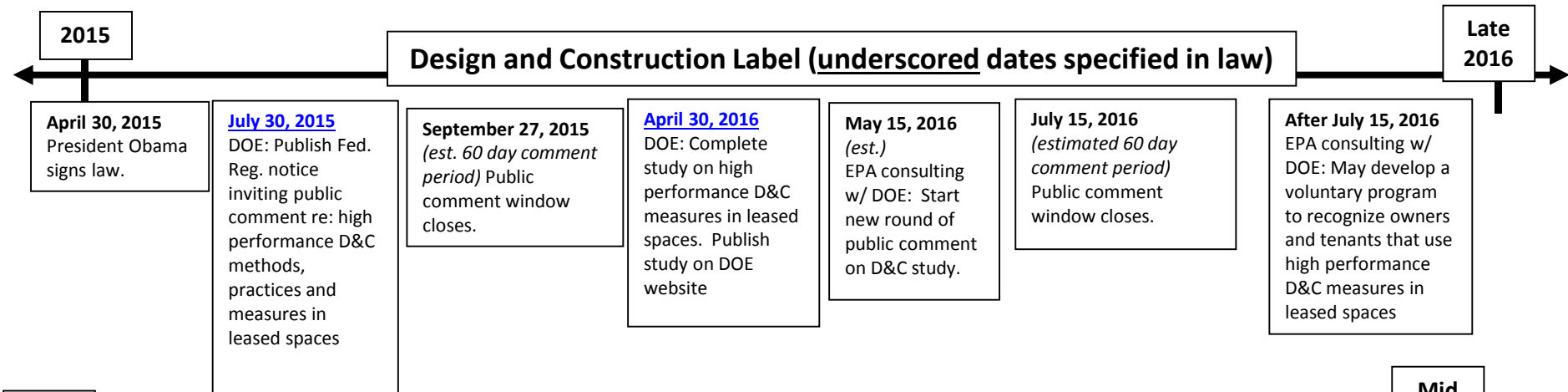


Image from New Buildings Institute

Property owners say:
“Tenants use all the
energy but don’t
listen when we ask
them to conserve!”





Key Points In “Tenant Star” Timeline

April 30, 2016 DOE:
Complete study on high performance D&C measures in leased spaces. Publish study on DOE website

After July 15, 2016 EPA consulting w/ DOE: May develop a voluntary program to recognize owners and tenants that use high performance D&C measures in leased spaces

April 30, 2017 DOE collaborating w/ EPA:
Complete study on state and local benchmarking laws; and utility programs to provide owners w/ aggregated multitenant building energy usage info. Submit study to Congress.

2017-2018 (*est. date of next CBECS?*)
EIA: Collect tenant energy use data as part of CBECS – or “develop capabilities” and start collecting such data.

Early 2020
EPA: Develop policies and procedures modeled after E* for voluntary tenant occupancy-based recognition. Establish categories of tenants eligible for recognition based on TBECS

Who Pays For Efficiency?

Full service gross

Owner pays for all core building operating and capital expenses.

Modified gross

Owner pays for capital and a “pool” of operating expenses.

Tenant pays all increases in the pool after the first year of the lease.

Net lease

Tenant pays base rent and all operating costs defined in the lease, and may or may not pay for capital improvements.

Owner
pays



Tenant
pays

Obstacles To Implementation

