THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Building Performance Advisory Group Meeting #1
Setting the Context
September 5, 2019

Location: 111 N. Front St., Columbus, OH 43215
Time: 9:00am – 11:00am

Purpose:
To convene the Building Performance Advisory Group for the first of five task force meetings. During this first meeting, emphasis will be placed on setting the context for the project, including goals and objectives, project roles, review of best practices, and high-level policy discussions surrounding energy usage in large buildings in Columbus, Ohio.

Objectives
- Familiarize the Advisory Group with the City's energy goals and objectives
- Establish the Group's role and responsibility
- Introduce need for policy action on building energy use
- Review best building performance practices adopted by other U.S. cities

Meeting Notes:
- Tony Celebrezze, Assistant Director of Building and Zoning Services, kicked off the first meeting with a welcome from the City of Columbus. Members of the Advisory Group introduced themselves and elaborated on their goals for the Group, as well as why they agreed to participate.
- Alana Shockey, Assistant Director of the Department of Public Utilities, reviewed Columbus' history of sustainability and how it relates to building performance.
- The Advisory Board broke out into three small groups to review the importance of efficiency in buildings. Content included U.S. building energy use statistics, opportunities for Columbus, varying building efficiency, energy waste and reduction, the benefits and impact of energy efficiency, and the intersection of equity and energy efficiency.
- Jenna Tipaldi, Climate Advisor for the City of Columbus, walked the Advisory Board through why Columbus needs policy. This included standardizing policy definitions within the room, as well as diving into market motivation and transparency in data. Mark Lundine, Assistant Director of the Department of Public Service, introduced the Board to PACE financing in Columbus. Rick Sullivan of AEP Ohio talked through AEP's automated benchmarking program.
- Jenna Tipaldi discussed the current policy landscape in terms of building efficiency. Information presented included early adopters, trends and best practices, and establishing the need for ambitious policy to drive improvements.
- To close out the meeting, the Advisory Board was asked to discuss their answers to the following question: Based on what you've heard other cities are doing, is there anything that you find interesting or would like to see us (City of Columbus) consider in developing our policy?

Discussion in the room surrounding policy considerations is noted below:

- o Disclosing whole building metrics to the market may not appeal to every building owner. For example, hospitals and universities are public buildings and provide service to the community. However, they have varying levels of energy use. This may not appeal to everyone.
- o There will be concerns and questions from building owners surrounding reporting: how is reporting done? How is it benchmarked against buildings for different uses? How does reporting accommodate the differences in how buildings are used?
- o Communities are often critical of developers and building owners – the concern is interpretation in public realm of the building efficiency data.
- o It was noted that there are other quality improvement industry efforts to consider in addition to reporting/transparency.
- o How did other cities overcome concerns about sharing building data? There needs to be messaging around differences in buildings. This will be a major part of building consensus. It needs to be sold to the broader community.
- o Buildings that are older and historic will not be able to compete with new buildings, even when they are renovated. This needs to be taken into consideration.
- o There are no silver bullets for data quality and comparing buildings. There has already been discussion from customers that are progressive and already do benchmarking that there is a visible fear around transparency and reporting data publicly. What are stakeholder opinions in other cities? How did they calm fears? Is there data around this?
- o There was a question in the room regarding if people are concerned with their energy scores being reported, as a lot of companies and building owners are already reporting publicly anyways.
    - There will be upcoming conversations in the next meetings regarding what this looks like in other cities.
- o In Boston, Pittsburgh, and Orlando, they already have benchmarking ordinances and have for several years. Across the board, they didn't even know they were supposed to be benchmarking and reporting. The policy Columbus develops needs to be understood across building owners and sectors. It is not valuable if nobody knows they need to be reporting this data.
- o Is there information regarding how many buildings participated in the building challenge?
    - Yes. A lot can be done on a voluntary basis, but more is needed. High performers love this stuff. The real value is in the lower performers who will be able to see the issues, work to fix it, and offer incentives to increase efficiency. Information is valuable to have.
- o Education is a huge barrier. People don't understand why companies want to improve energy. Columbia, for example, offers incentives for consumers. They want consumers to see benchmarking and access incentives to improve energy in buildings.