



Zero Energy Commercial Buildings Consortium (CBC)

Call Notes

March 24, 2010; 12:00-1:00 pm EST

Key Conclusions

Scope

- Include political and other barriers to implementing building benchmarking, rating, labeling, and disclosure programs in our report's scope.
- Working definition of net-zero energy: On the call it was stated that the adopted position of the CBC is net-zero site energy. *However, on closer inspection, the CBC has not adopted a formal definition yet.*
 - At present, the CBC has not adopted a formal definition of a NZE building but accepts the need to address many elements, focusing on technologies and policies to enable high-performance commercial buildings that maximize energy efficiency to achieve very low energy use at an annual level that could be met with on-site renewable energy production annually. Other factors to keep in mind include: GHG emissions, economic feasibility; load-shape impacts on the utility grid and other customers; indoor environmental quality and occupant comfort and amenity; energy embodied in construction; transportation energy indirectly required for occupant and user access; and efficient use of water and other non-energy resources.

Process

- To address potentially sensitive copyright issues, please always link resources to their original website. Also, when sharing your own organizations documents or working drafts, make sure to include the appropriate disclaimers in a prominent place with your preferred citation as needed.
- Group communications will be facilitated through Google Groups for the time being. Members will be invited to the group. Members will need a google account to access the group. Members can set up google accounts for their work email.
- On the next call, the group will have consensus outline to review and move forward from and begin to assign and take ownership of aspects of the chapter

Next Steps

1. Join the Google Group. <http://groups.google.com/group/ZECBC-BenchmarkingWG/topics>
2. **April 30** – Suggestions and edits on draft outline due from Committee members.
 - a. Review the outline (insert link or location) and scope and suggest the format and content sections that you think will best represent the final objective.
 - b. Edit outline based on: a) objectives and scope from Overview document; b) straw outline; and c) key items to be addressed described at the end of the outline (description, state of the art, gaps & barriers, recommendations).
 - c. Upload revised outlines to the google group site by clicking the "upload file" button on the home page.

3. Provide key resources to Google Groups (Extending platform information and functionality).
4. Spread the word to people members think are useful - suggest others to the join the WG through the CBC site (not through Google groups).
5. The next call will be the first week of May to refine a consensus Outline and identify parties to draft sections - expect doodlepoll in April.

Meeting Minutes

Welcome and Introductions

1. Overview of agenda
2. Chair Introductions
 - Cathy Higgins and Cliff Majersik introduced themselves and invited the members to do the same.

Consortium Objectives and Deliverables

1. Statement of Need
2. Consortium's Approach / Organization
3. Outcomes / Reports
 - Ms. Higgins asserted that this is a new group and the process is still evolving. All members are starting from a level playing field, and chairs are open to suggestions from the group about how to get to the end point together.
 - **Benchmarking and Performance Assurance** is a chapter in the Market and Policy report, *Analysis of Cost and Non-Cost Barriers*. The deadline is September 2010.
 - If a working group member is slated to participate in more than one working group, it is recommended that the member select a priority group.

Please Refer to Document: Overview for ZECBC B&PA WG (pdf)

- Our task is to complete an analysis and report of cost and non-cost barriers to Benchmarking and Performance Assessments in four main parts – Description, Current trends & opportunities, Barriers, and Recommendations to address barriers.
- The overall task is intended for 3 years. The scopes for Year 1 and the 3 years were reviewed from page 2 of the overview doc..
- 12 page target is only a guideline and not meant to be restrictive. Members can expand on certain points and we can think of ways to get that information out, whether through appendices or public website posts.
 - o We want to stay focused and succinct to ensure higher impact on the intended audience, but we also want to explore in detail, if necessary, the things we deem important.

Member Roles and Process

1. Ground Rules: Please review the ground rules section of the Working Group Charter
2. Calls
3. Meetings
4. Online Platform

- Members are expected to take part in phone calls and hopefully some in person meetings
- Use Google Groups to post and comment on documents, see agendas and meeting minutes, post resources and references for the group. Please only post salient documents and avoiding large data dumps on the shared site.
- The chairs will be looking to members for volunteers to take on parts or topics in the report.

Please Refer to Document: Draft Report Outline

- Cliff Majersik reviewed the strawman outline for the working group’s chapter. This is simply a starting point and is up for discussion/improvement via the use of Google Groups. Use of the “track changes” function is also an appropriate way to share edits to this document. The organization of the chapter is at the will of the group.

1. Performance measurement

2. Performance rating, labeling & disclosure

- Cliff: What is the impact on markets? If it works well, PR L & D can have an impact in the financial sector; large corporations have to do carbon disclosure, etc. Helpful to look at U.S. and International policies (R&D mandates & implementation) – IMT will be launching a website with NRDC comparing international
- Include political and other barriers to implementing building benchmarking, rating, labeling, and disclosure programs in our report’s scope.
- Need to pay special attention to real estate players and owner-tenant split incentives
- Cliff concurs and mentions that IMT has been advising jurisdictions that have put in these mandates – on tenant metering, master meters, etc.

3. Performance Assurance

- Cliff: lots of overlap with other areas – get some synergies from other working groups for some of this?

Summary

- Cliff: we need to work on integrating take aways, how things relate to each other; create a summary list of recommendations

Comments/feedback on outline

Q: What is the formal definition the CBC is using for net zero energy?

A: Site energy and maybe district energy. For a good overview of this issue, please refer to presentation by Charles Elay (<http://www.charleseley.com/Videos/PercentSavings.swf>)

****Amendment!**** -- the CBC chairs and project staff went back to double-check, and at present, the CBC has not adopted a formal definition of a NZE building but accepts the need to address many elements, focusing on technologies and policies to enable high-performance commercial buildings that maximize energy efficiency to achieve very low energy use at an annual level that could be met with on-site renewable energy production annually. Other factors to keep in mind include: GHG emissions, economic feasibility; load-shape impacts on the utility grid and other customers; indoor environmental quality and occupant comfort and amenity; energy embodied in construction; transportation energy indirectly required for occupant and user access; and efficient use of water and other non-energy resources.