

TRANSFORMING THE MARKET FOR ENERGY EFFICIENCY IN COMMERCIAL BUILDINGS

Advanced Energy Conference | Buffalo, NY | 12 October 2011

Federal Government

1. **Better Buildings Initiative – 20% reduction in commercial building energy use by 2020**

Federal Government establishes a rating system

1. Better Buildings Initiative – 20% reduction in commercial building energy use by 2020
2. All federal buildings are required to input energy use in Energy Star's Portfolio Manager to benchmark usage and eventually rate the individual buildings.

Local Governments follow suit and enforce reporting in order to rate buildings

- ▣ New York City, Los Angeles, Washington, DC and Seattle require reporting of energy use of commercial buildings using Energy Star's Portfolio Manager
- ▣ Greener, Greater Buildings Plan, New York City requires all non-residential buildings (greater than 50,000 square feet) to report energy use.

FINANCING OF HOMES

- ▣ Two important pieces of information to underwrite a home mortgage
 - Appraisal
 - Proof of Income

FINANCING for Energy Efficiency in Commercial Buildings

Use the standards for underwriting home mortgages to inform the underwriting of energy efficiency in commercial properties.

1. Energy Star's Portfolio Manager
 - a. evaluation, measurement and verification (EM&V) and
 - b. a building rating

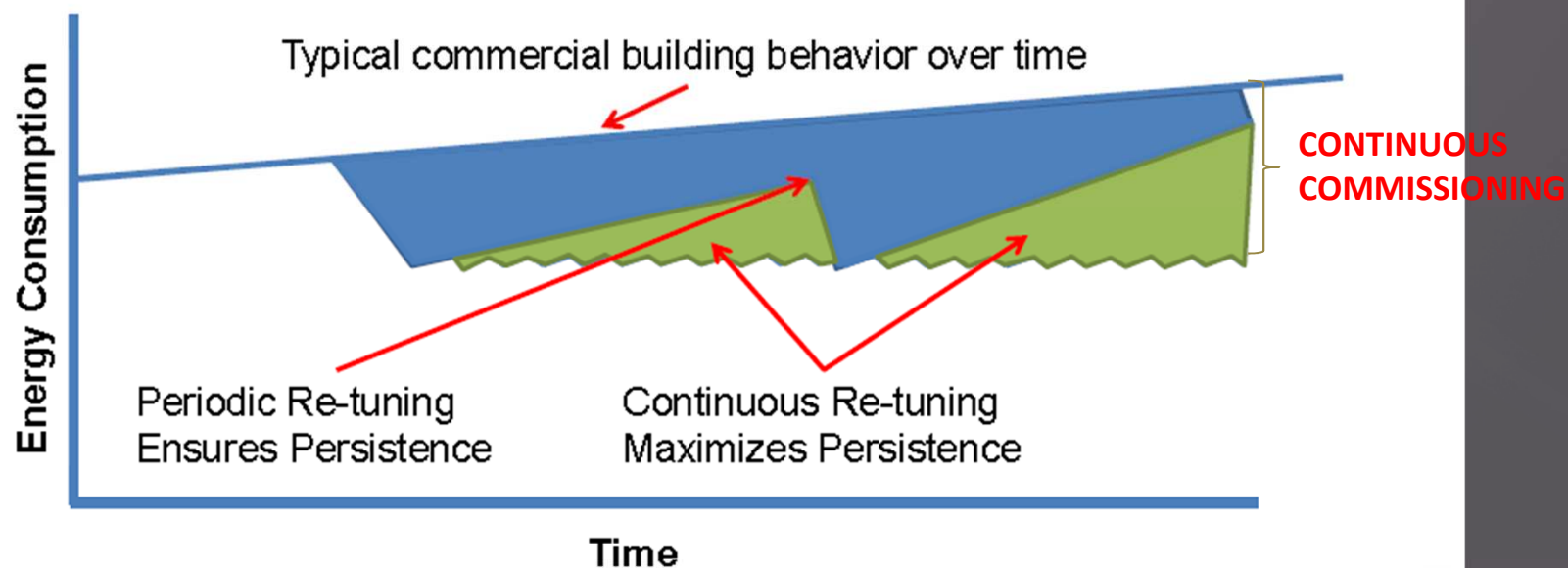
FINANCING for Energy Efficiency in Commercial Buildings (cont)

Corollary to underwriting for home mortgages

1. Energy Star's Portfolio Manager
2. Continuous Commissioning (CCx)

Continuous Commissioning

Life Cycle of Retro-Commissioning/Re-Tuning



FINANCING for Energy Efficiency in Commercial Buildings (cont)

Measurement & Verification and
Continuous Commissioning as the first
Energy Efficiency Measures to be invested in

Knowledge is enabling

- ▣ If you cannot measure it, you cannot improve it.

---Lord Kelvin--

Learning is a Joy

- ▣ To improve continually one must continue to measure.

THANK YOU

Sidney Davidson

Utilities Conservation Company