



## Energy Smart Design™ – Office

### Incentives for New Small Offices

### Talking Points for Utility Representatives

#### Background

Energy conservation measures that are not implemented in new buildings are lost opportunities, because most of the savings cannot be captured cost effectively as retrofit measures. BPA considers Commercial New Construction (CNC) a hard-to-reach market, and prescriptive incentives for other commercial building types are being developed.

- ◆ BPA will offer Energy Smart Design™ – Office (ESD Office) beginning in October 2007. As a deemed measure in the PTR system, it is eligible for either CRC or CAA funding mechanisms.
- ◆ The ESD Office package of measures includes high performance technologies that are not standard practice and that exceed code regionwide
- ◆ ESD Office saves between 10 percent and 20 percent of the energy used by a building built in accordance with energy codes
- ◆ This ESD Office Prescriptive Package incentive of \$0.50 per square foot of eligible office building is deemed and does not require building energy performance modeling.
- ◆ ESD Office is aligned with the 2005 Energy Policy Act lighting tax deduction, the Advanced Building Core Performance Guidelines, LEED prescriptive track and buildings should qualify for an ENERGY STAR® label (The ENERGY STAR label is based on actual performance).

#### Messages

- ◆ The earlier you start talking about efficiency with the building owner and design team, the more cost effective your new energy efficient building will be
- ◆ Energy efficient new buildings provide direct financial benefits
- ◆ Energy efficient new buildings provide benefits to occupants
- ◆ Energy efficient new buildings provide benefits to the community
- ◆ Energy efficiency builds a better environment



## Questions & Answers

**Q. What does a utility need to do when participating in an ESD Office project?**

A. The utility:

- ◆ Determines the funding mechanism for the ESD Office incentive. If funding is through a Conservation Acquisition Agreement (CAA), the utility should verify that the budget balance is adequate. If additional budget is required, the utility requests an increase or a Multisector Standard Offer (MSO) from their Energy Efficiency Representative (EER).
- ◆ Must have a signed agreement between the utility and building owner dated prior to breaking ground for the building.
- ◆ Enters projects into the PTR system after building completion and verification.
- ◆ Must amend contractual mechanisms if the building is not complete by September 30, 2009.

**Q. Can a building qualify as both a Commercial/Industrial (C/I) Lighting and an ESD Office project?**

A. No. The project must include all ESD Office measures, including an aggressive lighting power budget. Projects cannot receive C/I Lighting incentives.

**Q. Why do buildings using natural gas qualify for ESD Office incentives?**

A. The ESD Office incentive is for kWh savings ONLY. Rate payer money is not used to fund natural gas savings. ESD Office may be offered regionwide and is structured to include all new buildings.

**Q. Why must buildings be commissioned to qualify for ESD Office incentives?**

A. In order to ensure kWh savings are realized, ESD Office economizers and lighting controls need to be commissioned. Utility staff qualified to perform commissioning can perform this function. A commissioning report summary, focusing on these items is required for documentation, rather than a full report.

**Q. What documentation is required from the utility?**

A. The utility should document the PTR reference number at the time of the agreement with the building owner and obtain the required documentation and a certification letter from the owner's design professional. ESD Office documentation requirements can be found on the BPA Web site. A site inspection by the utility is not required; BPA accepts responsibility for performing random inspections of ESD Office buildings.

