



## Sarasota Green Building Informational Meeting

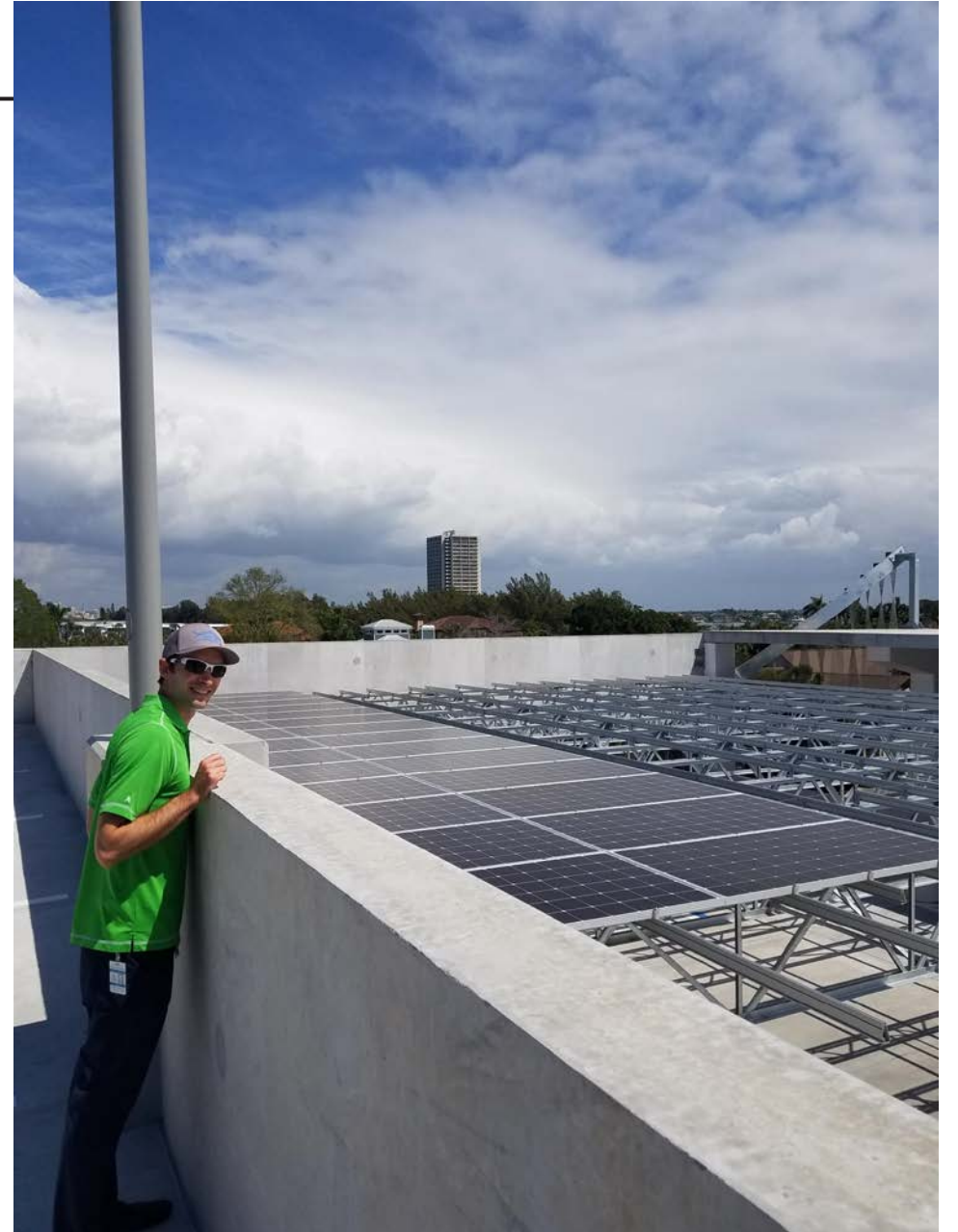
Jeff Vredenburg, Sustainability Coordinator



# Meeting Agenda

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- Sarasota Progress to Date
- Review of Policies
- Q&A



# Review of Sarasota Successes

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- Comprehensive Plan Strategies 6.1 & 6.3:
  - The City shall use sustainable building measures for new buildings and major renovation projects for City facilities.
  - The City will work toward enacting programs and policies aimed to reduce greenhouse gas emissions community-wide 35% by 2025 from 2003 levels. Actions pursued by the City shall include encouraging energy efficient building design and energy reduction efforts for commercial and green building sectors.
- Conducted Greenhouse Gas Inventory Reports in 2003, 2007, 2015 and 2018
  - Sarasota's emissions decreased 39.6% between 2003 and 2018\*

# Review of Sarasota Successes

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- Ready for 100: Established goal of 100% renewable energy community-wide by 2045 and for City operations by 2030
- As part of the RF100 planning process, the City and RF100 community group outlined the top strategies to achieve RF100 goals in a joint RF100 Report
  - #2 ranked strategy: Implement a stronger Green Building Code and local financial incentives
- Commission directed to bring back a green building recommendation

# Review of Sarasota Successes – Task Force Meetings

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## **Green Building Task Force**

American Institutes of Architects

Bay Park Conservancy

Bright Future Electric

Building Owners and Managers Association (BOMA)-

Greater Tampa Bay Chapter

Economic Development Commission

Gulf Coast Community Foundation

John F. Swift Construction

Howard Davis- Independent

Wayne Ruben- Independent

Manatee- Sarasota Building Industry Association

Downtown Improvement District

Ringling College

Kimley Horn

# Policy Introductions

# Benefits - Green Building Policies Under Consideration

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The recommended policies were developed to:

- Reduce greenhouse gas emissions
- Improve local building stock energy efficiency
- Create local jobs
- Maximize public health benefits
- Amplify energy savings opportunities
- Enhance **total** affordability of housing
- Advance equity

Recommended Policy	Sector Affected
Building Performance Standard Phase 1 (Performance Analysis)	Commercial / existing buildings
Building Performance Standard Phase 2 Performance Improvements	Commercial / existing buildings
Time of Lease + Time of Sale Energy Performance Disclosure	Commercial + residential / existing buildings

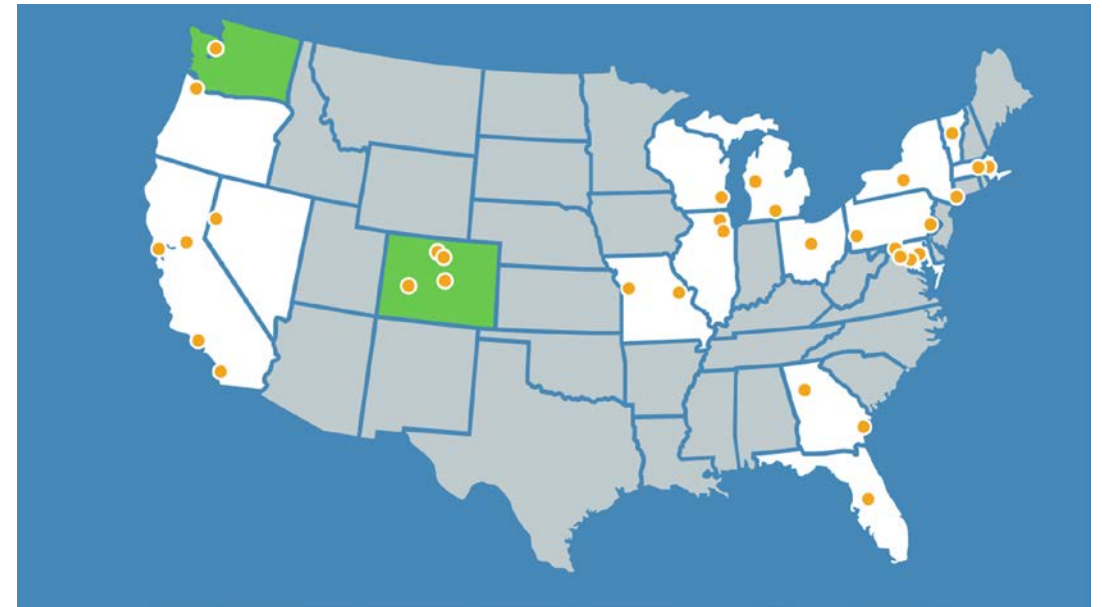
# Building Performance Standard Phase 1, Performance Analysis

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Measures a building's energy and water performance over time against similar building nationally, corrected for weather, to arrive at a relative score

**Goal:** To measure a building's energy and water use over time

- Provides the local government with insights into the local building stock
- Provides guidance on where the City should focus its efforts in next generation policies
- Provides City staff with the full picture of energy consumption in its commercial building stock



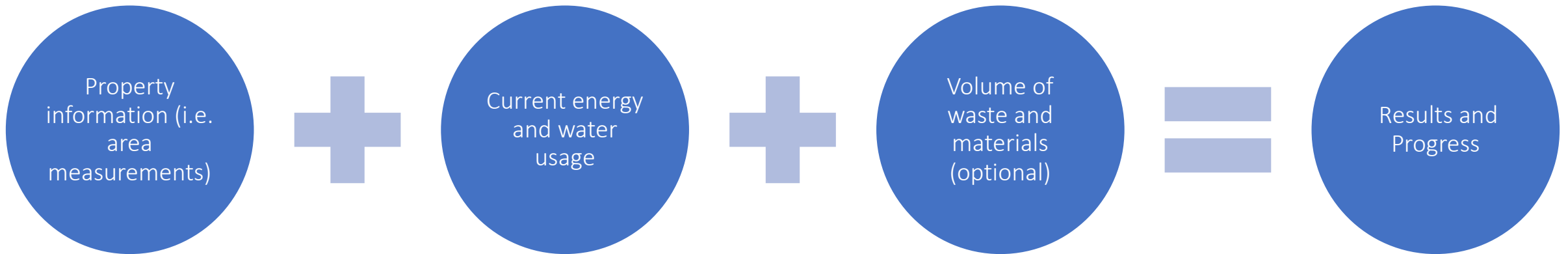


# Building Performance Standard Phase 1 - Data Collection

Tools:

**Affected Sector:** Commercial / existing buildings

ENERGY STAR®  
**PortfolioManager®**





# Building Performance Standard (BPS) Phase 2 Performance Improvements

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**Affected Sector:** Commercial / existing buildings

**Implementation:** Once the City of Sarasota has successfully collected a minimum of 5 years of performance data **and** achieved an 80% compliance rate with that policy they will develop:

- A building performance standard policy that will set targets for achieving prescribed levels of building energy and/or carbon performance in Sarasota's commercial building stock.

The building performance standard, and compliance pathways, will be determined based on a combination of analysis of current building energy performance as identified by performance data, as well as local stakeholder guidance.

- Example Building Performance Standard Improvement Mandate

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- For COVERED PROPERTIES greater than 50,000 square feet GROSS FLOOR AREA, and for COVERED PROPERTIES greater than 25,000 square feet but less than 50,000 square feet, the following FINAL PERFORMANCE STANDARDS shall be achieved:

- 1. Maximum NORMALIZED SITE EUI
  - COVERED PROPERTIES in the top quartile of BASELINE PERFORMANCE 0% Reduction
  - COVERED PROPERTIES in the 2nd quartile of BASELINE PERFORMANCE 20% Reduction
  - COVERED PROPERTIES in the 3rd quartile of BASELINE PERFORMANCE 30% Reduction
  - COVERED PROPERTIES in the bottom quartile of BASELINE PERFORMANCE 40% Reduction





# Building Performance Standard (BPS) Phase 2 Performance Improvements

Pros	Cons
Allows for incremental building performance improvement against a custom baseline set for Sarasota	Require building owners to invest additional funds to achieve compliance
Allows for consideration of different pathways for building performance improvement	Ensuring costs and benefits of achieving improved energy performance are distributed equitable between owners and tenants
Creates space for a predictable phase-in of increasingly ambitious building performance on a timeline	Enhanced capacity resources for successful implementation i.e. city budget allocation

Benefits estimates (preliminary) for cumulative BPS1 + 3% BPS2, 2023-2035\*

- \$31.9 million electric bill savings
- 199,000 tons CO2 avoided
- \$7.4 million public health benefit
- 50 net local jobs created
- 52.7 million gallons water savings

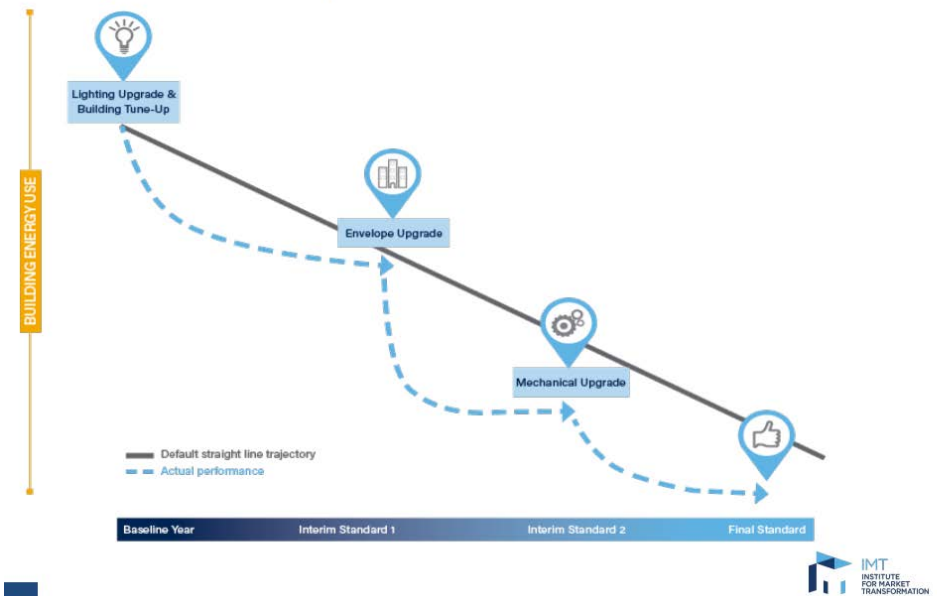


# Building Performance Standard (BPS)- Phase 2 Performance Improvements

**Goal:** Requires buildings to achieve a performance threshold by specific dates, with buildings tracking/improving their performance to meet that threshold

- Allows the City the flexibility to phase in incremental building performance improvements over time
- Provides the City with the ability to reset that target on a regular frequency to promote continuous improvements

## Compliance Example



# Time of Lease + Time of Sale: Energy Performance Disclosure

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**Affected Sector:** Commercial + residential / existing buildings

- No sooner than two years after Building Performance Standard phase 1 achieves 60% compliance, commercial building lessors shall include in their lease the building's energy use intensity (EUI).
- The Energy Efficiency Rating described in Title XXXIII Section 553.995-996 will be mandatory for all single and multifamily property sales.
- No sooner than two years after implementation of multifamily data tracking, lessors of 50 units and greater shall disclose in their lease the building's EUI.

## • Time of Lease / Time of Sale Thresholds

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Thresholds in the ToL/S are as follows:

- Commercial 10,000+ SF
  - Multifamily-5 or more dwellings
  - Residential-4 or fewer dwelling
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- For buildings under the BPS 25,000 SF Threshold, date of disclosure of audit findings are as follows:
  - Commercial 2028
  - Multifamily 2025 for buildings 10 years or older (each year adding 10+YO buildings until all buildings have audits every 10 years)
  - Residential-staggered based upon listing price Starting in 2025 and all by 2028



# Time of Lease + Time of Sale : Energy Performance Disclosure

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Pros	Cons
Provides information to building owners, landlords, building buyers	Significant education required for property sellers, purchases, renters to disclose, interpret, act on energy performance data
Lessee has more information to understand total affordability of a property	Enforcement of the part of the City could be particularly challenging regarding the time of lease aspect of the policy
Provides information to the City on energy performance of building stock	Requires City staff time to manage

## Impacts

- Energy performance data surfaces less often than with BPS tracking
- Generally 8-10 year cycle for sales and 2-3 year for lease
- Large pool of potential properties covered could lead to large city-wide impact



- Proposed Timeline

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2022

- Introduce benchmarking policy, staggering implementation
- Benchmark 10,000 ft<sup>2</sup> municipal buildings
- Begin working on data aggregation

2023

- Benchmark pilot with new buildings

2024

- Benchmark 50,000 ft<sup>2</sup> commercial and multi-family buildings

2025

- Introduce time of lease / time of sale — at 60% compliance, commercial building lessors will disclose the building's EUI in lease
- Benchmark 25,000 ft<sup>2</sup> commercial and 50,000 ft<sup>2</sup> multi-family buildings (if data aggregation available)
- Benchmark multi-family buildings, lessors of >50 units will disclose the building's EUI

2026

- Benchmark 25,000 ft<sup>2</sup> multi-family buildings (if data aggregation available)

2027

- Implement building performance standard if 80% benchmarking compliance rate and five-year data achieved

- Building Performance Standard Phase 1 Thresholds

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	No. Buildings	% Sector Buildings	Sq Ft	% Sector Sq Ft	No. Owners	% Sector Owners
Muni 10,000+	14	16.9%	972,076	93.0%	-	-
Comm 50,000+	102	4.3%	13,948,145	56.4%	86	5.4%
Comm 25,000+	179	7.6%	16,730,644	67.6%	151	9.4%
MF 50,000+	30	1.7%	4,751,406	55.4%	24	1.6%
MF 25,000+	43	2.4%	5,218,284	60.9%	37	2.4%

# Questions?

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