

Energy - Docket Optical System

From: Michael Tonnesen [mtonnesen1@gmail.com]
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To: Energy - Docket Optical System
Subject: 12-EBP-1 Comprehensive Energy Efficiency Program for Existing Buildings (AB 758) Scoping Report Staff Workshop

Categories: Ready to Docket

12-EBP-1

Comment on Energy Efficiency for Existing Buildings Scoping Report



I am a HERS I & II Rater and a BPI Analyst. I have been working in the Energy Upgrade Ca. program for residential and multi family projects. I have read most of the scoping report.

As a metric you have already approved and are using HERS II or Whole House Rating coupled with the EnergyPro software and its resulting report. I believe you should continue to use this as the sole means of measurement to add consistency and avoid complicating a process that is already very detailed by accepting other methods and programs. As you stated, you can use these other programs to gain insight on how to improve HERS II & EnergyPro.

After reviewing the many financial paths, clearly I believe PACE is the most attractive and I believe you should aggressively do whatever is required to allow PACE for everyone in the state. Many of the interested homeowners and multi family owners I have spoken with are not able or willing to invest the large sum of money required to complete a large scale whole house (building) energy upgrade retrofit although they are assuredly interested in the month to month savings. PACE would allow them to and should they decide to sell both the financial obligation and resulting savings would transfer to the next owner also adding value to the property. Another upfront obstacle has been the cost of the audit. These energy audits require a great deal of time and professional analysis. No one should expect this to be done without fair compensation. I believe that the PACE loan should include the cost of all auditing so as to lighten the burden on the owner.

To begin with The HERS rating and resulting score should be required to be included in the Realty M.L.S. when a rating has been done. Eventually a HERS II Whole House rating should be mandated at the time of sale and the cost included in escrow costs.

I believe there is a need for better education and acceptance of the EEM mortgage by the lending institutions. There also needs to be more outreach and education for the qualified consumers of EEMs.

If the incentive programs are to continue there should be the same program from city to city and county to county to avoid multiple processes and this process should be as simple as is possible. For most of us working as professionals, energy efficiency and performance contracting is relatively new so any QA and QC from incentive program administrators should be more helpful and consistent and less critical. I attended the beginning classes for HERS II with a few of these QA and QC persons yet they see themselves as "the expert". No matter what our role in energy efficiency is we should all be willing to learn from one another including learning from our mistakes (including QA and QC personnel) and make progress.

Of course code required HERS ratings result in energy savings but much of the work by HVAC contractors is avoiding this by working without a permit. They say the reason is "more cost for the work, less complete advantage". There must be a way to incentivize contractors who play by the rules, giving them a necessary

edge over unpermitted work. Another obstacle is lack of understanding and enforcing code required ratings by city building departments.