



**Building  
Innovation  
Hub**



EDUCATIONAL  
FOUNDATION

# **Building Operations and Maintenance Best Practices for COVID-19 and Beyond**

# Welcome

Introduction and kickoff



**Wes Huffman**

Executive Director,  
AOBA Educational  
Foundation



**Joe Reilly**

General Manager, Asset  
Services, Akridge;  
AOBA's BEPS Task Force  
Representative







**BEPS**  
Latest updates.



# CLEAN ENERGY DC OMNIBUS AMENDMENT ACT OF 2018, TITLE III....



## BENCHMARKING

Lowers minimum building square footage required to benchmark over time;  
Creates data verification requirements

## ENERGY PERFORMANCE

Improves the performance of existing buildings by implementing a **Building Energy Performance Standard**



# BENCHMARKING 101

**Clean and Affordable Energy Act of 2008** requires all private and DC-owned buildings to report their calendar year (CY) energy and water use to the DOE for public disclosure by April 1 annually.

## Covered Building List

- ❑ CY2009 and on – DC-owned buildings >10,000 sq. ft.
- ❑ CY2013 and on – Private buildings > 50,000 sq. ft.
- ❑ CY2021 and on – Private buildings > 25,000 sq. ft.
- ❑ CY2024 and on – Private buildings > 10,000 sq. ft.

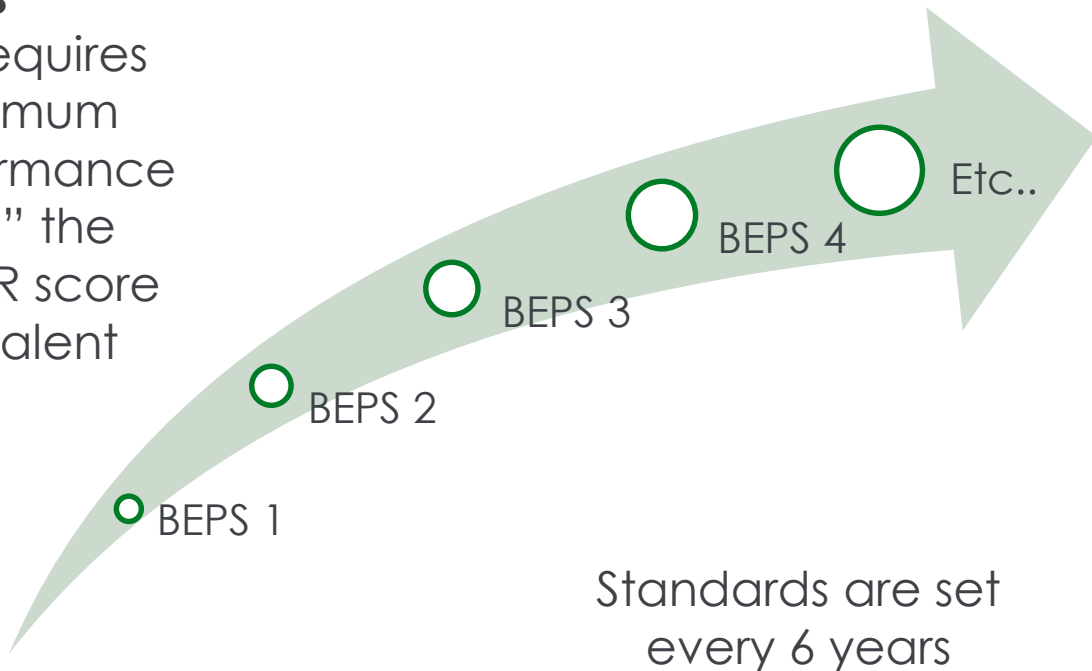
## Third Party Data Verification Required

- ❑ Beginning CY2023 and every three (3) years etc.

# BEPS PERIODS

## Clean Energy DC Omnibus

**Amendment Act of 2018** requires an establishment of a minimum threshold for energy performance that will be “no lower than” the local median ENERGY STAR score by property type (or equivalent metric).



# BEPS APPLICABILITY

As the benchmarking requirements ratchet down in square footage over time, the buildings will be required to meet the BEPS in the following periods until all buildings 10,000 sq. ft. and over are following the performance standards.

## **BEPS 1:**

Private buildings >50,000 sq. ft.  
and DC-owned >10,000 sq. ft.

## **BEPS 2:**

Private buildings >25,000 sq. ft.  
and DC-owned >10,000 sq. ft.

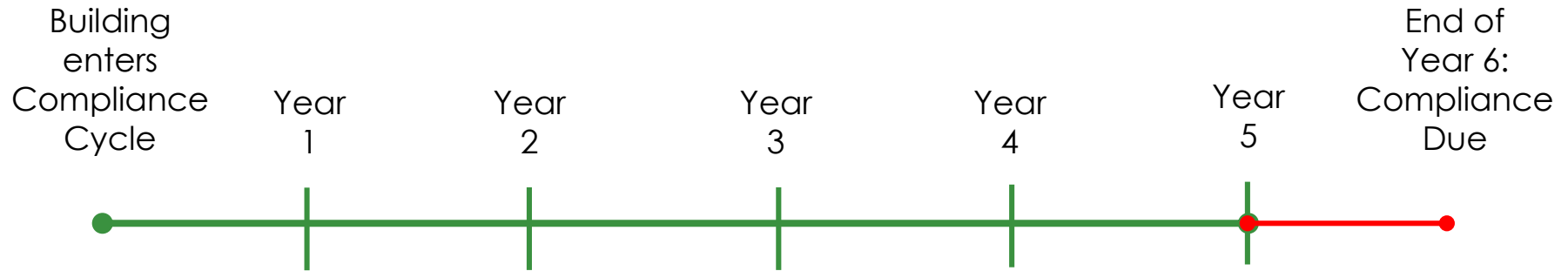
## **BEPS 3:**

Private buildings and  
DC-owned >10,000 sq. ft.



# COMPLIANCE CYCLES

Buildings that do not meet the Standard for a BEPS period will be placed in a 5-year compliance cycle. The building owner has until the end of the cycle to bring their building into compliance.



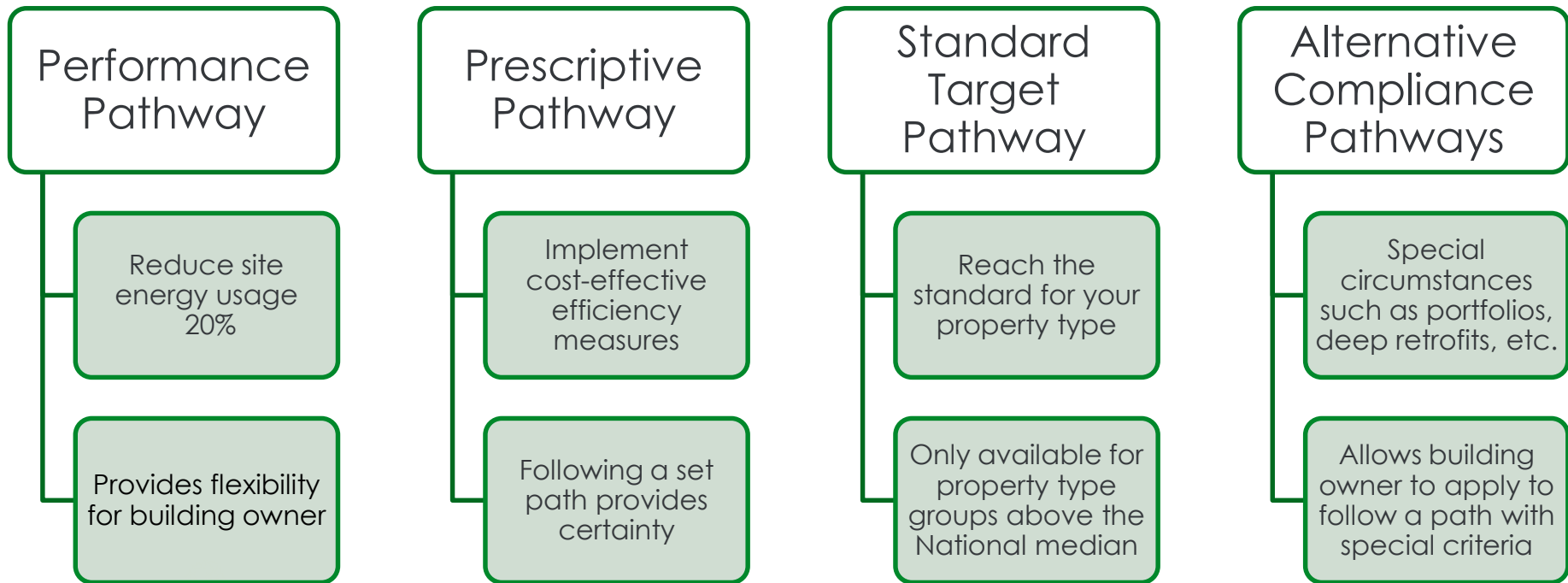
\* Proposed COVID-19 PHE adjustment – automatic delay of the BEPS compliance requirement one year





# COMPLIANCE PATHWAYS

Building owners have a variety of pathways to choose from:





**Building  
Innovation  
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# About Us

Who we are.

The Building Innovation Hub helps building industry professionals in and around Washington, DC create and operate high-performing buildings. The Hub connects professionals and provides information and training.

The goal of the Hub is to meet the current needs of the building industry while simultaneously pushing the industry towards the innovative solutions that we will need to build and operate high-performing buildings.

A program of



# Hello





# Our mission

What we do.

We provide resources, tools, and services to help building owners, operators, designers, contractors, and tenants improve their buildings.

We break down regulatory and market barriers to making building improvements with a sustained impact.

We want to get people to think long(er) term to understand that the decisions being made today have long-term implications - even if all of the BEPS rules have not been finalized.







# Moderated discussion

What you're here to learn about.

# Speakers

Who's here with us today.



**Lindsey Falasca**

Director, Building  
Innovation Hub



**Jackie Duke**

Senior Vice President -  
Operations,  
Brookfield Properties;  
AOBA President



**Eric Tilden**

Director, Sustainability,  
Cushman and  
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# Contact

How to reach out.



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Thank you



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