



# Port Code, Article 12 Required Reporting of Utility Usage

Updates on 2017 Calendar Year Reporting and  
Recommendations

## Agenda

1. AB 802 and Ordinance Reporting Process Differences
2. CY 2017 Compliance Status
3. Summary of Key Issues
4. Ordinance Revision Options
5. Next Steps / Approach

# Utility Usage Reporting Ordinance

**San Diego Unified Port District Code Article 12,  
Required Reporting of Utility Use on Tidelands  
(Ordinance 2844)**

**Adopted December 2015  
Mandatory for Utility Account Holders  
Energy and Water Data  
Aggregated Utility Usage Data**

**Goals**

**Climate Action Plan  
Monitoring**

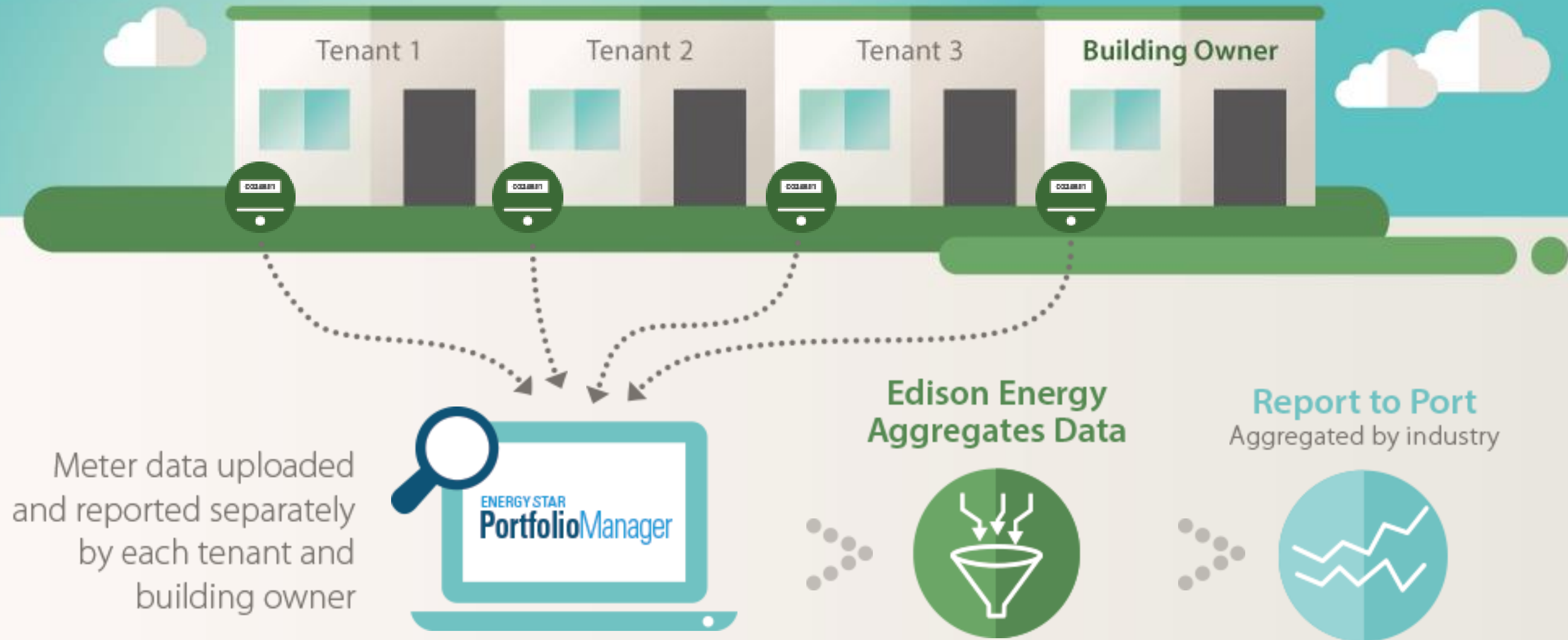
**Energy Management  
and Monitoring  
Reductions**

## Comparison of Differences

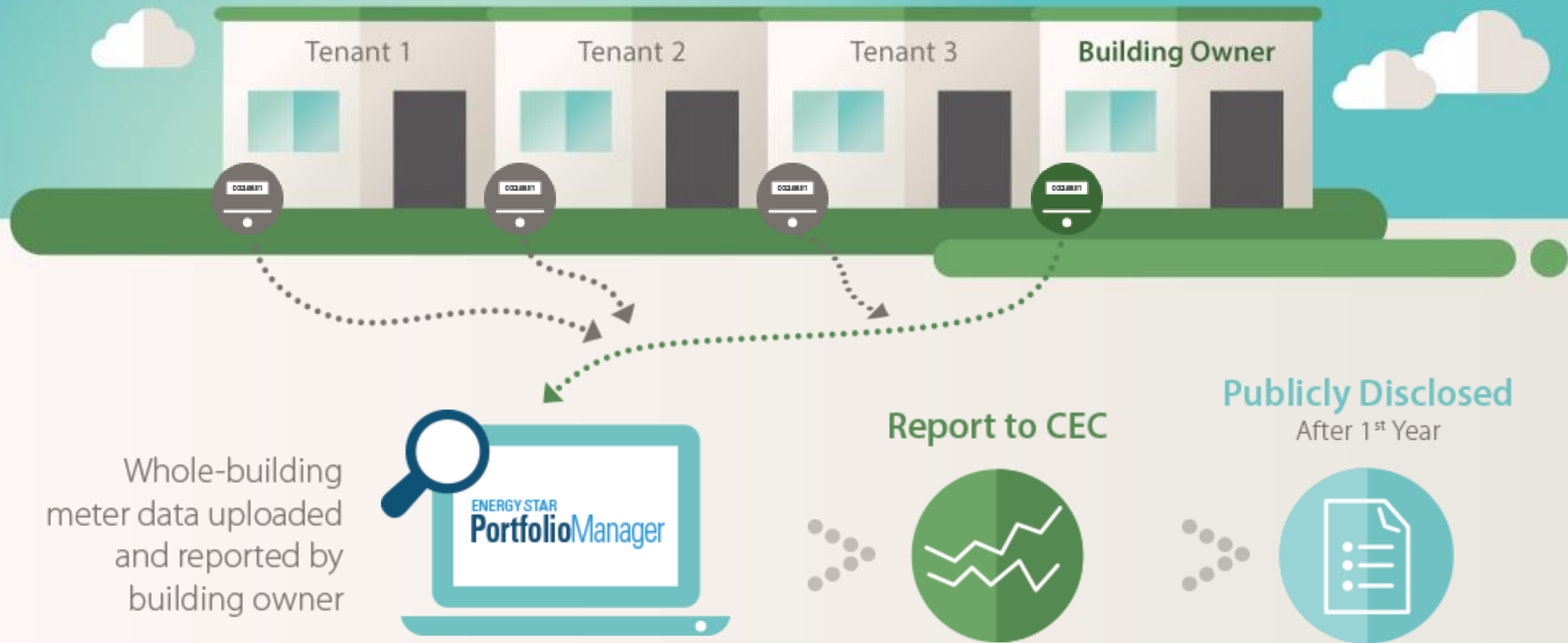
- **Utility Usage Reporting Ordinance**  
Requires all utility usage to be reported, including **non-building / meter level energy usage (non-aggregated)**, such as shore power.
- **Assembly Bill (AB) 802**  
Requires commercial buildings  $\geq 50,000$  SF to benchmark and disclose **building-level (aggregated)** energy usage to the California Energy Commission, starting June 1, 2018
- Approximately **24 tenants** may be required to report under AB 802. For example: San Diego Convention Center, hotels, and large commercial tenants.
- Overlaps with the Ordinance and AB 802 causes large commercial tenants to have to **double their efforts** and benchmark their buildings in two different formats.



# Ordinance 2844 Utility Usage Reporting on Port Tideland



# State Benchmarking Policy Assembly Bill (AB) 802



# SDG&E Benchmarking Process

## Technical Problems

SDG&E Syncing Feature	Automated Benchmarking Service	Benchmarking Data Request Portal	Technical Difficulties
<b>Data by Billing Period</b>	Data by billing period	Data by calendar month	Causes data gaps and overlaps
<b>Supports Multiple Service Addresses</b>	Can have multiple service addresses	Meters mapped to service addresses not properties	Requires property and service address to match
<b>System Requirements</b>	Only need to use Portfolio Manager	Need to use Portfolio Manager <b><u>AND</u></b> SDG&E Portal to obtain data	Significant learning curve for new process

## Automated Benchmarking Service



Share Property Online &  
Verify via Portfolio Manager

## Benchmarking Data Request Portal\*



Share Property Online via  
Portfolio Manager



Register on New Portal



Provide Request Details



Complete Verification  
Process



Submit Request &  
Track with Confirmation #



\*Benchmarking Data Request Portal Instructions currently under revision



# Assembly Bill 802 vs. Port Code Article 12

Component	Assembly Bill 802	Port Code Article 12	Technical Difficulties
<b>Type of Utility Usage Reported</b>	Only requires reporting of building-level energy data	All utility usage reported	Doesn't include non-building energy usage (e.g. shorepower)
<b>Covered Buildings</b>	Only applies to commercial tenants in buildings $\geq 50,000$ SF	All utility account holders must comply	Large commercial tenants would be subject to duplicate requirements
<b>Types of Utility Data</b>	Building-level energy data	All energy and water usage	Water data unable to be automated
<b>Public Disclosure</b>	Disclosure of covered buildings	Aggregated consumption by sector	N/A

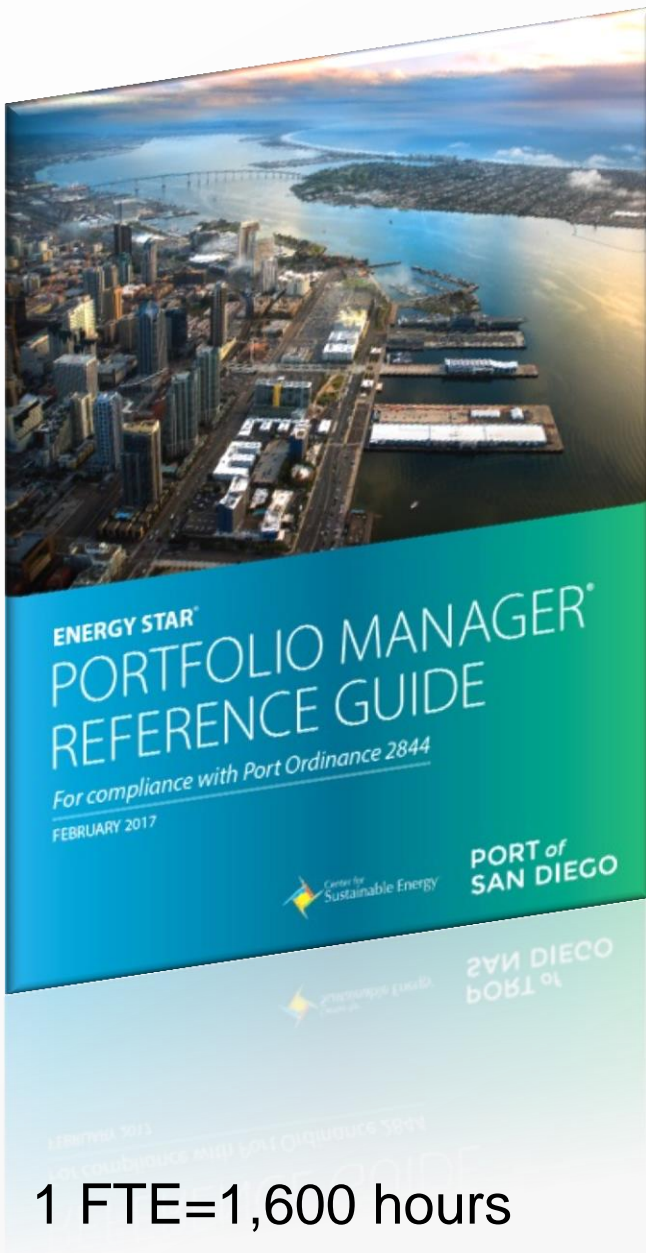
# Summary Results: 2016 vs. 2017 Compliance

Comparison of Compliance Values	Percentage of Total Usage Reported	
	Calendar Year 2016	Calendar Year 2017
Electricity	86%	57%
Natural Gas	97%	14%
Total Utility Account Holders Reporting	122	89

- Syncing issues affecting the compliance rates reported between calendar year 2016 and 2017
- Larger tenants synced with SDG&E account for a large portion of the reported energy usage in 2016
- Additional updates to the compliance data are being conducted to understand the discrepancies

**During Calendar Year 2016, 93% of reported energy usage was attributable to the hotel (16%) and industrial (77%) sectors.**

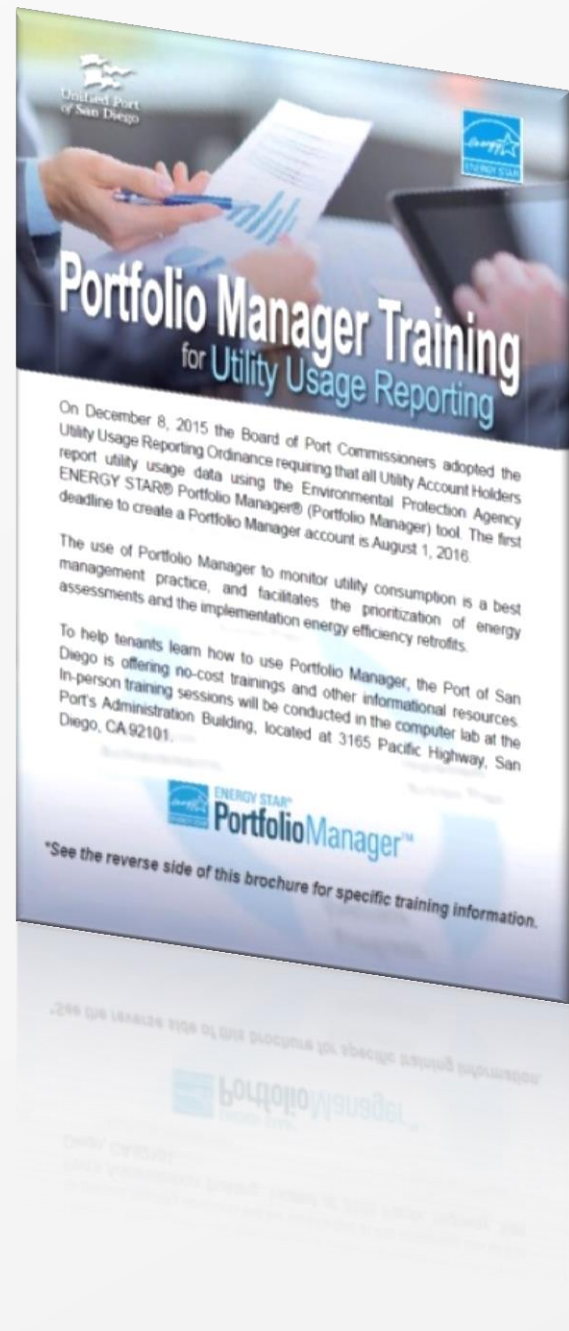
# Outreach and Resources



**ENERGY STAR®**  
**PORTFOLIO MANAGER®**  
**REFERENCE GUIDE**  
For compliance with Port Ordinance 2844  
FEBRUARY 2017  
PORT of SAN DIEGO  
Center for Sustainable Energy

1 FTE=1,600 hours

Resources February 2016 – June 2018	
District	1+ full time equivalent
San Diego Port Tenants Association	0.5 full time equivalent
Consultant Expenses	\$470,000
Estimated Implementation Costs Including Staff Time	
~ \$800,000	



**Portfolio Manager Training**  
for Utility Usage Reporting

On December 8, 2015 the Board of Port Commissioners adopted the Utility Usage Reporting Ordinance requiring that all Utility Account Holders report utility usage data using the Environmental Protection Agency ENERGY STAR® Portfolio Manager® (Portfolio Manager) tool. The first deadline to create a Portfolio Manager account is August 1, 2016.















The use of Portfolio Manager to monitor utility consumption is a best management practice, and facilitates the prioritization of energy assessments and the implementation energy efficiency retrofits.

To help tenants learn how to use Portfolio Manager, the Port of San Diego is offering no-cost trainings and other informational resources. In-person training sessions will be conducted in the computer lab at the Port's Administration Building, located at 3165 Pacific Highway, San Diego, CA 92101.

**ENERGY STAR®**  
**PortfolioManager™**






\*See the reverse side of this brochure for specific training information.

# Utility Usage Reporting Ordinance Options

	Option 1	Option 2	Option 3
<b>Description</b>	<ul style="list-style-type: none"> <li>Amend language to the Local Government Partnership Agreement to obtain data directly from SDG&amp;E, subject to non-disclosure provisions</li> <li>Temporarily suspend reporting requirements while staff evaluates the data received by SDG&amp;E and the ability to report data in aggregate, continue to provide AB 802 training to tenants</li> </ul>	Amend Port District Code Article 12 to require reporting from all industrial and hotel Utility Account Holders	No change to Port District Code Article 12
<b>Percentage of Port-Wide Energy Usage &amp; Number of Tenants</b>	 339 tenants	 73 tenants	 339 tenants
<b>Covered Utility</b>			
<b>Covered Usage</b>	 Entire Utility Account/Property (shorepower, marinas)	 Entire Utility Account/Property (shorepower, marinas)	 Entire Utility Account/Property (shorepower, marinas)
<b>Reporting Responsibility</b>	 SDG&E	 Utility Account Holder	 Utility Account Holder
<b>Public Disclosure</b>	<b>To the maximum extent allowed by the California Public Utilities Commission, currently:</b> <b>Commercial:</b> aggregated data from 15+ customers; no account > 20% of total consumption. <b>Industrial:</b> aggregated data from 5+ customers; no account > 25% of total consumption.	 Aggregated from 3+ Utility Accounts	 Aggregated from 3+ Utility Accounts




# Preferred Option 1

	Option 1	Assembly Bill 802
Description	<ul style="list-style-type: none"> <li>Amend language to the Local Government Partnership Agreement to obtain data directly from SDG&amp;E, subject to non-disclosure provisions</li> <li>Temporarily suspend reporting requirements while staff evaluates the data received by SDG&amp;E and the ability to report data in aggregate</li> </ul>	<ul style="list-style-type: none"> <li>Statewide required benchmarking of <b>building-level</b> energy usage</li> <li>Applies to <b>commercial buildings</b> whose gross floor area is ≥ 50,000 square feet</li> </ul>
Estimated % of Port-Wide Energy & Number of Tenants	 339 tenants	 24 tenants
Covered Usage	 All Utility Accounts/Properties (shorepower, marinas)	 Building Only
Public Disclosure	<p><b>To the maximum extent allowed by the California Public Utilities Commission, currently:</b></p> <p><b>Commercial:</b> aggregated data from 15+ customers; no account &gt; 20% of total consumption.</p> <p><b>Industrial:</b> aggregated data from 5+ customers; no account &gt; 25% of total consumption.</p>	 Public individual disclosure for Commercial Buildings after first reporting year
District Proposal	Continued education and outreach on Energy Management through the Green Business Network, AB 802 facilitation, and focused energy management programs strategically developed based on data	Education and outreach to support tenant compliance with Assembly Bill 802
District Costs	<ul style="list-style-type: none"> <li>Minimal Cost / Staff Time</li> <li>Consultant Costs (estimated \$20,000) to prepare an aggregated report / ensure consistency with CPUC aggregation requirements</li> </ul>	Minimal Cost / Staff Time to Provide Education Resources

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## Achievement of Goals



### Climate Action Plan Monitoring

- Increased Data Quality
- Complete Dataset
- Continued evaluation of aggregated reporting



### Energy Management and Monitoring Reductions

- Leveraging individual tenant data to develop programs strategically focused
- Report can highlight energy efficiency achievements and areas of opportunity