

DC Legislative Update

How Community Associations Are Beating BEPS: *Case Studies, Success Stories & What's Next*

Presented by: Andrew Zimdahl, CEM, David Longard, and Molly Peacock

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Agenda



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1. Brief Benchmarking & BEPS Overview
2. Case Studies & Success Stories
3. Potential Legislative Changes



Benchmarking Overview



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- **Energy Star Portfolio Manager:** Enter building characteristics and utility data
- **Penalty for Non-Compliance:** \$100/day

Building Size	Reporting Deadline	Data Verification Required
50k+ sq ft	May 1 st annually	2024
25k – 50k sq ft	May 1 st annually	2024
10k – 25k sq ft	May 1, 2026**	2027

- You can find your building's ESS and EUI at energybenchmarkingdc.org

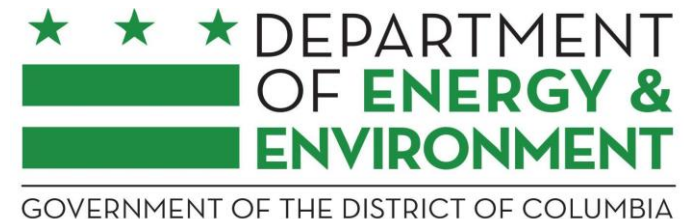
Important Metrics from Energy Star Portfolio Manager

Energy Star Score (ESS)

1-100 score ranking buildings efficiency
1: Least Efficient // 100: Most Efficient

Site EUI – Adjust to Current Year

Site Energy Usage Intensity
Total energy usage/total sq ft
Higher: Less Efficient // Lower: More Efficient



DC BEPS Overview



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- DC Building Energy Performance Standards (BEPS)
- **Subject if:**
 - 2019 ENERGY STAR Score < DC's Median Energy Star Score
 - Multifamily Standard Score: 66
- **5-Year Compliance Cycles**
 - Cycle 1: 2021 – 2026 (50k+ Sq Ft)
 - Cycle 2: 2028 – 2032 (25k+ Sq Ft)
 - Cycle 3: 2034 – 2038 (10k+ Sq Ft)



Case Studies



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1

**BEPS Background &
Strategic Approach**

2

**Energy Conservation
Measures & Project
Implementation**

3

Results & Takeaways

Crescent Towers Condo



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From BEPS Risk to Energy Efficiency Success





BEPS Background & Strategic Approach

- **2019 Energy Star Score:** Energy Star Score (ESS) of **59**
- **BEPS Cycle 1 Status:** Noncompliant (2019 ESS < 66)
- **Honeydew Network:**
 - Annual benchmarking services
 - BEPS Consulting
 - Bid collection and comparison
- **Initial Strategy:** Started with an ASHRAE Level II audit to identify ECMs

ECMs Proposed and Projects Implemented

ECM Description	ESS Increase	Turnkey Price	Annual Savings	Simple Payback (yrs)
Install new condensing boilers	10	\$ 205,017	\$ 11,299	18.1
Install new DHW heaters	4	\$ 44,076	\$ 2,675	16.5
Install smart thermostats	5	\$ 36,575	\$ 4,695	7.8
Insulate HW supply pipes	0	\$ 2,500	\$ 198	12.6
Install CO sensors	1	\$ 9,450	\$ 1,237	7.6
Install ES dryers and washers	2	\$ 12,066	\$ 2,614	4.6
Install LED Lighting	3	\$ 12,671	\$ 4,316	2.9
Lower DHW setpoint	0	\$ -	\$ 143	0
Increase elevator room setpoint	0	\$ -	\$ 156	0
Replace pumps and Install VFD's	5	\$ 25,750	\$ 8,774	2.9
Implement chilled water reset	1	\$ 4,500	\$ 1,850	2.4
Install seals on exterior door edges	0	\$ 2,060	\$ 686	3.0
Install timer on pool pump	0	\$ 2,500	\$ 960	2.6



Results and Takeaways

Usage Reductions



- **Electricity Usage Reductions:**
10% in 2023, 6% in 2024
- **Gas Usage Reductions:**
36% in 2023, 27% in 2024

Score Progression



- **Proposed vs Actual ESS Increase:**
19 pt vs 22 pt
- **Pathway Chosen:** Standard Target
(Reach a 66+ by 2026)

Key Takeaways:

Early audit and strategic planning enabled efficient, cost-effective upgrades.

Using Solar to Power BEPS Compliance





BEPS Background & Strategic Approach

- **2019 Energy Star Score:** Energy Star Score (ESS) of **51**
- **BEPS Cycle 1 Status:** Noncompliant (2019 ESS < 66)
- **Honeydew Network:**
 - Annual benchmarking services
 - BEPS Consulting
 - Solar bid collection and comparison
- **Initial Strategy:** Skipped audit, targeted solar as sole ECM



Projects Implemented

- **Energy Project:** 187 kW rooftop solar canopy
- **Implementation Date:** Solar system installed and activated March 2024
- **Procurement Process:** Honeydew RFP for PPA vs. **Ownership** and elevated canopy (187 kW) vs ballasted (126 kW)
- **Incentives:** SRECs + 30% tax credit allocation to unit owners





Results and Takeaways

Solar's Impact



- **Solar Production:** 168,026 kWh produced March–Dec 2024
- **Energy Offset :** ~23% of total electric usage (partial year production)

Score Progression



- **Energy Star Score Progression:**
51 (2019) → 74 (2024) = 23 pt increase
- **Proposed vs Actual ESS Increase:**
17 pt vs 23 pt
- **Pathway Chosen:** Standard Target
(Reach a 66+ by 2026)

Key Takeaways:

Solar can be a standalone solution.

Future-Proofing BEPS Compliance with Elevated Solar





BEPS Background & Strategic Approach

- **2019 Energy Star Score:** Energy Star Score (ESS) of 48 revised to **67** after GFA Verification (prior to DOEE's BEPS status freeze in summer 2023)
- **BEPS Cycle 1 Status:** Removed from compliance list after correction
- **Honeydew Network:**
 - Annual benchmarking services
 - BEPS Consulting (recommended GFA Verification prior to deadline)
 - Solar bid collection and comparison
- **Initial Strategy:** Proceeded with solar despite exemption, prevent future Cycles

Projects Implemented

- **Energy Conservation Measures (ECMs):** 155 kW rooftop solar canopy
- **Implementation Date:** Solar system installed and activated end of Jan 2024
- **Procurement Process:** Honeydew RFP for PPA using solar canopy elevated above all roof equipment.
- **Benefits:** No upfront cost; upfront roof lease payment covered 20-year roof warranty; low PPA rate maximized savings





Results and Takeaways

Solar's Impact



- **Solar Production:** 175,535 kWh produced end of Jan to Dec 2024
- **Energy Offset :** 29% of total electric usage

Score Progression



- **Energy Star Score Progression:**
67 (2019) → 98 (2024) = 31 pt increase
- **Future BEPS Status:**
Highly unlikely to fall out of compliance

Key Takeaways:

Even exempt buildings can benefit greatly from solar, providing communities with a powerful ECM for boosting Energy Star Scores significantly at no upfront cost.



Lorena Garcia

Community Portfolio Manager



Glendale Plaza Apts



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On Track for BEPS Compliance Through Leveraging Local Incentives





BEPS Background & Strategic Approach

- **2019 Energy Star Score:** *Baseline Score of 33*
- **BEPS Cycle 1 Status:** Noncompliant
- **Honeydew Network:**
 - Annual benchmarking services
- **Initial Strategy:** Reduce usage by 20%, received several DCSEU grants incl. AHRA (Affordable Housing Retrofit Accelerator) grant for audit and certain ECMs

Energy Conservation Measures Implemented

- ECMs Pursued Pre-AHRA:

- High-Efficiency Hot Water Heaters
- High-Efficiency Boiler
- High-Efficiency Chiller



Most Impactful ECMs

- ECMs Pursued Through AHRA:

- Lighting upgrades
- Boiler & pipe insulation
- Smart thermostats
- Occupancy sensors
- Leaking water pump replacement
- ENERGY STAR appliances

Energy Conservation Measures Implemented

- **Project Incentives:**
 - Pre-AHRA ECMs received 50% funding through standard DCSEU programs.
 - ECMs under the AHRA plan—including the energy audit—were fully funded.



Results and Takeaways

Usage Reductions



- **Electricity Usage Reductions:**
21% in 2024 (after ECM implementation)
- **Gas Usage Reductions:** 17% in 2024 (after ECM implementation)

Score Progression



- **Energy Star Score Progression:**
33 (2019) → 63 (2024) = 30 pt increase
- **Site EUI Adjusted to Current Year:**
96.05 (Baseline) → 75.8 (2024) = 21%

Key Takeaways:

Phased grant-supported retrofits can deliver BEPS compliance while minimizing financial strain.



DC Budget Proposal – Potential BEPS Pause

- Mayor Bowser's FY2026 budget proposes a **pause in BEPS enforcement**.
 - Cycle 2 starts in 2034; Cycle 3 begins in 2040
 - If a building isn't compliant by its evaluation year, the deadline extends to Jan 1 before the next cycle
- A similar attempt in 2023 failed—but this version may gain traction due to its business-friendly focus.
- DC Council and Congress must still approve the budget.



Federal Bill Potentially Impacting BEPS & Solar

- **Potential End of ENERGY STAR**
 - EPA may cut ENERGY STAR, eliminating ESPM—the foundation of DC benchmarking.
 - No confirmed replacement platform.
 - Major impact to BEPS—monitor developments closely.



Federal Bill Potentially Impacting BEPS & Solar

- **Threat to Federal 30% Solar Tax Credit (ITC)**
 - Proposed federal rollbacks could eliminate the 30% ITC.
 - Would severely impact PPAs and roof leases—key no-upfront-cost options.
 - Community associations could lose access to affordable solar compliance tools.
 - Would be eliminated after **60 days** of bill's passage



What Communities Should Do Now

- Proceed as if BEPS deadlines will remain unchanged
- Stay informed through DC LAC and Honeydew updates:
<https://honeydewadvisors.com/blog/> (fill out form on bottom of page)
- Engage legal and energy advisors early to adapt to policy shifts

Questions?



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