

Brisbane Building Efficiency Program



List of Improvement Measures

This list is actively managed by the City and is the most current list of prescriptive improvement measures that a building owner may pursue for compliance with the §15.77.080 Beyond Benchmarking Prescriptive Path. **Qualified auditors may identify and propose measures not on this list for the city's evaluation of a building owner's compliance with the Beyond Requirements.**

A building owner may comply with the requirements of Chapter 15.77 for any unmet standard by demonstrating two (2) of the following corresponding efficiency improvement measures - one energy-related measure and one water-related measure listed below - were completed and by submitting an Improvement Measures Report within the time set forth in Section 15.77.100.

ENERGY RELATED MEASURES

Energy Efficiency Improvement Measures:

- (i) Building envelope measures including roof and wall insulation
- (ii) Building envelope air sealing and weatherization
- (iii) Building envelope upgrades including window, glazing and fenestration upgrades to improve the thermal performance of the building
- (iv) Installation of common area and exterior lighting fixtures in accordance with the California Building Standards Code (California Code of Regulations, Title 24) requirements in effect at the time of the compliance cycle;
- (v) Installation of domestic hot water heater in accordance with the California Building Standards Code (California Code of Regulations, Title 24) requirements in effect at the time of the compliance cycle;
- (vi) Replacement of all refrigerators on the Property to ENERGY STAR Certified models;
- (vii) Replacement of all gas stoves on the Property to electric induction stoves;
- (viii) Replacement of all gas water heaters on the Property to electric heat pump or tankless water heaters;
- (ix) Installation of a smart thermostat;

Beyond Requirements: Improvement Measures

- (x) Installation of a solar thermal heating/cooling system;
- (xi) Installation of insulation on all hot water pipes in accessible Property locations; or
- (xii) Participation in a Department-approved Energy utility or community choice aggregation retrofit program (e.g. taken advantage of rebate or incentive programs for upgrades).
- (xiii) Installation of a cool roof. A cool roof has been installed in accordance with the Brisbane Green Building Code and the California Building Standards Code (California Code of Regulations, Title 24) in effect at any time during the five-year compliance cycle being reported.
- (xiv) Additionally, building owners may request that the city review consider additional measures for compliance with the Beyond requirements. Measures from a Qualified Auditor may be proposed and sent to bbep@brisbaneca.org for consideration.

Distributed Energy Resource Improvement Measures

- (i) Solar Photovoltaic. An on-site solar photovoltaic system has been installed in accordance with the California Building Standards Code (California Code of Regulations, Title 24) in effect at any time during the five-year compliance cycle being reported.
- (ii) Stationary Electric Storage. An on-site stationary battery electric storage system (BESS) has been installed in accordance with the California Building Standards Code (California Code of Regulations, Title 24) in effect at any time during the five-year compliance cycle being reported.
- (iii) Grid-interactive Efficient Building (GEB). GEBs are energy efficient buildings with smart technologies characterized by the active use of distributed energy resources to optimize energy use for grid services, occupant needs and preferences, and cost reductions in a continuous and integrated way.
- (iv) Electric Vehicle (EV) Charging Infrastructure. Electric Vehicle Charging Infrastructure has been installed on the building site.
- (v) Decarbonized Building. A zero carbon building is defined as one that is highly energy-efficient and produces onsite, or procures, carbon-free renewable energy in an amount sufficient to offset the annual carbon emissions associated with operations. Through a combination of the above strategies, demonstrate through EPA Portfolio Manager that the building is decarbonized.

Beyond Requirements: Improvement Measures

- (vi) Additionally, building owners may request that the city review consider additional measures for compliance with the Beyond requirements. Measures from a Qualified Auditor may be proposed and sent to bbep@brisbaneca.org for consideration.

WATER EFFICIENCY IMPROVEMENT MEASURES

- (i) Installation of plumbing such that all systems on the Property are in compliance with the California Building Standards Code (California Code of Regulations, Title 24) requirements in effect at the time of the compliance cycle;
- (ii) Installation of outdoor landscaping and irrigation such that all systems on the Property are in compliance with Brisbane Municipal Code Chapter 15.70, Water Conservation in Landscaping in effect at the time of the compliance cycle;
- (iii) Installation of a greywater system in accordance with California Code of Regulations, Title 24, Sections 1502.6, 1502.10.3, or as amended;
- (iv) Installation of insulation on all hot water pipes in accessible Property locations; or
- (v) Participation in approved water utility retrofit program (e.g. taken advantage of rebate or incentive programs for upgrades).
- (vi) Additionally, building owners may request that the city review consider additional measures for compliance with the Beyond requirements. Measures from a Qualified Auditor may be proposed and sent to bbep@brisbaneca.org for consideration.

See next page for Improvement Measures Report Requirements

Beyond Requirements: Improvement Measures

Improvement Measures Report Requirements

A report of the improvement measures implemented shall be submitted to the department and maintained by the property owner as required in Section 15.77.090. The report shall be submitted with sufficient supporting data including receipts or other proof of compliance and shall include, at a minimum, the following:

1. Descriptions of the measures including the date(s) that the improvement measures were implemented;
2. Identifying information on the person implementing the improvement measures;
3. Information on the base building systems and equipment; and
4. A list of all improvement measures that can reduce energy or water use and the cost of operating the building, and the costs of each measure.

Support and Additional Resources

- Email: bbep@brisbaneca.org or
- Call: (415) 347-2010
- Visit: <https://www.brisbaneca.org/bbep/page/beyond-benchmarking> for additional resources