



Position Statement

Energy Efficiency, Water Conservation, And Sustainability In Commercial Buildings

POSITION

BOMA/GLA leads the real estate industry in promoting voluntary efforts and compliance with policies that improve energy efficiency and sustainability for commercial properties. To that end, BOMA/GLA:

- Encourages real estate owners and managers to continuously strive to improve energy efficiency, understand state and federal incentive programs for energy retrofits, and collect building data that will assist in making informed decisions on energy usage.
- Encourages building owners to actively implement responsible consumption practices that are environmentally and economically sustainable using proven technologies and procedures.
- Advocates for reasonable efforts to reduce energy consumption in California that set out achievable goals in a reasonable timeline, include funding mechanisms from the state or municipalities, and arise out of a legitimate stakeholder engagement process. BOMA/GLA holds a similar approach to emerging mandates on building decarbonization and electrification. These standards must be set in collaboration with the commercial real estate industry and treat the financial and logistical challenges of retrofitting existing buildings as a primary consideration. The standards must factor in existing technology and real-world implementation.
- Strives to be the primary convener and liaison between building ownership, management, and the local policymakers and utilities who form sustainability policies.
- Promotes policies that promote water security and increase water supply, one of the most important issues facing commercial property owners in Southern California. BOMA/GLA supports efforts at the state and local levels to increase water security and maintain supply for Southern California.

BACKGROUND

BOMA/GLA has long been a leader in promoting energy efficiency and sustainability. In the late 90's, we obtained millions of dollars in low-cost loans for members to use for energy retrofits and worked with the janitorial unions to develop more efficient cleaning standards.

We have also collaborated with organizations throughout the Greater Los Angeles area to provide the most up-to-date information on energy management technologies and tools to assist owners. In 2007, BOMA/GLA launched its Sustainability Committee, which provides cutting-edge information through its annual sustainability seminar and monthly Policy Briefings. We also work closely with representatives from Southern California Edison, LADWP, SoCal Gas, and the Southern California Metropolitan Water District to promote energy and water efficiency. Our partnerships have only expanded throughout the years to include local government offices such as the County Chief Sustainability Office, Los Angeles



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Mayor's Chief Sustainability Officer, and code planning departments across almost every major jurisdiction in Greater Los Angeles. BOMA/GLA has firmly established itself to government officials as a willing partner and valuable resource on sustainability issues.

We provide important real-world data to policymakers to increase their understanding of the effect of their sweeping proposals on commercial buildings.

The market has also driven members to achieve the highest level certifications from EnergyStar and LEED on traditional sustainability benchmarks and aspire to even higher UL air quality standards after the COVID-19 emergency.

At the state level, BOMA California plays an integral role in implementing many green building measures, including mandatory energy benchmarking, mandatory recycling legislation, and simplifying members' ability to obtain subsidies for projects. It actively engages in the three-year code process, which increasingly addresses sustainability issues, and has an institutional role in helping to set state water policies that impact buildings.

In this capacity, BOMA California has helped allocate specific infrastructure toward commercial buildings and ensure that local members retain a consistent, affordable water supply.

We support prioritizing voluntary measures that encourage owners to invest in technologies that will increase their energy efficiency.

At the national level, BOMA International continues to press for rebates that assist owners in investing in new building systems. They have partnered with EPA's Energy Star program to encourage the benchmarking of all commercial buildings and the sharing of data with the EPA. More recently, it has taken an active role in educating its members on best practices for carbon reduction, is funding a study on building electrification feasibility, and leading efforts to pass a bill increasing the cap on Green Energy Loans from \$5 million to \$10 million.

BOMA/GLA's actions at all levels have already significantly increased our industry's energy efficiency and sustainability, and we will continue to be the information resource for both owners and policymakers alike.

With respect to water policy, BOMA/GLA's Sustainability Committee has developed a water efficiency checklist, has encouraged owners to take the Water and Waste Challenge (W2) launched by BOMA International, and advised SCMWD on its commercial building water conservation guidance. BOMA/GLA helped to draft a workable energy benchmarking ordinance in the City of Los Angeles (EBEWE) and is actively working with city departments across jurisdictions to set building decarbonization and electrification benchmarks that are on reasonable timelines, implementable, and cost-effective with subsidies. These more recent conversations began the moment Los Angeles County proposed its Sustainability "PLAN" and the City of Los Angeles passed its "Green New Deal" decarbonization strategy.