U.S. City, County, and State Policies for Existing Buildings:
Benchmarking, Transparency, and Beyond

Map of the United States highlighting various cities and states with policies for existing buildings.
Case Study
One – Office Building

**Location:** San Francisco, CA
**Size:** 365,466 SF
**Ordinances:** San Francisco ECB, CA AB 802
**Building Type:** Multi-tenant office
**Lease Types:** Modified Gross, NNN
**Meter Configuration:** Electricity master-metered, Gas master-metered

**First Floor Tenants:** Two retail and one bank – all NNN with tenant controlled/paid energy meters
Case Study

One – Office Building

Challenges:
NNN first floor tenants

Opportunities:
Full-building benchmarking
LEED Gold certification (ECB Audit/RCx exemption)
3 consecutive ENERGY STAR labels (ECB Audit/RCx exemption)

Outcomes:
Automated meter readings
Tenant collaboration/sharing of energy and water data
Case Study Two – Multifamily Building

**Location:** Santa Clara, CA

**Size:** 454,890 SF

**Ordinance:** CA AB 802

**Building Type:** Garden-style low-rise multifamily

**Lease Types:** Residential NNN

**Meter Configuration:** Tenants individually metered, and common area/exterior under landlord control
Case Study
Two – Multifamily Building

Challenges:
Data access
Two different utility companies:
PG&E – Natural Gas
Santa Clara – Electricity
Common areas already benchmarked

Opportunities:
Full-building benchmarking
ENERGY STAR label for multifamily
GRESB reporting with full building data
Investor interest and engagement
Tenant attraction/retention

Outcomes:
Automated meter readings for PG&E aggregated gas data
Manual meter downloads for Santa Clara aggregated electricity data
Case Study
Three – Industrial Distribution

**Location:** Los Angeles, CA

**Size:** 1,506,115 SF

**Ordinances:** LA EBEWE, CA AB 802

**Building Type:** Low rise industrial distribution center

**Lease Types:** NNN

**Meter Configuration:** Tenants individually metered for electricity and water
Case Study Three – Industrial Distribution

Challenges:
Data access
Below aggregated data meter threshold
Tenant authorization
LA EBEWE registration fee
LA EBEWE fine

Opportunities:
Compliance only

Outcomes:
Automated meter readings for LA DPW
Thank you!

Zachary Brown
Director, Energy & Sustainability
CBRE

Zachary.brown@cbre.com, 415.734.0192