

Action Implementation Blueprints



ACTION NAME

Improve energy performance of commercial buildings.

DESCRIPTION OF ACTION

Commercial buildings contribute 30% of Concord’s GHG emissions. Significant reductions in emissions from existing buildings will be critical to achieving GHG goals. Educational and pilot programs, incentives, and policy mechanisms will help to improve energy performance in commercial buildings through efficiency, renewable energy generation, energy storage, electrification, and demand response to achieve high-performance building standards in existing buildings.

CHAMPION

CMLP and Sustainability Division

IMPLEMENTATION STEPS

PLANNING CONSIDERATIONS

TIME FRAME

KEY PARTNERS

1. Research, design, and develop pilot program for energy performance disclosure for existing commercial buildings.
 - a. Look at barriers, such as cost, to commercial energy audits and implementing recommendations.
 - b. Evaluate existing data on commercial building energy consumption and request additional data from commercial building owners.
 - c. Engage stakeholders and develop pilot commercial energy disclosure program with performance goals and participation targets.
 - d. Launch pilot program and provide resources and support to pilot participants on how to improve energy performance energy consumption.
 - e. Evaluate results of pilot program.

2021-2023

- CMLP
- CAAB
- CSEC
- Property owners
- Commercial tenants
- Energy services professionals
- Builders and contractors
- Town Building & Inspections Department
- Mass Save
- [MA Zero Net Energy Buildings Task Force](#)

2. Coordinate education, outreach and technical resources for commercial property owners and tenants, which could include:
 - a. Business sustainability roundtables
 - b. Frequent communications about incentives available
 - c. Presentations from energy professionals
 - d. Online platform for sharing of best practices
 - e. Green business certification or award program

2021-2025

- Sustainability Division
- CMLP
- Mass Save
- Local business groups
- Property owners
- Commercial tenants
- Energy services professionals
- Builders and contractors
- DPLM

3. Evaluate policy options for commercial buildings, including:
 - a. Expand pilot program for disclosure.
 - b. Report back to community on recommended policy or policies.
 - c. Draft policy documents and develop stakeholder engagement plan.

2023-2025

- CAAB
- Property owners
- Commercial tenants
- Energy services professionals
- Builders and contractors
- Building Department
- CMLP

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FINANCING RESOURCES AND MECHANISMS

- [CMLP/National Grid – commercial energy audit incentives](#)
- [Mass Save](#)
- [PACE financing](#)
- [SMART](#)
- [MassCEC](#)
- [CMLP](#)
- [Performance Contracting](#) with an Energy Services Company (ESCO)
- [MA Office of Technical Assistance and Technology](#) - provides free, confidential, onsite technical assistance to Massachusetts manufacturers, businesses, and institutions

TRADEOFFS (CHALLENGES/BARRIERS)

- Costs of energy assessments and upfront costs for energy efficiency improvements
- Will require engaging multiple stakeholders

EQUITY CONSIDERATIONS

- Split incentive issues may arise where commercial and multifamily property owners are not incentivized to upgrade buildings where tenants pay utilities

TRACKING SUCCESS

Outputs:

- Increase in local knowledge of ZNE and renewable energy technologies and practices, reduction in energy use intensity of new buildings
- Strengthened relationships with commercial property owners

Outcomes:

- Reduced GHG emissions
- Reduced energy demand
- Improved indoor environmental quality
- Enhanced energy resilience

ENGAGING THE COMMUNITY

- Success in this action will depend on effectively engaging the business community. Working with business groups will be important as well as working with the private schools. Community engagement should also be coordinated with engagement on other climate and sustainability topics.
- The Comprehensive Sustainability and Energy Committee (CSEC)'s charge is to engage the community on sustainability initiatives. Their success in engaging residents could be leveraged to engage businesses.