Resolution Supporting Building Efficiency Incentives

WHEREAS, Our economy, our communities, our health, and our environment are significantly affected by the buildings that we occupy; *and*

WHEREAS, Commercial and industrial building owners spend approximately $200 billion each year on facility energy consumption and account for more than 70% of the natural gas and electricity used in the United States;[1] *and*

WHEREAS, Improving the energy efficiency of our nation's buildings is one of the most constructive and cost-effective ways to address the challenges of high energy prices, energy security and independence, and environmental regulations; *and*

WHEREAS, High-performance buildings can address human, economic, environmental, and total societal needs in a whole-building design, achieving maximum energy savings through consideration of site, energy, materials, indoor air quality, acoustics, and natural resources; *and*

WHEREAS, High-performance building systems integrate sensors, controls, and inputs that optimize comfort and productivity while achieving the greatest efficiency in heating, ventilation and air-conditioning (HVAC), lighting, plumbing, and service water heating systems, appliances, advanced motor technologies, CHP technology, and building envelope including windows, roofs, walls, and insulating materials; *and*

WHEREAS, While the technologies, products, and systems to create new high-performance buildings are readily available, a major challenge will be to use them to retrofit existing buildings; *and*

WHEREAS, Pending bipartisan federal legislation would create a revolving federal loan program for commercial and industrial manufacturers to implement energy efficiency measures through building retrofits and upgrades; *and*

WHEREAS, Performance-based State incentives, including but not limited to: financing, rebates, tax credits, tax deductions and other incentives, can spur greater private sector investment in a more whole-building approach; *and*

WHEREAS, Adoption of stricter energy efficiency building code standards by local and State jurisdictions for new construction can also have a positive impact on improving the energy efficiency of buildings; *and*

WHEREAS, Energy efficiency measures need to be economically justified for consumers and investors over the life of the energy efficiency measure; *and*

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[1] National Action Plan for Energy Efficiency (2008). *Utility Best Practices Guidance for Providing Business Customers with Energy Use and Cost Data*. ICF International. Available at http://www.epa.gov/cleanenergy/documents/suca/utility_data_guidance.pdf.

WHEREAS, NARUC has recognized the importance of capturing cost-effective energy savings from buildings through access to whole building energy consumption data and automated benchmarking services[2]; *now, therefore be it*

RESOLVED, That the Board of Directors of the National Association of Regulatory Utility Commissioners, convened at its 2012 Summer Committee Meetings in Portland, Oregon, recognizes the important role States play in the creation of policy incentives for advancing building efficiency upgrades in existing and new buildings as a step to achieving cost-effective energy efficiency; *and be it further*

RESOLVED, That NARUC supports programs that provide financial incentives, including loan guarantees, to building efficiency retrofits.

Sponsored by the Committees on Energy & the Environment and on Consumer Affairs
Adopted by the NARUC Board of Directors July 25, 2012

[2] NARUC *Resolution on Access to Whole-Building Energy Data and Automated Benchmarking*, Adopted by the Board of Directors July 20, 2011.