



December 6, 2018

Re: Item 18-1648 on December 11 Council Agenda

Honorable Mayor, Vice Mayor and City Council:

On behalf of SPUR, I am writing in full support of the proposed ordinance to increase commercial building energy efficiency through a transparent, open-data benchmarking tool.

**We strongly support the proposed ordinance to require buildings in San Jose to measure their energy performance via the ENERGY STAR Portfolio Manager system, to conduct audits, and to practice retrocommissioning.** We also believe that it is critical to share large buildings' energy use with the public, so that all buildings and occupants easily see the relative energy performance of buildings in the San Jose market. Public information will create a new level of accountability for energy performance across our portfolio. SPUR strongly believes that increased transparency, visibility, and accountability will strengthen the community's advancement to reducing energy use and address climate change.

Through this ordinance 2500 buildings within San Jose will be required to openly record, track, and identify their energy use. Although internal sharing of benchmarking data is helpful and important, public disclosure of a building's energy performance adds a level of importance and urgency that will prompt more buildings to recognize energy efficiency as a business imperative. **Energy use is a primary driver of building operating costs, and sharing energy data publicly will encourage building operators to consider programs, processes and investments that make good economic sense, but that might not otherwise receive the level of attention that they deserve.**

This ordinance is an excellent next step for the City of San Jose to realize their Climate Smart strategy, which will help San Jose achieve a low carbon footprint and reduce per-capita water use in a smart, data-driven way. We applaud the Staff leadership for coordinating this effort in a thoughtful manner, connecting residents, environmentalists, utility companies, and building owners together to help craft the proposed ordinance.

SPUR has been deeply involved in the process of crafting this ordinance and had a representative serve on the committee. We believe this proposal upholds many of the principles laid out in our research paper, [Fossil Free Bay Area](#); increasing the energy performance of new buildings and establishing high-efficiency standards is a key strategy to reducing our carbon footprint and reducing fossil fuel use.

The City of San Jose has become a recognized leader for addressing climate change and reducing its carbon footprint and this latest effort is another step to becoming a more resilient city. **SPUR strongly urges the Council to support this ordinance.**

Sincerely,

Teresa Alvarado  
San Jose Director