



Advanced Building Energy Efficiency Policy Task Force (ABEEP) Meeting

Conducting Effective Stakeholder Engagement to Advance Efficiency

September 16, 2026

Agenda

- Welcome and announcements
- Stakeholder engagement for advanced energy policies
Cassie Johnson, City of Columbus
- Discussion: Stakeholder engagement in your community
- Pilot program – Stretch Code Compliance Enforcement Support
- Next steps and conclusions
 - Municipal survey
 - APA-IL Conference
 - MEEA Energy Codes Conference
 - Efficient and Resilient Public Buildings Grant Opportunity

Support for Advanced Municipal Building Energy Policies

Our Goals



Support municipalities on their journey towards the adoption and implementation of advanced building energy programs and policies like stretch codes and BPS



Provide direct technical assistance to municipalities, community members, and other stakeholders to address barriers and identify energy savings opportunities



Accelerate market transformation by expanding the reach and uptake of high-efficiency building practices and policies

**Partnership with Metropolitan Mayors
Caucus through Advanced Building Energy
Efficiency Policy (ABEEP) Task Force**



<https://mayorscaucus.org/abeep-task-force-meeting-materials/>

What does our support on the pathway to advanced building energy policies look like?

1) Exploration/Preparation

For communities beginning to explore building energy efficiency policies

- Presentations, tabling, fact sheets, case studies on stretch code, BPS, building energy planning
- Building stock energy analysis
- Municipal benchmarking

2) Adoption

For communities considering stretch codes or Building Performance Standards

- Drafting and reviewing policy language
- Facilitating stakeholder discussions and customizing resources for builders, developers, code officials, general public

3) Implementation

For communities adopting or implementing advanced building energy policies

- Benchmarking/BPS Covered Building List support
- Compliance tracking guidance
- Target setting analyses
- Energy planning resources for building owners, developers



Illinois Stretch Code Update

Stretch Code Development History

2021: CEJA directs the creation of the IL Stretch Code

2025: The 2023 stretch code becomes available for adoption

Spring 2025: The 2026 stretch code development process begins



A new IL Stretch Energy Code will be developed every three years

What's Happening Now?

- A draft of the 2026 Illinois Stretch Energy Code was published on 12/2/2025
 - Based on the 2024 IECC, created by the Capital Development Board with input from the Illinois Energy Code Advisory Council
- CDB approved the stretch code, code sent to the Joint Committee on Administrative Rules in the Register on 9/11
 - Started a 45-day minimum comment period
 - JCAR will then vote on approval of the code

Established Energy Targets

Commercial Buildings

- By 6/30/24 must have a site energy index no greater than .60 of the 2006 IECC.
- By 12/31/26 must have a site energy index no greater than .50 of the 2006 IECC.
- By 12/31/29 must have a site energy index no greater than .44 of the 2006 IECC.
- By 12/31/32 must have a site energy index no greater than .39 of the 2006 IECC.

Residential Buildings

- By 6/30/24 must have a site energy index no greater than .50 of the 2006 IECC.
- By 12/31/26 must have a site energy index no greater than .40 of the 2006 IECC.
- By 12/31/29 must have a site energy index no greater than .33 of the 2006 IECC.
- By 12/31/32 must have a site energy index no greater than .25 of the 2006 IECC.

<https://cdb.illinois.gov/business/codes/illinois-energy-codes/illinois-stretch-energy-code.html>

Key Differences - Commercial

Base Code vs. Stretch Code

Feature	Commercial Base Code (2024 IECC)	2026 Commercial Stretch Code (<i>Draft</i>)
Mandatory Metric	Energy Cost	Site Energy
Demand Response	Optional Appendix	Mandatory
Battery Ready	Optional Appendix	Mandatory
Electric Ready	Optional Appendix	Mandatory for certain occupancies
Renewable Energy	Mandatory	Mandatory
EV Infrastructure	Optional Appendix	Mandatory
Additional Efficiency Credits (C406)	Required, varies by building type	Required, varies by building group, 1.25x for non-electric buildings
Required Credits (C406)	Moderate	Increased
Grid & Renewable Credits	Flexible	Capped

Stretch Code includes all provisions of the 2024 IECC and then some!



Residential Energy Code

Base Code vs. Stretch Code

Section	Residential Base Code (2024 IECC)	2026 Residential Stretch Code (<i>Draft</i>)
Electric Ready	Optional Appendix	Mandatory
Demand Response Capable	Optional Appendix	Mandatory
Solar Ready	Optional Appendix	Mandatory
Electric Vehicle Infrastructure	EV Charging Act	EV Charging Act
Additional Efficiency Credits (Prescriptive Path)	10 Credits	31 Credits (with combustion equipment) 16 Credits (all-electric)
Performance Path Target	80% of Reference (energy cost) with combustion equipment 85% of Reference (energy cost) for all-electric	52% of Reference (site energy) with combustion equipment 84% of Reference (site energy) for all-electric
ERI Score Target (CZ5)	54 with no onsite power 43 with onsite power	40 with combustion equipment 46 for all-electric

Stretch Code includes all provisions of the 2024 IECC and then some!



Stretch Code Funding Opportunity

- \$200k available for communities to investigate the stretch code
 - *Does not* require commitment to adoption
 - **Groups of 5+ municipalities can apply collaboratively for \$1 million**
- Applications due 12/31; support available for preparing applications
- Four communities have been awarded, others exploring

[Upcoming webinar to learn more, 10/6, 12pm](#)

Stretch Code Grant

How Can Municipalities Use Grant Funding?

Education and Training

Municipal staff time
Training for Buildings Department staff
Purchase and development of training materials

Technical Assistance

Hiring support for all activities
Third-party support for enforcement

Planning and Analysis

Long-term strategy development
Cost-benefit analysis
Tracking and reporting savings
Updating related building codes

Outreach and Engagement

Community Engagement
Cohort and regional collaboration
Private sector education and training

Oak Park Electrification Ordinance Update

Background

- Oak Park adopted an all-electric new construction ordinance for commercial and residential buildings, effective 1/1/2024
- In April 2025, Clean Energy Choice Coalition sued the Village under claims that the ordinance violated the federal Energy Policy and Conservation Act (EPCA)

Outcome

- In July, the case was ruled in the Village's favor, stating that the law was not in conflict with EPCA
- This mirrors similar cases across the U.S., with one major exception, setting the precedent that all-electric construction ordinances are permissible under the law

Illinois Municipality Survey for Building Energy Policies

Your input will help us understand your community's priorities, policy interests, and how we can better support you.

- Bi-annual survey conducted by our team on behalf of ComEd
- Covers stretch codes, energy benchmarking, and Building Performance Standards (BPS)
- Seeking to better understand:
 - Where communities are at in their energy policy journeys
 - Likelihood of policy adoption across the region
 - Key barriers to adoption, implementation, and compliance
- Survey results will help us identify areas for additional community support, new resources and technical assistance opportunities, and inform our understanding of the regional market outlook for advanced building energy policies



Please look for an email from our team with the survey in the next 1–2 weeks.





Stretch Code Enforcement Support

Stretch Code Compliance Enforcement Support

Objectives:

- Provide technical support to municipal code enforcement staff
- Offer resources to respond to technical questions that arise during plan review and/or building inspections
- Supplement capacity for over-stretched Buildings Department staff
- Provide on-the-job training (as needed)

17TH ANNUAL

MIDWEST BUILDING CODES & POLICY SUMMIT

Presented by  **MEEA**
MIDWEST ENERGY EFFICIENCY ALLIANCE

Chicago, IL
October 14-15



Energy Efficiency, Resilience Grants for Public Buildings

- Apply for grants through Illinois EPA by 9/30 to improve energy efficiency, resilience in local government buildings
- Grants range from \$50,000 to \$200,000
 - Scored competitively based on \$1 invested per kilowatt hour saved by proposed project
- Require a cost share of 5-10%
 - 5% cost share for awards between \$50,000 and \$100,000
 - 10% for awards of \$100,000.99 to \$200,000
 - 5% for properties in EJ areas of concern, regardless of total award requested
- Eligible projects include: Building envelope insulation, window replacement, lighting upgrades, heating and cooling system retrofits, a transfer switch for backup power systems, and more
- Applications must include an energy efficiency assessment conducted in the last 5 years. ComEd offers [free assessments](#).
- Find out more: <https://epa.illinois.gov/topics/energy/government-and-public-institutions-/efficient-and-resilient-public-building-grant-program.html>



A Building Performance Standard in Columbus

September 16, 2026

Columbus, Ohio Context



Population: 933,263, 15th largest city



Affordable housing and development are very important in our city



Deregulated energy market where natural gas is far cheaper than electric



HB 6... whomp whomp – Got rid of mandated utility incentives

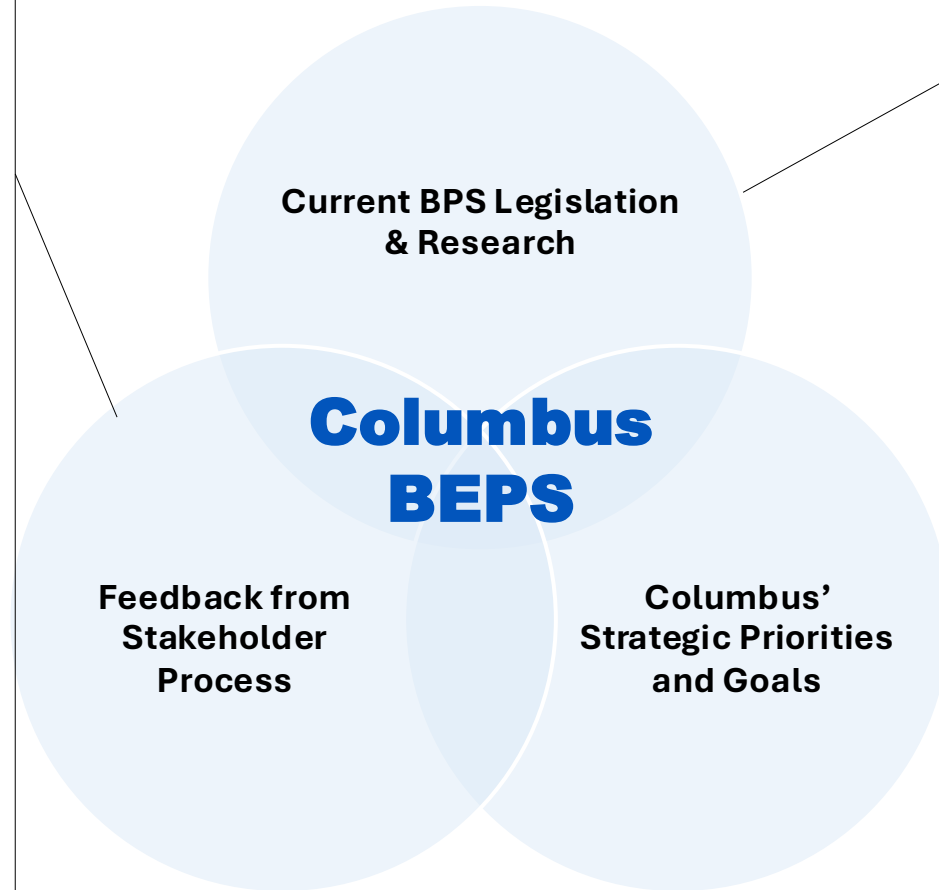


State holds Building Code authority



Columbus Building Energy Performance Standard (BEPS) Framework

- Manufacturing & Data Centers need to be included
- What about renewable energy and other ways that buildings are being more sustainable?
- How will this be feasible for affordable housing units?
- Keep the policy simple and mirror benchmarking where possible
- Residents and Building Owners are feeling the strain of energy prices
- Need financial and technical resources to comply

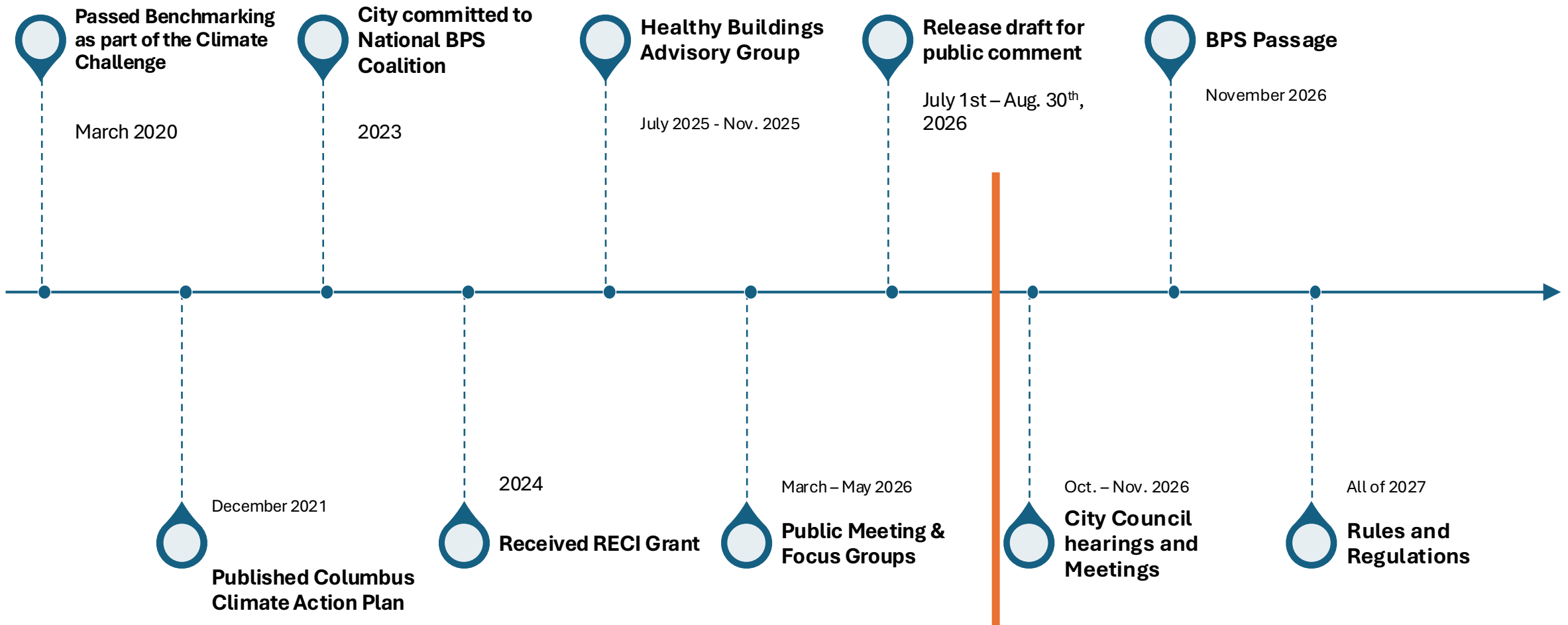


- Institute for Market Transformation Model BPS Ordinance
- Montgomery County, St. Louis, Seattle (& other) BEPS Ordinances

- Columbus Climate Action Plan
- City of Columbus Strategic Roadmap (Housing & Prosperity)

Stakeholder Engagement Process

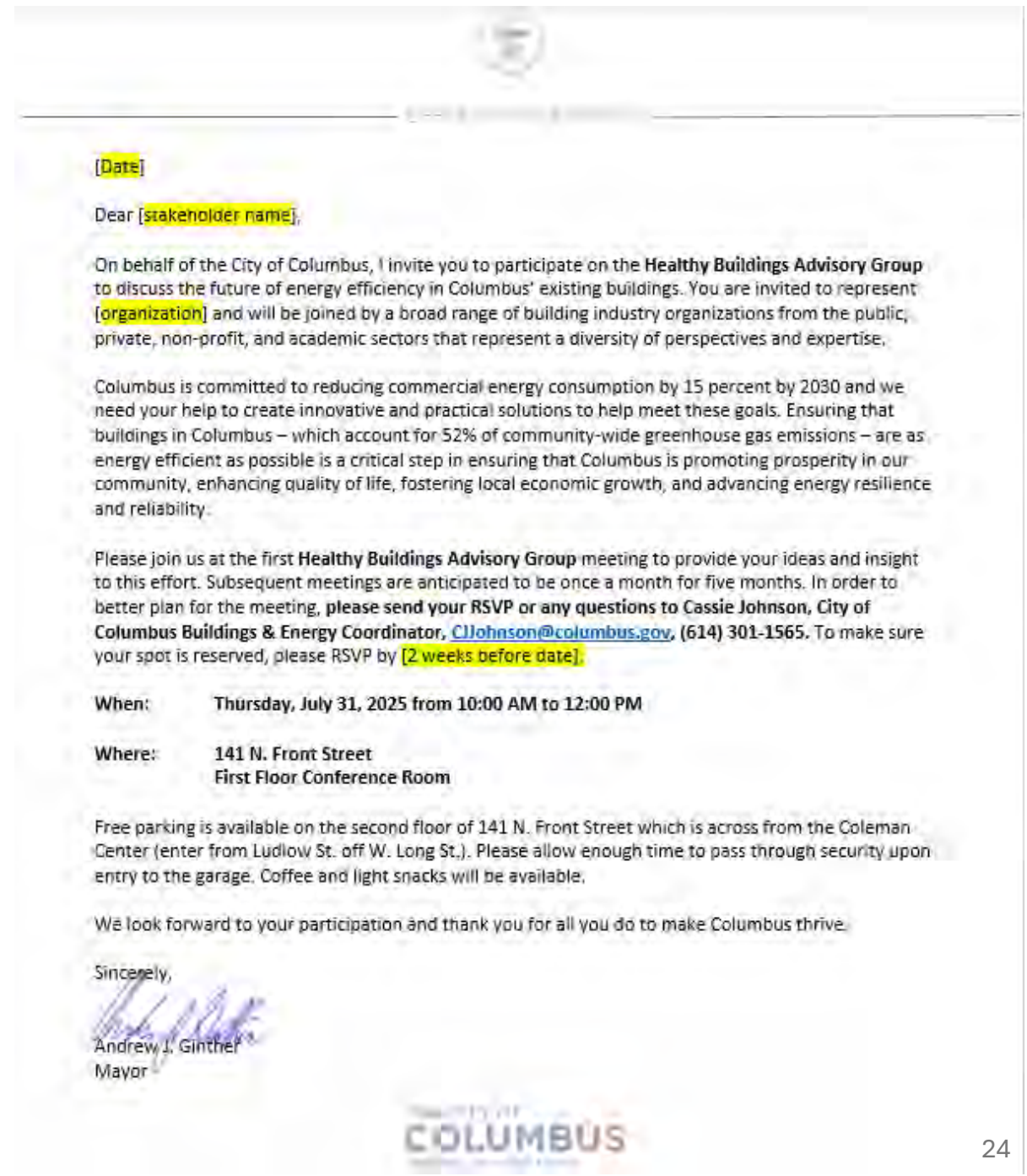
The Pathway to BEPS Thus Far



Healthy Buildings Advisory Group

Key components:

- Clear purpose, length, and invitation list
- Set topics per meeting:
 - Setting the context
 - Policy components workshop
 - Scenario impacts
 - Incentives & technical support
 - Compliance & enforcement
- All parties (suspected opponents & proponents) in the room from the beginning
- Clear expectations for next steps



Public Meeting & Focus Groups

Public Meeting:

- Showcased the core structure of our policy
- Continued transparency & opportunities to engage
- *People wanted more information than we had at the time

Focus Groups:

- 2 with residents; 3 with building owners
 - Virtual and in person options with gift cards + food
- *Adapted concept over time to meet requests from public



Draft: Survey, Office Hours, 1 on 1 Meetings

Key components:

- Implementation vs. what is in the code
- Many opportunities for feedback
- Making clear asks of partners to get adequate feedback
- Level of transparency will determine what kind of feedback you get

Up Next: The Final Stretch

- Edits to the draft, leadership briefings, City Council committee presentation, 2 readings at City Council, rules & regs
- Keeping stakeholders engaged throughout timeline uncertainty

Chapter 4118 BUILDING ENERGY PERFORMANCE STANDARD

4118.01 Purpose.

The purpose of this chapter is to improve building operational performance, increase occupant comfort, conserve energy, and reduce operating costs of buildings for the equitable benefit of the residents of Columbus.

4118.02 Definitions.

The following words and phrases, whenever used in this chapter, shall be construed as defined in this section unless context indicates otherwise. All other definitions of this title shall apply. If there is a conflict between the definitions contained herein and those of C.C. 4101, the definitions contained herein shall apply to this chapter.

1. "Baseline Performance" means, the Normalized Site EUI for each Covered City Property or Covered Non-City Property in the Baseline Year defined by the Department.
2. "Baseline Year" means a 12-month period selected by the Department for each Covered Property to calculate its Normalized Site EUI.
3. "Benchmarking Report" means a subset of:
 - a. Information put into the Benchmarking Tool, and
 - b. Benchmarking information generated by the Benchmarking Tool, as determined by the Director.
4. "Benchmarking Tool" means the United States Government's ENERGY STAR® Portfolio Manager™ tool, or any additional or alternative tool adopted via a posted rule and regulation by the Director, used to track and assess the energy and water use of certain properties relative to similar properties.
5. "Campus" means a collection of two or more co-located buildings that function as a single property with a single shared primary function, meaning they collectively serve a common purpose. For the purpose of this definition, the presence of public rights-of-way shall not destroy continuity of land area.
6. "Compliance Period" means the 5-year cycle in which a Property's compliance with this ordinance is evaluated, with evaluation of performance being measured in the final year of each Compliance Period. The schedule of Compliance Periods shall be as follows, and will continue every five years after 2051 as authorized by the Department:
 - a. January 1, 2028 to December 31, 2033, with compliance being evaluated based on 2033 energy data;
 - b. January 1, 2034 to December 31, 2039, with compliance being evaluated based on 2039 energy data;
 - c. January 1, 2040 to December 31, 2045, with compliance being evaluated based on 2045 energy data;
 - d. January 1, 2046 to December 31, 2051, with compliance being evaluated based on 2051 energy data.
7. "Condominium" means a Property that combines separate ownership of individual units with common ownership of other elements such as common areas.
8. "Covered City Property" means a Property that:

Getting The Word Out

Recruitment Methods:

- Our platforms: social media, newsletter, tabling
- Partnerships with other orgs: Public meeting was in partnership with MORPC, Office hours was in partnership with Ohio Environmental Council + CREDA, provided materials to Healthy Buildings Advisory Group
- Social media advertising
- City networks: mailed post cards + information in city trash reminder

Help Shape the Future OF COLUMBUS BUILDINGS!

August 18th | 5:30-7:30pm
556 E Town St. Columbus, OH

Enjoy light food and drinks, connect with fellow community members and policy experts, and weigh in on the Building Energy Performance Standard draft during drop-in office hours.



Community Engagement By the Numbers

902 Stakeholders Engaged

**92 Comments
on BEPS
Draft**

**5 Advisory
Group
Meetings**

**23
Presentations
Given**

355 Draft Downloads

Met with 5 peer cities

Key Takeaways



Give opportunity after opportunity...after opportunity



Transparency showcases due diligence



Stay focused on the key outcomes and say them often



People will always want more information than what you have figured out



Tailoring information based on the group will allow residents to get more involved

Thank you!

Cassie Johnson, cjohnson@columbus.gov



**SUSTAINABLE
COLUMBUS**
ANDREW J. GINTHER, MAYOR

Discussion Questions

- What messages around efficiency resonate with your residents, business owners, etc.?
- How have you utilized stakeholder feedback in designing local efficiency programs?
- What kind of support would be helpful in your stakeholder engagement efforts surrounding energy efficiency?



Thank You!

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