

SAFE HARBOR

(Optional State Standard)

- **Keeps Options Open**
- **For all Agencies and Jurisdictions that decide that they don't want to develop their own standards**
- **State provides alternative**
- **Alternative on all Options under consideration**

1* Implement Statewide Standard

- Set by State
- Adopted by Agencies

4* Adopt Local Standard WITH State Sideboards

- Local Government or Agencies Required to Set a Standard With State Sideboards

2* Use State Standard or Adopt Local Standard WITH State Sideboards

- Standard and Sideboards by State
- Agencies Adopt State Standard or Create Standard by State Sideboards

5* Adopt Local Standard WITHOUT State Sideboards

- Local Government or Agencies Required to Set a Standard

3* Use State Standard or Adopt Local Standard WITHOUT State Sideboards

- Optional Standard by State
- Agencies Adopt State Standard or Create Standard Without State Sideboards

6 No Required Local Standard

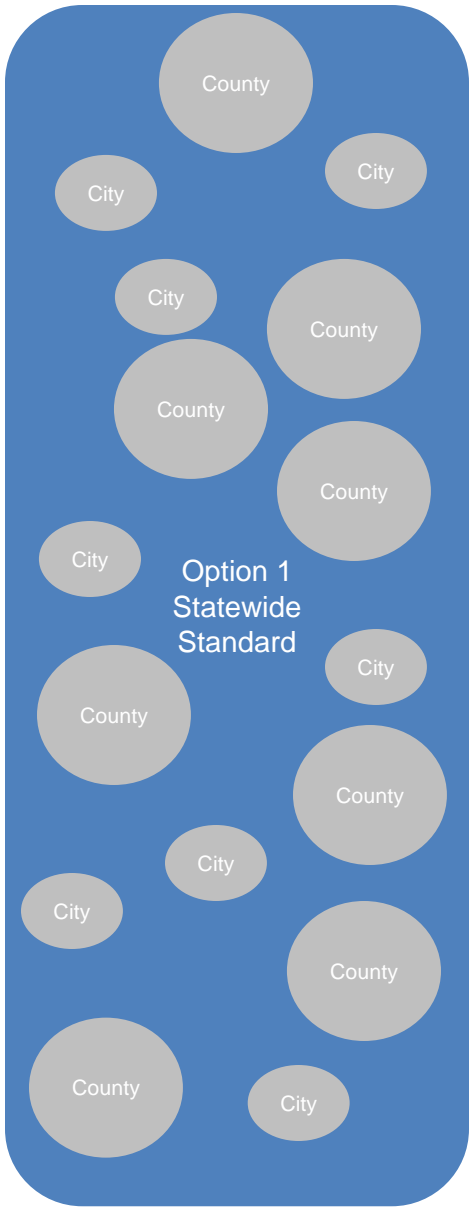
- No State Standard, State may Provide Guidance
- Local Agencies Set a Standard or Not

* Standard is required

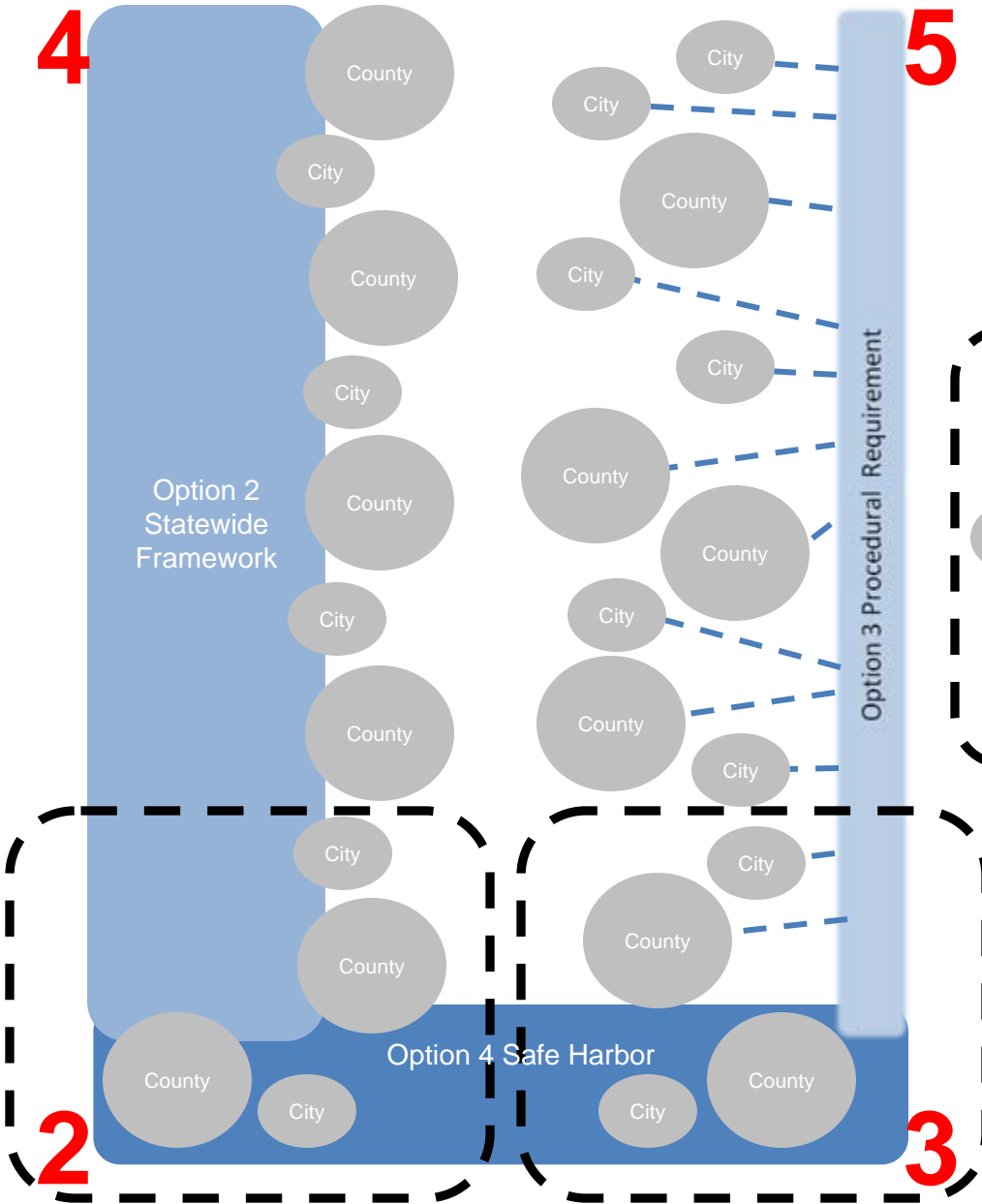
Standards Options

Options for Lead Agencies

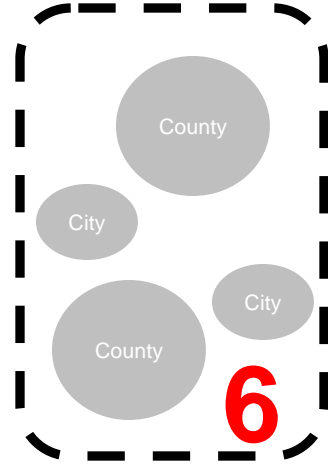
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4



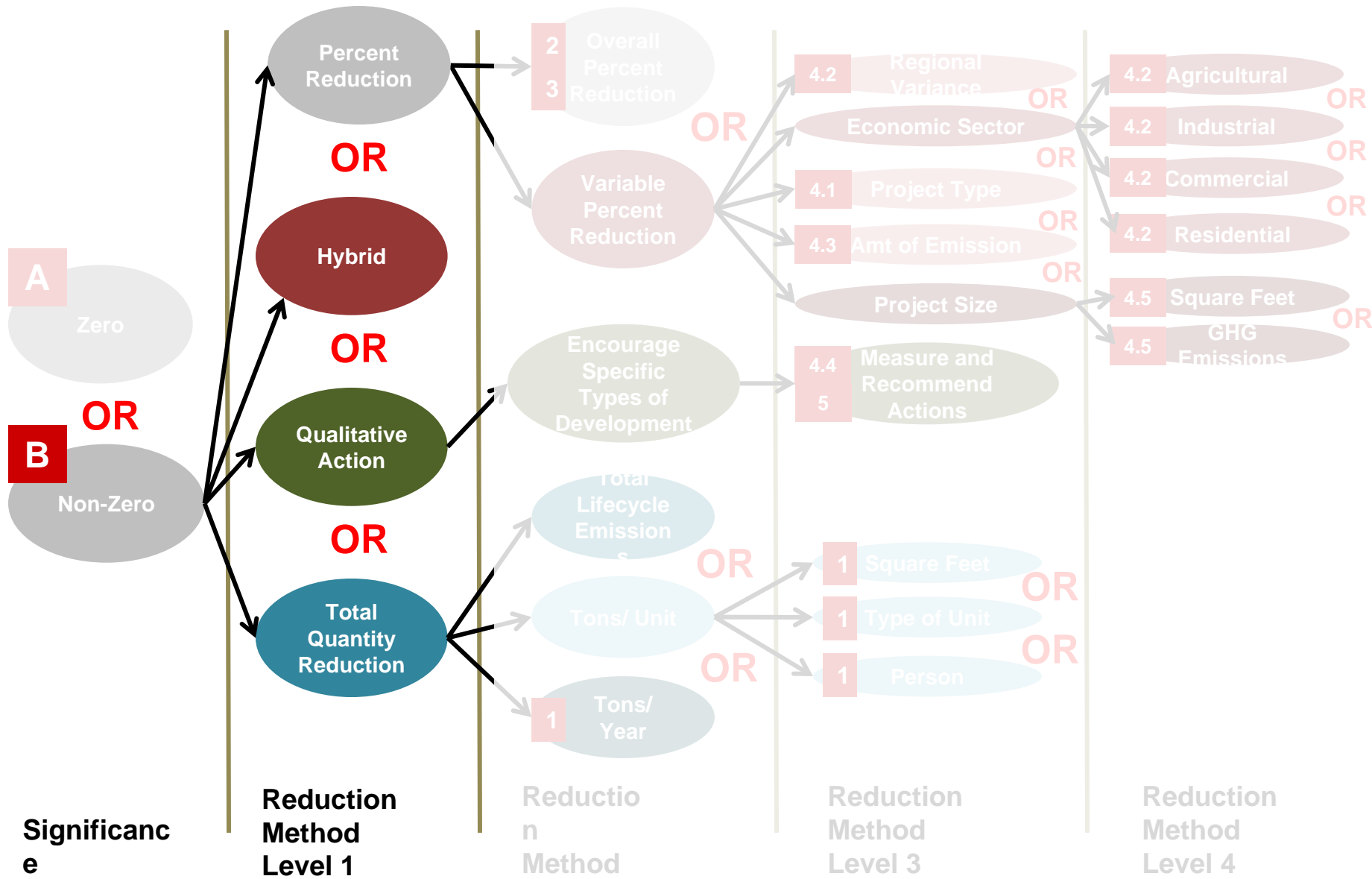
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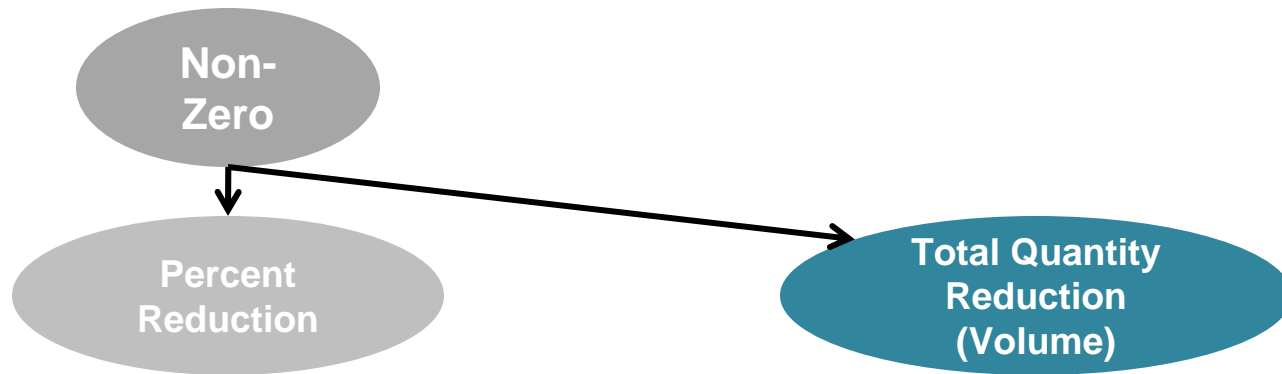
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Significance Threshold Approaches

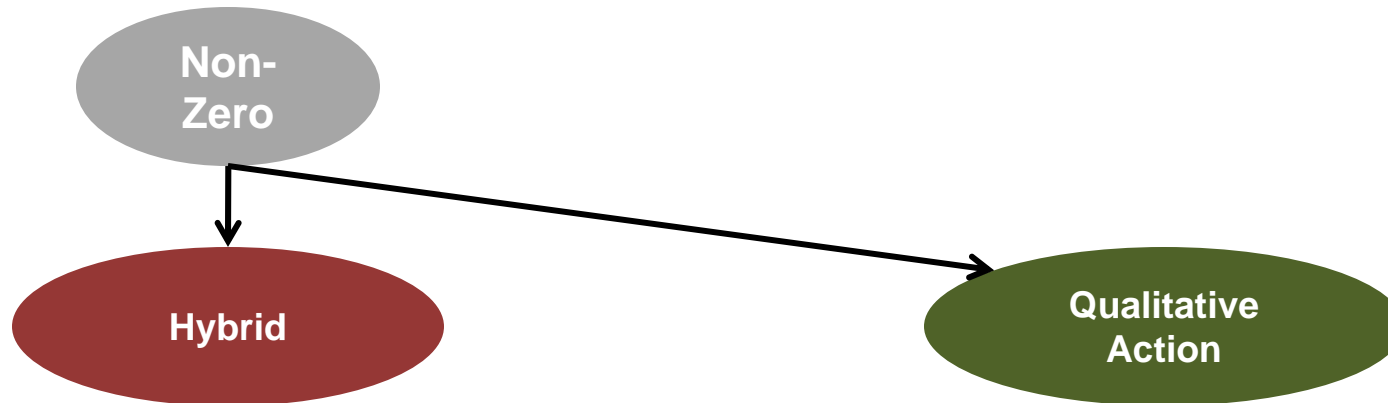
Seen as a series of sequential decisions related to possible variables



- All Projects show % reduction from BAU
- Easy to link to State GHG Standards
- Easy to adjust over time
- Flexible to market changes
- Easy to create climate friendly incentives
- Easy to establish qualitative standards
- Acknowledges all emissions are significant

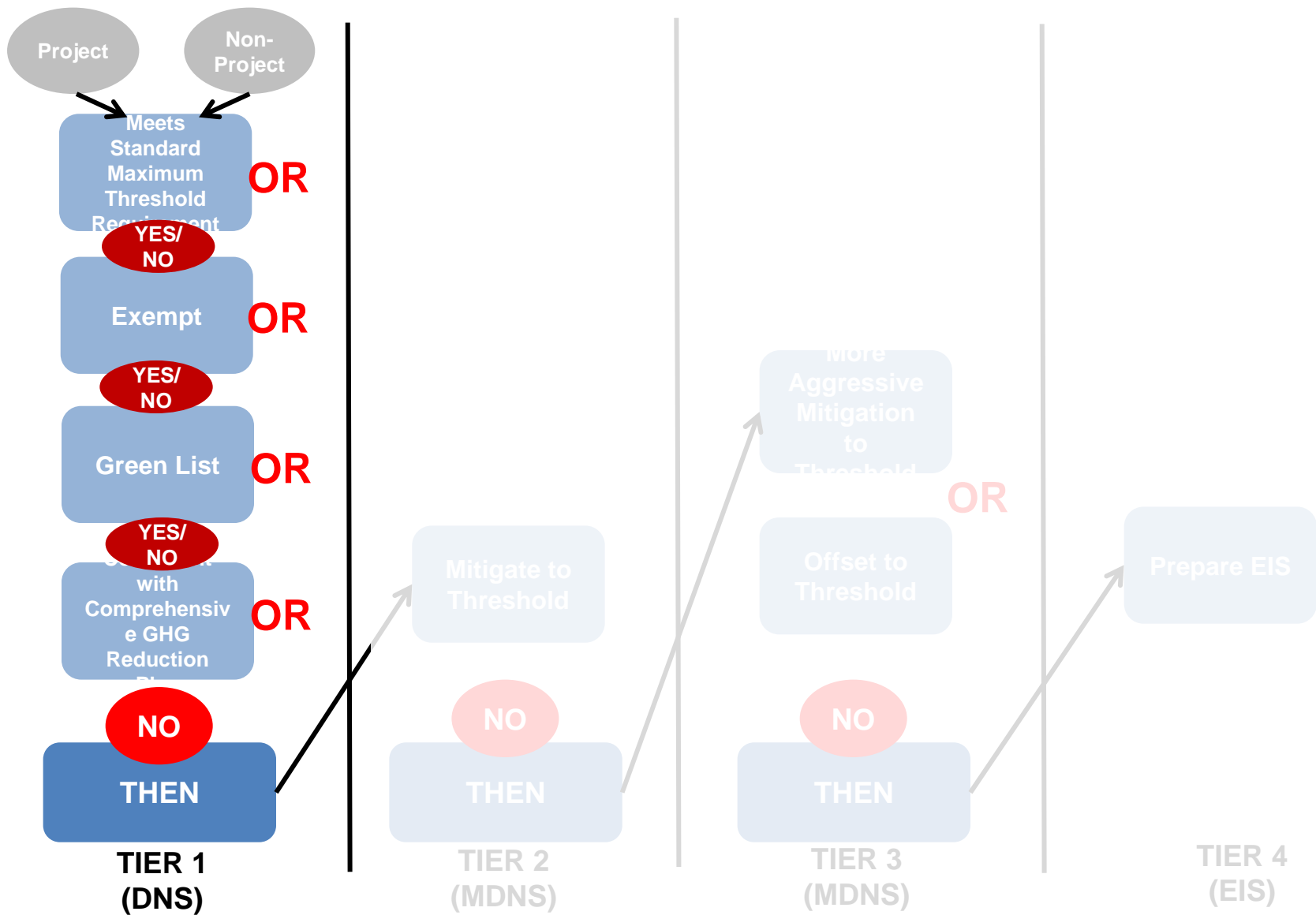
- Only Projects that exceed volume target
- Hard to link to State GHG Standards
- Difficult to set volume targets
- Need to create volume standard categories
- Easy to “game” projects into smaller pieces
- Penalty to projects for being large
- Need to set minimum and maximum volumes
- Need to create rationale for different targets for different size projects and plans

• One more



- Percentage for most projects
- Volume standard for very small or very large projects
- Could create specific incentives/ disincentives for “climate friendly” projects
- Volume for projects/ Percent for plans
- Think about how future policies will impact
- Cap and trade possible future issues

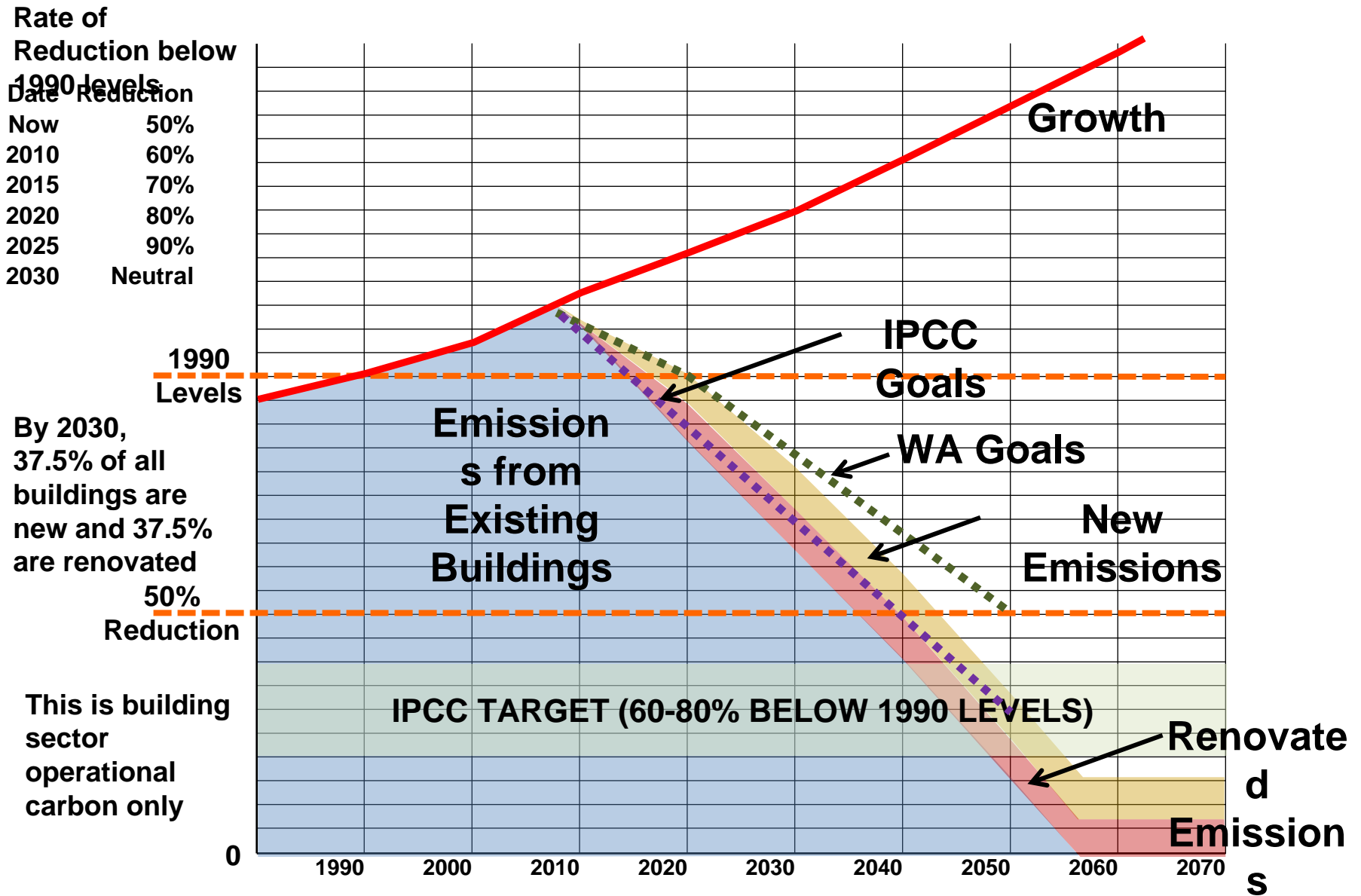
- Overlay for all threshold options
- Allows for broad interpretation for incentives for projects or plans
- Allows for approval based on implementation of plan
- Allows for Carbon Benefits District



Significance Threshold Approaches

2) Non Zero Significance Threshold – Option 5: Decision Tree/ Tiered Approach

Date	Reduction
Now	50%
2010	60%
2015	70%
2020	80%
2025	90%
2030	Neutral



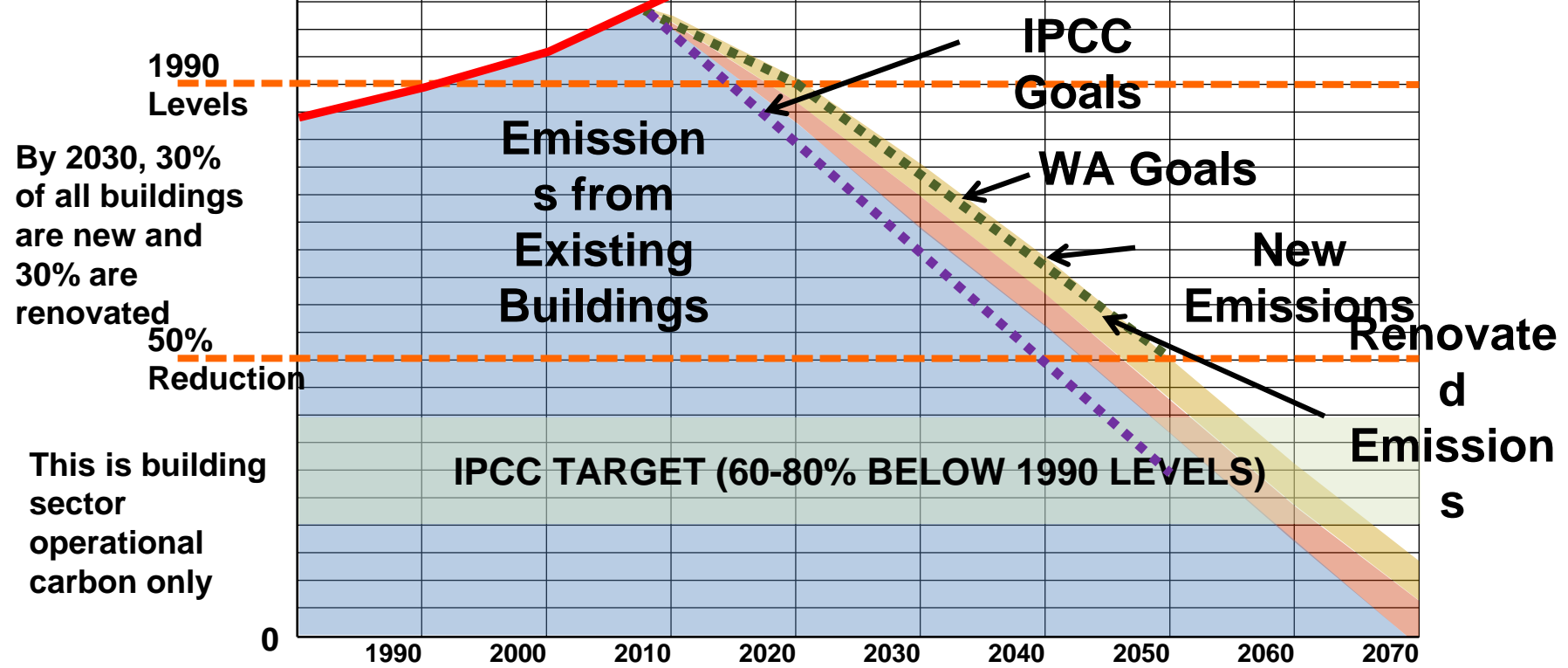
By 2030,
37.5% of all
buildings are
new and 37.5%
are renovated

This is building
sector
operational
carbon only

ARCHITECTURE 2030 CHALLENGE

Analysis of reduction targets – Rates as defined by 2030 Challenge

Date	Reduction
Now	50%
2010	60%
2015	70%
2020	80%
2025	90%
2030	Neutral



ARCHITECTURE 2030 CHALLENGE

Analysis of reduction targets – slower replacement of existing and renovation and slower new

How?

- **Allocate between Sectors**
- **Allocate between Existing and New**
- **Assumptions about Future Growth**
- **Plan for Phase-in of the Reductions**