



# Jamestown, RI

## ***2023 Energy Plan***

Approved by the Jamestown Planning Commission November 16, 2022  
Approved by the Jamestown Town Council March 20, 2023

# Table of Contents

## Contents

- 2023 Energy Plan ..... 1
  - Table of Contents ..... 2
  - Acknowledgements ..... 3
  - Executive Summary..... 3
  - Section I: Background and Current Status ..... 4
    - The Importance of Reducing Building Energy Emissions ..... 4
    - Accomplishments..... 5
  - Residential Accomplishments** ..... 6
- Section II: Vision and Goals for Jamestown’s Energy Future..... 6
- Section III: Strategies Roadmap ..... 7
  - Overall Approach ..... 7
  - Strategies for Municipal Buildings ..... 8
  - Residential Strategies ..... 12
  - Commercial Building Strategies ..... 15
  - Conclusion and Near-Term Priorities ..... 17

## Acknowledgements

This project was funded in part by 11<sup>th</sup> Hour Racing and through a partnership between the RI Office of Energy Resources and Northeast Energy Efficiency Partnerships (NEEP). This plan was primarily written by the project team which consisted of: Jamie Haines, Resident and Local Energy Champion, Town of Jamestown; Lisa Bryer, Town Planner, Town of Jamestown; and John Balfe, Senior Associate, NEEP. The plan was created with input from a Project Advisory Committee which consisted of municipal staff members and local residents. Special thanks to those listed below that participated in the Project Advisory Committee:

- **Jamie Haines** – Resident
- **Lisa Bryer** – Town Planner
- **Drew Allsopp** – School Committee
- **Ken Duva** – School Department
- **Duncan Pendlebury** – Planning Commission and Resident
- **William Smith** – Resident and Small Business Owner
- **Don Wineberg** – Resident
- **Erik Brine** – Town Council and Resident
- **Mike Gray** – Director of Public Works
- **Christina Collins** – Director of Finance
- **Ed Mello** – Chief of Police
- **Jim Bryer** – Chief of Fire
- **Ray DeFalco** – Director of Parks and Recreation
- **Lisa Sheley** – Director of Philomenian Library
- **Chris Museler** – Resident
- **Peter Anderson** – School Department
- **Jean Lambert** – Town Engineer

The Project Team would also like to thank the Jamestown Town Council for their support in the development of this plan.

## Executive Summary

The 2023 Jamestown Energy Plan (hereinafter “The Plan”) provides a strategic direction for reducing greenhouse gas emissions across all buildings within the municipality. The Plan builds off past efforts, such as Sustainable Jamestown, and aligns with the current trends and opportunities that local governments possess to take action in the fight against climate change. The Plan serves as a starting point and should be viewed as such. The actions described below will require considerable effort to plan, implement, and measure but each action is a step towards achieving a cleaner, greener, and more sustainable Jamestown for all.

The Plan highlights relevant actions that Jamestown has achieved to date and provides a set of strategies targeting residential, commercial, and public buildings within the community. This plan lacks a true technical analysis of the Town’s buildings stock and a greenhouse gas inventory. However, the recommended strategies are applicable and if accomplished, will lead to significant energy savings, utility cost reductions, and fewer greenhouse gas emissions in Jamestown. The Plan should be viewed as a foundational piece in the Town’s efforts to increase energy efficiency, strategically electrify end uses, and shift to renewable energy sources.

The Jamestown Energy Plan provides a strategic path forward for the Town to achieve a sustainable and prosperous energy future. The strategies contained in this guidance document will shift the culture in Jamestown to become energy-conscious. The plan seeks to empower Town staff, local businesses, and homeowners alike to take advantage of the many benefits provided with a cleaner, greener Jamestown. The guiding principles that follow include reducing energy consumption in homes and buildings by deploying energy efficiency and conservation measures; strategically electrifying end uses such as heating equipment; and increasing dependence on renewable energy sources. This guide provides recommendations not only for the Town Government but also recognizes the importance of including its citizens, businesses and non-governmental partners in this initiative in order to engage with all those who live, work, and recreate in Jamestown.

## Section I: Background and Current Status

### The Importance of Reducing Building Energy Emissions

The Town of Jamestown is committed to becoming a part of the clean energy future by reducing its reliance on fossil fuels and improving the efficiency of its homes and buildings. The long-term vision for town-wide operations is to achieve the status of a Zero Energy Community - a community that reduces its energy consumption enough to meet all of its energy needs through renewable energy sources. The benefits of focusing on energy efficiency and renewable generation include cost savings, improved resilience, local job generation, and health and environmental impacts. Cost savings from energy efficiency come from reduced energy demand, savings in cost of efficiency programs vs. the cost of new power plants, reduced transmission losses, and reduced transmission upgrade costs. The combination of efficiency programs with renewable generation improve reliability, power quality, fuel diversity, and domestic energy security, while reducing peak hour pricing<sup>1</sup>.

As a community which imports nearly all of its energy, monetary savings from energy efficiency improvements will increase local economic activity for non-energy purchases. Installation and maintenance spending for efficiency and renewable investments generate short- and long-term local jobs. A study in Vermont found that for “every \$1 of program spending yields a net increase of nearly \$5 in cumulative gross state product, an additional \$2 in Vermonters’ incomes over 20 years, and more than \$6 in gross energy savings”<sup>2</sup>. While these precise figures may not directly apply to Rhode Island, the benefits of energy reductions are well documented. Additionally, “Energy Efficiency” creates local jobs in fields such as construction management, installation, and maintenance, related supply and service chains, and jobs generated from increased local spending of energy efficiency related savings.<sup>3</sup>

The impacts of energy reductions can be felt far beyond job creation and monetary savings. Energy efficiency and renewable generation investments improve air quality with subsequent benefits to

---

<sup>1</sup> “Quantifying the Multiple Benefits of Energy Efficiency and Renewable Energy: A Guide for State and Local Governments” United States Environmental Protection Agency, 2018.

<sup>2</sup> “Economic Impacts of Energy Efficiency Investments in Vermont - Final Report”, Optimal Energy and Synapse Energy, 2011.

<sup>3</sup> “Arlington County Community Energy Plan”, 2019

respiratory health. In addition, reduced atmospheric toxins from fossil fuels - such as mercury - will reduce birth defects and other severe health issues<sup>1</sup>. Reducing greenhouse gas emissions is of particular importance to low-lying coastal communities such as Jamestown, where concerns of sea-level rise have significant economic and personal impact.

## Accomplishments

As a coastal community, Jamestown has firsthand experience with the impacts of climate change. Residents, local businesses, and government officials understand the importance of preserving and protecting the local environment and have already undertaken a number of steps to reduce its environmental impact. The following section briefly describes some energy-related success stories from across the Jamestown community.

### Public Building Accomplishments

- ★ 2017: The town was among the first in RI to enact a ban on single-use plastic bags
- ★ 2017-18: The [Sustainable Jamestown](#) Initiative was created to be a “*framework for making progress toward our shared goals of sustainability and resiliency. The Town will report on how much progress it makes in reaching goals to sustainably use our resources*”
  - Sustainable Jamestown: “Jamestown will do everything it can to make sustainable decisions, invest in sustainable infrastructure, buildings, vehicles and otherwise ‘lead by example’”.
- ★ 2019: the town partnered with Clean Ocean Access and the Healthy Soils Healthy Seas composting program to bring composting service to the community.
- ★ 2021: Jamestown participated in the Municipal Resilience Program (MRP) with assistance from the Rhode Island Infrastructure Bank (RIIB) and the Nature Conservancy (TNC). The summary of findings can be found [here](#). The findings indicate where there are vulnerabilities within Jamestown and why combatting climate change is so important to the community.
- ★ Recent school building projects:
  - HVAC efficiency upgrade
  - Lighting changed to LED
  - Roof replacement: insulation to R40-R50
  - Window upgrade to high efficiency windows
  - VFD Drive Circulating Pump: reduces consumption of oil and controls heat
  - Energy recovery ventilation
  - Band Room ventilation: VFD drive, manage space based on occupancy and carbon dioxide levels
  - Gymnasium: upgrade Johnson controls
- ★ 2022: The school department approved plans to provide an estimated 100% of the Melrose School’s electricity and 85% of the Lawn School’s electricity from onsite renewable energy generation.
- ★ Recent and Ongoing Upgrades at the Philomenian Library:
  - Overhaul HVAC system (date?)
  - New Roof (date?)
  - Upcoming renovation - looking into measures to make the building more efficient.
- ★ Recreation Department:
  - Recreation Center building
    - Upgraded to Heat Pump

- New Windows
- Fort Getty & Pavilion
  - LED Lighting at Pavilion

## Residential Accomplishments

The vast majority of buildings in Jamestown are residential structures and likely account for the largest percentage of greenhouse gas emissions of any building type in the community. Many residents in Jamestown have taken steps to improve their homes comfort and efficiency by taking on upgrade projects. Some have converted to more efficient technologies for heating and cooling as critical step to reduce emissions from buildings in Jamestown. Others have gone through more rigorous upgrade projects to retrofit entire homes and greatly reduce their environmental impact.

One such example is a home owned by Jamestown resident, Don Powers. This exemplary home is a net-zero building capable of producing as much energy onsite as it utilizes over the course of a year. The home contains a super-insulated building envelope that far surpasses the minimum requirements set forth by the State's energy code. The home's heating and cooling load is managed by a variable refrigerant flow (VRF) system which is highly efficient and electric, further reducing the emissions associated with the home. The home's appliances are ENERGY STAR certified and solar PV arrays are mounted on a structure in the backyard, out of view from the street. The homeowners can effectively monitor energy usage by room, appliance, or system to quickly identify any faults that may be occurring. In addition to all the energy savings measures that were installed, the home boasts extreme high levels of comfort and indoor environmental quality.

The home is a great example of an existing building can be retrofitted to a highly-efficient, low greenhouse gas emitting facility and was featured on the PBS show "[This Old Home](#)".

Other examples of these residential success stories exist within Jamestown. One of the objectives of this plan is to amplify these stories and motivate others to consider upgrading their homes with energy efficiency in mind.

## Section II: Vision and Goals for Jamestown's Energy Future

- ★ **Vision:** Jamestown will transition to a net-zero energy community where buildings and homes are highly energy efficient, electrified, and utilize renewable energy sources to meet the remaining energy needs of business owners, residents, and municipal operations. As a community that is already feeling the effects of climate change, this is one way to reduce environmental impacts and continue to be a model community in the area of sustainability.
- ★ **Long-Term Goals** The Town has aligned with the long-term goals set by the state, including to:
  - Achieve net-zero energy by 2050
  - Generate 100% of electricity through renewable energy sources by 2033
- ★ **Short-Term Goals** Jamestown has set the following interim targets that will help make progress towards the long-term goals described above:
  - Conduct a comprehensive, community-wide, greenhouse gas inventory that enables the town to set a near-term, realistic emissions reduction goal

- Adopt a Community choice aggregation program by 2023; increase the percentage of renewable energy supply each year in addition to the minimal program offering
- Increase the number of homes and businesses participating in rebate programs offered by Rhode Island Energy (*formerly National Grid*) each year
- Conduct one educational campaign each year about the benefits of electrification and efficiency

## Section III: Strategies Roadmap

### Overall Approach

In order to meet Rhode Island's collective climate goals, all communities, including Jamestown, need to take action. The focus of this plan is on the buildings sector as our community's residential and commercial buildings are a significant contributor to our overall greenhouse gas emissions. This plan provides a set strategies that can be undertaken in municipal, commercial, and residential buildings by municipal government officials, business owners, and residents. This plan provides a three-pronged approach to making progress in the fight against climate change, including:

1. Increasing energy efficiency;
2. Strategically electrifying end uses; and
3. Increasing deployment of renewable energy.

Together these three strategies are the pillars of a decarbonized energy future. Combining these three strategies will unlock multiple benefits of decarbonization including healthier buildings, reduced operating costs, and reduced greenhouse gas emissions. Energy efficiency should be the first priority because it is the most cost-effective way to reduce energy consumption, save money on utility bills, and reduce emissions in buildings. By focusing on energy efficiency first, buildings and homes drive down their energy demand which, in turn, has positive impacts on the other two strategies covered in this plan (i.e. deployment of electrification technologies and renewable energy).

While it is the goal of the Town to make progress in each sector, this plan recognizes the challenge of requiring private residents and business owners to take action in their own buildings. Therefore, this plan deploys approaches such as educating residents and businesses about energy reduction opportunities, leading by example in municipal buildings, and prioritizing both voluntary and mandatory actions at the community-wide level. Lastly, there is no silver-bullet approach that will ensure our climate goals are met. The Town of Jamestown seeks a multi-faceted approach that will systematically change the way we operate our buildings to ensure energy is used in sustainable manner.

The following sections contain recommendations that can help Jamestown achieve its energy reduction targets.

## Strategies for Municipal Buildings

### **Strategy M1: Public Building Energy Benchmarking**

The Town of Jamestown should regularly conduct benchmarking of all municipal facilities on, at least, a quarterly basis.

The information collected through benchmarking should be reviewed by pertinent department heads, town administrator, the director of public works, and other interested participants. Benchmarking information can be used to identify capital improvement projects and raise awareness amongst building occupants about their impact on energy consumption.

#### **Benefits:**

- Identify under-performing buildings
- No-cost to use EPA's ENERGY STAR Portfolio Manager
- Benchmarking information can guide energy upgrade projects

#### **Implementation Considerations:**

- Refer to similar policies in other jurisdictions
- Identify who will be responsible for benchmarking (i.e. department heads, town administrator, etc.)
- Setup a master account with EPA's ENERGY STAR Portfolio Manager
  - Work with Rhode Island Energy (*formerly National Grid RI*) to obtain utility data

#### **Additional Resources:**

- Policy Development: [EPA Toolkit](#), [NEEP FAQs](#), [IMT Resources](#)
- Policy Tracking: [NEEP Policy Tracker](#)

### **Strategy M2: Energy Equipment Upgrade Policy**

Establish a written policy that requires the building manager, DPW Director, or designated party to assess the viability of replacing a failed energy-consuming piece of equipment (i.e. boiler, lighting system, hot water heater, etc.) with a more energy efficient piece of technology. For instance, rather than replacing a failed gas-fired boiler with a similar system, the project manager should investigate the potential to replace the failed boiler with an Air Source Heat Pump for the building's heating and cooling needs. The town should raise awareness of this policy and ensure that





department heads are adhering to it. For smaller pieces of equipment, such as refrigerators, fans, etc., departments should be required to purchase ENERGY STAR equipment.

**Benefits:**

- The best opportunity to achieve efficiency and electrification occurs when an older system fails and needs to be replaced
- This policy ensures each department head is considering energy efficient systems prior to installation
- Purchasing energy-efficient products can make comprehensive energy efficiency upgrades more cost-effective by reducing building energy loads (and the size of the systems needed to meet those loads)

**Implementation Considerations:**

- Ensure department heads and key decision makers are aware of this new policy
- Assign one person in each department to manage the process and adhere to the policy

**Additional Resources:**

- [EPA's Product Lists](#)

**Strategy M3: Adopt Community Choice Aggregation Program**

Community choice aggregation programs, or municipal aggregation, is a legislatively authorized program in RI that enables local governments to procure electricity from renewable sources such as solar PV generation on behalf of their residents. The Town has already begun the process to develop a Community Choice Aggregation program and should seek to fully implement said program by 2023. Jamestown can follow the lead of other local jurisdictions to adopt a similar program.

**Benefits:**

- Cost effective option for procuring and delivering clean electricity to residents
- Offer competitive, less volatile utility rates
- No cost to the municipality other than the time to setup, promote, and monitor the program

**Implementation Considerations:**

- Raise awareness and promote the program on an ongoing basis to ensure maximum participation
- Provide flexibility to residents by offering multiple combinations of renewable and fossil fuel based electricity. Programs can “opt-up” and offer residents 50% or 100% of their electricity from renewable energy sources.

**Additional Resources:**

- Sample Town Resolution: [Portsmouth Resolution of the Town Council](#)
- Good Energy: [Community Electricity Aggregation Primer](#)

**Strategy M4: Adopt Major Renovation and New Construction Policy**

The town should take steps to adopt policies that require new construction or major renovations to achieve zero energy performance or ban fossil fuel usage. This policy can first be applied to public buildings, followed by a community-wide rollout over time applying to residential and commercial buildings.

**Benefits:**

- Ensure the town is leading by example and using taxpayer dollars wisely
- Emissions from new buildings and major renovations will be substantially reduced, as will operating costs
- Ensure that new buildings in town are all-electric

**Implementation Considerations:**

- The town can require that new municipal buildings meet a certain Energy Use Intensity (EUI) and this can be incorporated into RFP documents when design and construction teams are hired

**Additional Resources:**

NREL: [A Guide to Zero Energy and Zero Energy Ready K-12 Schools](#)

**Strategy M5: Operation and Maintenance Best Practices**

In both new and existing buildings, operations and maintenance procedures play an important role in energy savings, indoor environmental quality, and more. Jamestown should ensure building operators are properly trained to maintain major equipment within their facilities. Facility directors can attend the Building Operator Certification (BOC) course to receive the necessary information for operating high performance buildings. Additionally, when designing a new public building, the facility director should be trained by the contractors about the systems that are being installed. The town should also ensure that user manuals and specifications are housed in one location for easy access by any new staff members in the future.

**Benefits:**

- Proper operations and maintenance best practices can save between 5-20% annually

**Implementation Considerations:**

- Adopt a town-wide policy stating that facilities personnel will regularly attend the BOC course, at least every five years
- Where applicable, record trainings and document user manuals electronically for easy access

**Additional Resources:**

- BOC Course: [Northeast Regional Course Information](#)
- US Department of Energy: [Operations and Maintenance Best Practices](#)
- EPA: [Operation and Maintenance Best Practices for Energy-Efficient Buildings](#)

**Strategy M6: Conduct Building Energy Audits**

Hiring a trained professional to conduct building energy audits is a valuable next step after benchmarking. The town should go through the benchmarking process to identify the poorest performing buildings and then utilize the services of a building auditor to understand specific energy efficiency upgrades that can be implemented.

**Benefits:**

- Identify high priority projects that will reduce operating costs
- Increase the lifespan of energy systems by identifying issues

**Implementation Considerations:**

- Take advantage of Rhode Island Energy's (formerly National Grid) offerings

- Explore options to conduct audits in-house with municipal staff that have the knowledge and expertise to do so
- Explore remote/virtual building energy audit tools as a low-cost alternative to in-person audits

**Additional Resources:**

- Rhode Island Energy (formerly National Grid): [Energy Assessments for Public Buildings](#)
- US Department of Energy [Commercial Asset Score tool](#)

**Strategy M7 Incorporate Energy Upgrades into Capital Improvement Plan**

Based on the results of the energy audits, the town will put together a multi-year (5-10 year plan) for implementing the suggested measures. The plan will identify upgrade measures, anticipated project timelines, possible financing mechanisms, and more. This plan can be created by hiring an outside firm or by working with municipal staff that are knowledgeable in these areas.

**Benefits:**

- The long-term capital plan can be used to guide budget decisions, investments needed for capital upgrades, and can strongly consider energy savings upgrades
- This type of plan fosters a proactive approach to municipal operations rather than a reactive approach
- Projects and specific technologies can be identified sooner, prior to the end of useful life, in order to transition to a more efficient technology

**Implementation Considerations:**

- Utilize energy audit information to identify and prioritize projects, then identify potential funding sources for these projects
- Identify potential federal and state funding opportunities to utilize in the capital improvement plan

**Additional Resources:**

- [Capital Improvement Plans 101](#)

## Residential Strategies

Jamestown's building stock is made up primarily of residential homes. According to the [RI Division of Statewide Planning](#), there are 3,122 housing units in Jamestown. The state of Rhode Island has the second oldest housing stock in the country where homes are an average of 60 years old. Due to this, Rhode Island residents are more likely to spend more on heating and cooling their homes compared to others across the nation. Due to these reasons, Jamestown should put a strong emphasis on engaging residents in energy-reduction activities.



Source: *This Old House* (URL: <https://www.thisoldhouse.com/jamestown-net-zero-house>)

- Increase awareness of energy efficiency opportunities in homes and apartments
- Provide easily-accessible information about utility inactive programs, state programs, tax incentives, and other information that helps residents upgrade energy equipment in their homes

### **Strategy R1: Adopt a Residential Energy Labeling Program**

Encourage homeowners and renters to obtain energy ratings for their residential buildings. Home energy ratings are a valuable tool that increases awareness of energy consumption amongst residents. Residential energy labeling programs can be adopted at the local level on a voluntary or mandatory basis. Energy ratings can be obtained in a variety of different manners including in-person audits or through the use of remote/virtual audit tools.

#### **Benefits:**

- Increase market awareness of residential energy usage
- Labeling programs provide aggregated data to the town to track progress towards goals and help target under-performing buildings
- Connect residents to utility or state programs to take on energy upgrade projects

#### **Implementation Considerations:**

- Engage with residents and local realtors to craft a labeling program based on stakeholder input

- Engage with RI OER and NEEP to understand best practices and lessons learned from other jurisdictions
- While voluntary programs tend to be more palatable to oppositional stakeholders, they have proven less effective in getting homeowners to produce energy labels

**Additional Resources:**

- NASEO: [Home Energy Labeling Information and Resources](#)
- NEEP: [Residential Energy Labeling and Retrofit Programs](#)

**Strategy R2: Adopt the State’s Residential Stretch Energy Code**

The Municipality should explore adopting both the Commercial and Residential Stretch Energy codes. These codes are promulgated by the RI Office of Energy Resources and help ensure that any newly constructed buildings will meet a higher standard of energy efficiency.

**Benefits:**

- The design and construction phase of new homes presents the greatest opportunity for energy savings and the stretch energy code can help guide this process
- Adhering to the stretch energy code will result in less energy and water consumption, less negative impact on the environment, and achieve higher levels of occupant health and comfort.

**Implementation Considerations:**

- Consult with the RI Office of Energy Resources about adopting the stretch code on a town wide basis
- Alternatively, promote the usage of the stretch energy code and incentivize builders and homeowners to pursue higher levels of efficiency in new construction by utilizing the stretch energy code

**Additional Resources:**

- RI Office of Energy Resources: [Stretch Energy Codes](#)

**Strategy R3: Explore Innovative Pathways for Achieving Energy Reductions in New Construction**

Work with Town staff, Zoning Board, and Planning Commissions to explore how efficiency and clean energy adoption could be accelerated through municipal policy, building, zoning, and/or tax codes. Assess how the town can provide information about the importance of efficiency, electrification, and renewables when new building permits are issued.

**Benefits:**

- In addition to the energy code, municipalities can require, incentivize, or simply promote decarbonization in new building developments

**Implementation Considerations:**

- These opportunities can be implemented on a voluntary or mandatory basis
- Consider the touchpoints that the municipality has with the builders for when information can be shared (i.e. at the time of permitting, time of occupancy, etc.)
- Consider expedited processes or reduced fees for developments that are achieving a higher level of energy efficiency

**Additional Resources:**

- NEEP's [Green Zoning Guide](#)

#### **Strategy R4: Establish Community Energy Coach Program**

Energy coaches can be volunteers or paid positions that help answer questions and guide residents through the process of taking on residential decarbonization projects. They should be offered by the town and are a free, knowledgeable, and trusted resources to help citizens make informed decisions.

##### **Benefits:**

- Provide trusted information to homeowners to assist with projects such as heat-pump installations, removal of fossil-fuel based equipment, and more
- Guide homeowners that may not be energy-conscious towards solutions that will make their homes for comfortable and efficient

##### **Implementation Considerations:**

- Explore opportunities to have a local, knowledgeable resident within the community become the town's energy coach
- Analyze whether one coach or multiple coaches is right for the community
- Record and publicize commonly asked questions so others can learn from experiences in town

##### **Additional Resources:**

- Bedford, NY [Energy Coach Program](#)
- Concord, MA [Heating and Cooling Coach](#)

#### **Strategy R5: Create Local Electrification Campaign and Online Resource Library**

Further education of homeowners is needed to raise awareness about the opportunities for efficiency and electrification upgrades in homes. As most of the emissions in Jamestown come from existing buildings, there are limited opportunities to make upgrades that result in lower emissions. One such opportunity is at the time of a system failure. Jamestown should launch an informational campaign targeting homeowners to plan ahead for when energy systems, such as oil furnaces, fail. If homeowners are educated and have a plan in place for their equipment, they will be more likely to upgrade to more efficient technologies. Jamestown can take advantage of the extensive online resources already available from sources such as the US Department of Energy, US Environmental Protection Agency, and other local organizations that can be more widely shared with residents and business owners. The town should seek to update the Sustainable Jamestown website with new content and commit to updating this information on a regular basis going forward.

##### **Benefits:**

- Low-cost opportunity to educate residents and business owners
- Teach citizens about the opportunities and benefits of being more energy-conscious
- Promote successful projects, showcasing the town's leadership

##### **Implementation Considerations:**

- Consider utilizing existing webpages, such as Sustainable Jamestown for storing this information
- Identify additional locations where this content can be linked on the Jamestown government website

- Create a dissemination plan to promote the resource library to citizens

**Additional Resources:**

- RI OER: [General Information](#) and [Resource Library](#)
- US DOE: [State and Local Communities](#)
- US EPA: [Local Climate and Energy Program](#)
- NEEP: [Green Real Estate Resources](#)

## Commercial Building Strategies

### **Strategy C1: Adopt the State of RI Commercial Stretch Energy Code**

The Town should explore adopting the Commercial Stretch Energy codes. These codes are promulgated by the RI Office of Energy Resources and help ensure that any newly constructed buildings will meet a higher standard of energy efficiency.

**Benefits:**

- Use less energy and water, have less negative impact on the environment, and achieve higher levels of occupant health and comfort.

**Implementation Considerations:**

- Consult with the RI Office of Energy Resources about adopting the commercial stretch energy code on a town-wide basis
- Alternatively, promote the usage of the stretch energy code on a voluntary level and incentivize builders to pursue higher levels of efficiency in new construction by utilizing the stretch energy code

**Additional Resources:**

- RI Office of Energy Resources: [Stretch Energy Codes](#)

### **Strategy C2: Adopt a Town-Wide Benchmarking program**

Implementing a mandatory benchmarking requirement ensures that all building owners (typically commercial buildings only) measure and report their annual energy consumption to the town. The process of benchmarking is relatively simple and not a resource intensive process. Further, the process can be simplified if data is available from the local utility (Rhode Island Energy). The most common tool used for benchmarking is EPA's ENERGY STAR Portfolio Manager.

**Benefits:**

- Help building owners identify if their building is underperforming
- Create market transparency about energy usage in buildings
- Encourage building owners to think more about energy usage in their buildings and making investments in improvement projects
- Increase visibility into energy usage trends on a comprehensive level

**Implementation Considerations:**

- Most benchmarking programs have been adopted in large cities and therefore have a square footage threshold (e.g. 20,000 ft<sup>2</sup>) – but this approach may not be appropriate for Jamestown.

- Incorporate training into the program so building owners understand how to complete the process of benchmarking
- Lead by example by benchmarking town buildings first
- Report aggregated data to the public

**Additional Resources:**

- EPA [ENERGY STAR Portfolio Manager](#)
- NEEP [Building Energy Benchmarking Toolkit](#)

**Strategy C3: Opt-In to C-PACE**

Commercial Property Assessed Clean Energy (C-PACE) is a voluntary financing tool that municipalities in Rhode Island can opt-into, allowing commercial property owners to access a secure financing mechanism for projects. C-PACE financing is secured through a voluntary assessment on the building owner's property tax bills allowing the financing to be paid back with savings from the project.

**Benefits:**

- 100% of project costs can be covered by C-PACE
- No upfront costs
- Can be combined with utility incentives

**Implementation Considerations:**

- Discuss successes and challenges that other communities have faced
- Work with RI Infrastructure Bank to successfully promote the program in Jamestown
- Share case studies from other communities

**Additional Resources:**

- RI Infrastructure Bank: [C-PACE Program Overview and Program Guidebook](#)

**Strategy C4: Create Commercially-Focused Online Resource Library and Educational Campaign**

There are extensive online resources from sources such as the US Department of Energy, US Environmental Protection Agency, and other local organizations that can be more widely shared with residents and business owners. The town should seek to update the Sustainable Jamestown website with new content and commit to updating this information on a regular basis going forward.

**Benefits:**

- Low-cost opportunity to educate business owners and managers
- Teach the commercial building community about the opportunities and benefits of being more energy-conscious
- Promote successful projects, showcasing the town's leadership

**Implementation Considerations:**

- Consider utilizing existing webpages, such as Sustainable Jamestown for storing this information
- Identify additional locations where this content can be linked on the Jamestown government website



- Create a dissemination plan to promote the resource library to commercial building owners and managers
- Utilize information from and link to existing sources such as RI OER, US Department of Energy, US EPA, and others

**Additional Resources:**

- RI OER: [General Information](#) and [Resource Library](#)
- US DOE: [State and Local Communities](#)
- US EPA: [Local Climate and Energy Program](#)
- NEEP: [Solutions for Low-Carbon States and Communities](#)

## Conclusion and Near-Term Priorities

As a key first step, the town should empower a current municipal department or create a new position that will be charged with the implementation and oversight of this plan. Equipping a staff member or hiring a dedicated energy manager will ensure that the benefits of this plan are fully realized. In the context of 2022, Jamestown is well-suited to take advantage of forthcoming funds that are soon to be issued by the federal government to implement infrastructure improvements. Furthermore, by having a dedicated energy manager, this person can act as the liaison between these federal programs and the municipality, ensuring that the town takes full advantage of the opportunities that exist.

The 2023 Jamestown Energy Plan should serve as the foundation for the town's efforts to combat climate change by addressing building sector greenhouse gas emissions. By assessing, prioritizing, and implementing the strategies in this plan, the town can become a recognized leader and a more comfortable place to live, recreate, and conduct business.