

# Impacts of Governmental and Regulatory Directives on Buildings and Energy Auditing

**Herbert Dwyer**, *CEO, EMPEQ*

## ABSTRACT

America needs to decarbonize over 7,000 buildings every day for the next 28 years if we are to reach our 2050 climate goals. To reach this monumental challenge, there have been several major societal investments to ameliorate this daunting situation. The federal government's Inflation Reduction Act and its plans to invest \$100s of billions in clean and efficient energy has rightly captured many of the headlines. However, perhaps just as noteworthy are the steps regulatory commissions and local governments have taken to make this moonshot a reality. Specifically, the SEC is very likely to require all non-small reporting companies (SRCs) to provide annual greenhouse gas emissions disclosures starting in 2024; additionally, cities across the United States have followed the Empire State's examples in Ithaca and NYC to institute local laws to fine building owners for excess emissions and/or require them to provide annual greenhouse gas disclosures. While the aims of these programs are admirable, they will undoubtedly put incredible strain on a blue-collar and engineering industry already suffering from a severe labor shortage as the impact of these statutes begin to appear in 2023. Benchmarking, energy audits, and site surveys are all necessary parts of the process in all of these forthcoming industry changes and this presentation will discuss best practices to ensure efficiency in these crucial steps.

## BIOGRAPHY

Former chair of the Northeast Clean Heat and Power Initiative (NECHPI) and a three-time CEO, **Herbert Dwyer** spent 7 years as the President/CEO of a regional energy services company where he oversaw 300 design-builds in energy efficiency and clean heating and cooling. He has founded or co-founded companies in the real estate, energy efficiency, and finance industries and led sales teams of up to 80 individuals. A Cornell MBA and US Marine / NSA cryptanalyst, Herbert also worked as the General Manager for FedEx in Central New York - the department rose to second of 1,200 regions in sales during his tenure.