

Energy Benchmarking – Commercial Buildings

Cities that support or require energy benchmarking of commercial buildings

Large Cities (250,000+ people)

Madison	WI	250,000	We are working on a voluntary program.
Chula Vista	CA	267,000	<p>Through the San Diego Regional Energy Partnership (SDREP), which the City is a founding member, a benchmarking coach is provided to assist any building owner in San Diego County benchmark their building. Case studies and guides have been created.</p> <p>Through the SDREP we will be providing assistance for businesses to comply with the states benchmarking requirements.</p>
Orlando	FL	282,000	All commercial and multifamily buildings above 50,000 sf are required to perform an energy benchmark using ENERGY STAR Portfolio Manager and report their score (along with 15 other metrics) to the City each year. Buildings scoring under the national average EUI or score (50 out of 100) are required to perform an ASHRAE L2 energy audit over a 5-year period.
Saint Louis	MO	315,000	Participating in City Energy Project recently passed an energy benchmarking requirement for buildings 50,000 square feet and greater.
Long Beach	CA	470,130	CA Assembly Bill 802 (AB802) requires owners of buildings over 50,000 square feet to report energy use to the CA Energy Commissions for benchmarking purposes using ENERGY STAR Portfolio Manager. As a CA city, the City of Long Beach supports this requirement.
Kansas City	MO	478,000	Mayor James issued a challenge to owners of commercial buildings to voluntarily benchmark their energy use with Energy Star Portfolio Manager before adoption of the City's energy benchmarking & reporting ordinance, enacted in June 2015 (that now applies to commercial buildings > 50,000 sq. ft.). The City encourages building owners not subject to the City's benchmarking ordinance to voluntarily use Energy Star Portfolio Manager to benchmark their energy consumption. On 6/5/15 the City adopted KC's Energy Empowerment Ordinance that requires large buildings in KC to benchmark energy & water use annually, using ENERGY STAR Portfolio Manager, and report the results to the City. Program requirements are phased in. Commercial, institutional, industrial, & multi-family residential buildings with an area greater than 100,000 sq ft to begin reporting their previous calendar year results by May 1, 2017. As of May 1, 2018 commercial, institutional, industrial, & multi-family residential buildings greater than 50,000 sq ft are required to report their benchmarking results.

Atlanta	GA	500,000	<p>The City requires that all commercial (including multifamily) properties larger than 25,000 ft² submit energy and water benchmarking data annually.</p> <p>Click here for more information</p>
Boston	MA	685,094	<p>Under the Building Energy Reporting and Disclosure Ordinance, any building in Boston may voluntarily report its energy, water and waste data to the city through Energy Star Portfolio Manager.</p> <p>The Building Energy Reporting and Disclosure Ordinance requires all buildings above 35,000 sf or 35 units to benchmark and report their energy consumption to the City annually through Energy Star Portfolio Manager.</p>
Washington	DC	693,972	<p>Starting in 2012, the Clean and Affordable Energy Act of 2008 required all buildings (residential and commercial) over 50,000 square feet to report energy and water use annually using the EPA Energy Star Portfolio Manager tool. The data is publicly disclosed by DOE. To facilitate benchmarking, the District of Columbia mandated (in the Sustainable DC Act of 2014) that both electric and gas utilities provide aggregated whole-building data upon request to a building owner, and make that data available as a download and through automated upload to ENERGY STAR® Portfolio Manager®. The District was the first jurisdiction in the U.S. to put such a requirement into law. The law is now fully phased in and the data disclosure now captures more than 1,500 buildings. Between 2013-2016, the weather-normalized Site Energy Use Intensity (EUI) of private buildings that reported their energy use fell 4.5%. Specifically, the EUI of office buildings decreased 5.7% and multifamily housing buildings decreased 5%.</p>
Denver	CO	700,000	Mandatory for buildings over 25000 sq ft
Seattle	WA	705,000	Seattle's Energy Benchmarking Program (SMC 22.920) requires owners of non-residential and multifamily buildings (20,000 sf or larger) to track energy performance and annually report to the City of Seattle by April 1st of each year.
Louisville	KY	763,623	Louisville Metro Government, in partnership with two local nonprofits and local businesses, provides free verification for commercial buildings seeking an ENERGY STAR rating.
Columbus	OH	860,090	The Columbus Energy Challenge encourages voluntary energy benchmarking of buildings greater than 50,000 SF.
San Francisco	CA	890,000	<p>Since 2006, SF Energy Watch has been assisting local businesses to lower their energy bill through energy efficiency assessments and financial incentives, while also reducing San Francisco's impact on the environment. The program offers a multitude of energy-saving products and services. The EW Commercial Plus Program includes no-cost to conduct on-site energy surveys and provide recommendations for low-cost, energy efficient improvements for your business or facility.</p> <p>The Existing Commercial Buildings Energy Performance Ordinance requires that each public and private (non-residential building) larger than 10,000 square feet must</p>

			be benchmarked using Energy Star Portfolio Manager and requires building owners to demonstrate energy performance using three methods: benchmarking, auditing, and public reporting. The Energy Star Portfolio Manager is an online tool provided at no cost to the user by the US Environmental Protection Agency and Department of Energy. Building owners or their representatives must annually electronically share a brief report of key benchmarking results with the Department of Environment, and tenants. The ordinance requires disclosure of the ENERGY STAR score or the energy usage intensity if a score is not available. San Francisco also aims to increase transparency in building performance and incentivize the private market to increase energy efficiency through policies focused on market transformation. To help achieve this aim, the City's building performance law adopted in 2011 requires commercial property owners to measure and disclose their buildings' energy use and conduct energy audits. The data and increased awareness is expected to drive future investments in energy efficiency.
Austin	TX	949,587	City of Austin's Energy Disclosure Law Austin City Code 6-7's Energy Conservation Audit and Disclosure (ECAD) ordinance (Ordinance 20110421-002) was approved in 2008- and amended in April 2011 to improve the energy efficiency of existing homes and buildings that receive electricity from Austin Energy. The ECAD initiative is managed by Austin Energy, the City of Austin's municipal electric utility, and supports one of strategic goals in the Austin Climate Protection Plan, which is for the utility to offset 900 megawatts (MW) of peak energy demand by 2025. Developed with community input, ECAD ensures that the energy efficiency of almost every building in the city – from homes to apartments to commercial buildings – will be assessed and report. For updated background and links to current reports, please click here
Houston	TX	2,250,000	Supportive but does not have requirement for privately owned buildings
Chicago	IL	2,705,000	All buildings 50,000 sq ft or above are require to benchmark their energy use on an annual basis.
Los Angeles	CA	4,030,904	The EBEWE ordinance requires all buildings – including commercial buildings – larger than 20,000 square feet to benchmark and publish their annual energy and water use. The ordinance also requires buildings to take efficiency actions at least once every 5 years, such as energy audits or retrofits to reduce energy and water use. The first deadline is July 1, 2017 and applies to municipal buildings 7,500 square feet or larger as well as privately owned buildings 100,000 square feet or larger. These buildings must comply no later than April 1st thereafter. If building owners fail to comply, there is a \$202 fee. The second compliance deadline is April 1, 2018 and applies to buildings 50,000 square feet or larger; the last deadline is April 1, 2019 and applies to buildings 20,000 square feet or larger.
New York	NY	8,500,000	Yes, buildings over 25,000 square feet are required to benchmark their energy and water consumption annually.

Medium Cities (100,000 – 250,000 people)

Boulder	CO	108,000	Building Performance Ordinance Requires annual bench marking of energy use, and the implementation of energy efficiency actions over time Click here for more information
Salt Lake City	UT	192,672	Elevate Buildings is an initiative that engages commercial building owners to reduce energy waste while also mandating benchmarking and disclosure of energy performance data. Click here for information
Fremont	CA	230,000	CA AB 802 – Energy benchmarking and disclosure in CA – requires that 50,000 sf and larger buildings disclose energy data to the state annually, starting on June 1, 2018. Currently, Fremont does not have any local ordinance or policies to enforce or track progress on energy data disclosure. The state will rely on local municipalities to craft local ordinances that focus on building performance, and may cover smaller buildings or currently exempt property types.
Reno	NV	240,000	The City launched a locally branded Better Buildings Challenge called ReEnergize Reno and is working with the commercial sector to encourage participation, provide education and recognize leaders. Reno is in the process of implementing a benchmarking and transparency policy, which will be introduced to City Council in November 2018.

Small Cities (< 100,000 people)

Culver City	CA	38,883	The City sponsors a Sustainable Business Recognition program that encourages benchmarking and energy efficiency.
Saint Louis Park	MN	49,029	We currently support voluntary benchmarking, and the city's main buildings are benchmarked. We are piloting in 2019 an ordinance that would require benchmarking of certain categories of buildings.
East Hartford	CT	52,000	Using measurement tools provided by the Energy Department, we attempt benchmark building baselines and address high usage facilities
Camden	NJ	74,420	Environmental Ordinance
Schaumburg	IL	74,446	The village does not require, but would support voluntary benchmarking of commercial buildings.
Evanston	IL	75,000	In December, 2016 the Evanston City Council voted to approve the energy and water benchmarking ordinance which requires large buildings in Evanston to track and report their annual energy and water usage. The main purpose of the Ordinance is

			<p>to "promote energy conservation, reduce greenhouse gas emissions, and improve overall environmental quality." In summary, the Ordinance requires the owners of buildings covered by the ordinance to benchmark, verify, and annually report whole building, aggregate data to the City.</p> <p>Non-condominium buildings in Evanston 20,000-square-foot or greater and condominiums 50,000 square feet or greater are required to comply. This includes apartment buildings, strip malls, schools, churches, hospitals, etc. In addition, Cityowned buildings 10,000-square-foot or greater in size are required to comply. See below for details about the main aspects of the ordinance.</p>
Alameda	CA	78,906	The state requires benchmarking of some commercial buildings.
Napa	CA	80,000	The City's Sustainability Plan identifies goals for improving energy efficiency within the community. The City supports energy benchmarking of commercial buildings but does not have requirements at this time.