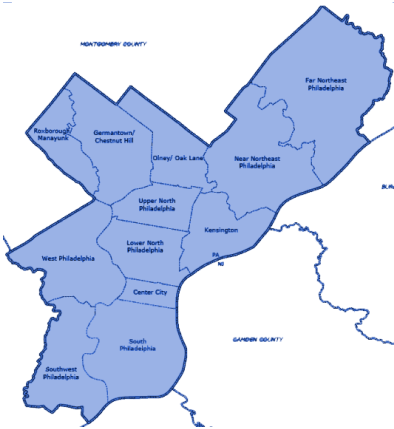




Philadelphia's Energy + Water Benchmarking Legislation: What It Means To You



In June 2012, the City of Philadelphia passed an Energy Conservation Ordinance to promote energy and water efficiency in commercial buildings. The ordinance requires energy and water benchmarking of commercial buildings >50,000 sf in EPA's ENERGY STAR Portfolio Manager system, including mixed-use buildings where >50,000 sf of indoor floor space is "non-residential."

The Portfolio Manager system computes your "whole-building" energy performance into a single score, or the energy use intensity (EUI), then compares your EUI with those of similar buildings

across the country. The result is a rating ranging from 1-100. A score of 50 means the building is more efficient than 50% of comparable buildings but less efficient than 50%. A score >75 can earn your building national ENERGY STAR certification.

Disclosure

The City will require building owners to disclose this energy performance score for each qualified building. This will allow customers shopping for office space to factor energy efficiency into their real estate choices. Specifically, building owners must:

- Provide the *Statement of Energy Performance* (generated by Portfolio Manager) to any potential lessee, tenant, purchaser or customer, and
- Submit benchmarking results to the City for inclusion in its online public reporting database. Public disclosure will be required for the 2013 calendar year (with 2013 data due to the City by June 30, 2014). Any member of the public will be able to look up and compare building ratings.

The commercial real estate market is moving toward sustainability, and 30% of U.S. commercial office space (by volume) is now ENERGY STAR certified. Verifiable energy efficiency is also a market signal to investors; it indicates that they will face less risk due to environmental challenges and utility price escalations. Smart commercial property managers and owners will get ahead of this curve, and benchmarking is the right place to start whether or not required by law!

PES has been an approved ENERGY STAR Service Provider since 2007. We will put our 8 years of local commercial building benchmarking experience to work for you!

- **Jan. 15, 2014**
City sends **violation notices** to property owners who have not yet submitted calendar year 2012 bench-marking data.
- **Feb. 15, 2014**
Failure to comply by Feb. 15 results in a **\$300 fine**.
- **March 17, 2014**
Continued failure to comply will result in **additional fines of \$100 per day**.
- **June 30, 2014**
Energy + water use for calendar year 2013 must be bench-marked by June 30. Public disclosure of bench-marking scores begins.

Call our 24/7

Benchmarking Hotline For
Professional Assistance

215.525.2250

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