



# Benchmarking

A High-Impact Action for the Clean Energy Communities Program

Communities and Local Government Team at NYSERDA

# Clean Energy Communities Program

NYSERDA's Clean Energy Communities program provides grants, coordinator support, and a clear path forward to local governments that demonstrate leadership by completing NYSERDA-selected high-impact actions.

Who is eligible:

- ✓ **City, town, village, and county governments**

Easy to participate:

- ✓ **Local governments complete high-impact actions to earn grants and recognition**

Key advantages include:

- ✓ **Flexible grant funding with no local cost share**
- ✓ **Free coordinator support**
- ✓ **Recognition for your community's leadership**

# Benchmarking

- Benchmarking is a policy that a local government adopts that requires the annual reporting of energy used in buildings.
- It's important because buildings account for over 60% of the energy used in New York State.
- Allows you to compare energy usage against other buildings, and better identify opportunities to cut energy waste.
- Helps to make smarter investment decisions, reward efficiency, and drive widespread, continuous improvement.

# Requirements

## Benchmarking - Municipal Buildings - 100 Points

Submit a certified copy of an executed local law, ordinance, or resolution (template legislation can be accessed in the Benchmarking toolkit at [www.nyserda.ny.gov/cec](http://www.nyserda.ny.gov/cec)) that requires the applying jurisdiction to make available to the public on the internet on an annual basis, energy use information for each municipal building that is owned or occupied by the applying jurisdiction that is 1,000 square feet or larger. At a minimum, publicly disclosed energy use information shall include each building's energy use intensity (EUI), annual greenhouse gas emissions, and an energy performance score where available.

# Requirements

## Benchmarking - Municipal Buildings - 100 Points (cont.)

The legislation must require the following:

- Create an ENERGY STAR Portfolio Manager Account
- Gather basic information required by Portfolio Manager and set up property profile(s)
- Obtain monthly, whole building energy use data for all fuel types including, but not limited to, electricity, natural gas, fuel oil, chilled water, steam, and diesel
- Enter property uses and details into profile(s)
- Enter energy use data for all fuel types
- Generate and review the building's report in Portfolio Manager
- Submit the report to the municipality through Portfolio Manager
- Make available to the public on the internet annual summary statistics for each covered property including Energy Use Intensity (EUI), annual greenhouse gas emissions, an energy performance score where available, and other descriptive information as required by Portfolio Manager

# Requirements

## Benchmarking - Advanced Reporting - 200 Points

Submit a screenshot of a webpage on the applying jurisdiction's website where a benchmarking report is posted that includes no less than 24-months of energy use information as described above for municipal buildings. If the jurisdiction does not have a website, the jurisdiction must attest that the report is available upon request.

Share your community's Portfolio Manager account with NYSERDA. Add NYSERDAcec1 contact in your My Contacts. Share with "view all read only access" permissions to the NYSERDAcec1 contact for all buildings and meters in your Portfolio Manager account. Submit a screenshot on the Sharing Tab of your Portfolio Manager account which shows an accepted share request with NYSERDAcec1, or comparable information, stating that NYSERDA has accepted the sharing request. Date of completion is when the sharing request was accepted.

# Requirements

**Benchmarking - Large Private Buildings - 800 Points** (applicable to large-size cities, towns and villages over 40,000 pop. only)

Submit a copy of an executed local law or ordinance, (template legislation can be accessed in the Benchmarking Private Buildings toolkit at [www.nyserda.ny.gov/cec](http://www.nyserda.ny.gov/cec)) as described for Municipal Building above, but apply the requirements to the owners of commercial and multifamily buildings 25,000 square feet or larger.

# Benchmarking Legislation

The applying jurisdiction must duly adopt either a local law, ordinance, or resolution.

A template resolution and local law is available in the Benchmarking toolkit at [www.nyserda.ny.gov/cec](http://www.nyserda.ny.gov/cec)

Key provisions of the template legislation include:

- The local government may exempt a particular Covered Municipal Building from the benchmarking requirement if it is determined that it has characteristics that make benchmarking impractical.
- The local government shall issue a report to the legislative body annually including but not limited to summary statistics on Energy consumption for Covered Municipal Buildings derived from aggregation of Benchmarking Information, a list of all Covered Municipal Buildings identifying each Covered Municipal Building that were determined to be exempt from the benchmarking requirement and the reason for the exemption, and the status of compliance with the requirements of this Policy.



# Benchmarking Legislation

The legislation must require the following:

## Benchmark

- Create a ENERGY STAR Portfolio Manager Account
- Gather basic information required by Portfolio Manager and set up property profile(s)
- Obtain monthly, whole building energy use data for all fuel types including, but not limited to, electricity, natural gas, fuel oil, chilled water, steam, and diesel
- Enter property uses and details into profile(s)
- Enter energy use data for all fuel types

## Report

- Generate and review the building's report in Portfolio Manager
- Submit the report to the municipality through Portfolio Manager
- Make available to the public on the internet annual summary statistics for each covered property including Energy Use Intensity (EUI), annual greenhouse gas emissions, an energy performance score where available, and other descriptive information as required by EPA Portfolio Manager

# ENERGY STAR Portfolio Manager

## Management Tool

Helps business and organizations by offering a platform to:

- Assess whole building energy and water consumption
- Track changes in energy, water, greenhouse gas emissions, and cost over time
- Track green power purchase
- Share/report data with others
- Create custom reports
- Apply for ENERGY STAR certification

## Metrics Calculator

Provides key performance metrics to integrate into a strategic management plan

- Energy consumption (source, site, weather normalized)
- Water consumption (indoor, outdoor)
- Greenhouse gas emissions (indirect, direct, total, avoided)
- ENERGY STAR 1-to-100 score (available for many building types)

→ Accessible in a free, online secure platform: [www.energystar.gov/benchmark](http://www.energystar.gov/benchmark)



# Case Study 1 – New York City Local Law 84

- Local Law 84 has been applicable since 2010 for public sector buildings and since 2011 for large private sector buildings.
- 23,417 buildings are required to annually benchmark energy and water use including 2.3 billion square feet of private sector buildings and over 281 million square feet of public sector buildings
- 84% compliance rate in 2012, the third year of required benchmarking
- According to the US Department of Energy, New York saw a cumulative energy savings of 5.7% during the first four years of the policy from 2010 through 2013 including a total dollar savings of \$267,492,147.

# Case Study 2 – Cambridge, Massachusetts

- Cambridge, MA (pop. 105,162) enacted a Building Energy Use Disclosure Ordinance by a vote of 9 to 0 in July 2014.
- Energy use in buildings accounts for about 80% of GHG emissions in Cambridge, with two-thirds of the total related to commercial, institutional, and large multifamily buildings.
- Disclosure places the information in the marketplace, where various users such as potential property buyers, tenants, realtors, energy service providers, and others can use the data and to help create value for higher energy performing properties.
- The data will also aid the City and others in planning for higher energy performance in the building stock.

# Benchmarking

Local government officials that implement Benchmarking can expect to:

- ✓ Identify energy saving opportunities in buildings
- ✓ Spark investment in energy saving upgrades
- ✓ Address a major source of emissions: buildings

# Contact

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[www.nyserderda.ny.gov/cec](http://www.nyserderda.ny.gov/cec)