

Building Benchmarking and Disclosure Policies Why Mandatory?

What the proposed initiative does...

- Ensures that building owners are aware of their energy and water use and greenhouse gas emissions.
- Alerts owners of the opportunities to reduce their energy and water use by showing them the range of energy and water use of similar buildings within the city.
- Allows the city to strengthen partnerships with building owners and energy efficiency program administrators while facilitating the measurement of progress towards reaching sustainability goals.

What it does not do...

- Require buildings to achieve any particular level of energy efficiency.
- Penalize buildings based on their energy efficiency; the ordinance only rewards building owners for their compliance.
- Require buildings owners to implement energy efficiency upgrades.
- Hold building owners responsible for tenants' failure to disclose their energy and water use.

Voluntary Benchmarking Initiatives

- Voluntary initiatives can be complementary to an ordinance. These initiatives generally include outreach and technical assistance for building owners who choose to benchmark their buildings and commit to an energy reduction target.
- Voluntary initiatives can lead to energy reduction commitments but have fewer participating buildings than an ordinance.
- Often don't include participation from buildings that could benefit most from benchmarking and making energy efficiency improvements.
- In Seattle, one of the most successful voluntary benchmarking initiatives, the Seattle 2030 District, has achieved participation from 45 million square feet of the buildings in the city compared to 282 million square feet covered by the ordinance.
- In San Francisco, their 2030 District includes participation from 10 million square feet of the buildings in the city compared to 203 million square feet covered by the ordinance.

Many Building Owners Already Benchmark Using the Portfolio Manager Software

- Nationwide, nearly 40% of commercial building space has been benchmarked.
- In Maine, 95 million square feet has been benchmarked.
- A mandatory benchmarking initiative would include participation from those buildings that have not yet benchmarked and could benefit most from tracking their energy usage over time.

Additional Resources

- [Energy Star Portfolio Manager Website](#)
- [Northeast Energy Efficiency Partnerships: Building Energy Rating Resource Center](#)
- [Institute for Market Transformation: Building Energy Performance Policy](#)