About DEP's Benchmarking Building Inventory

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What is this inventory?

DEP developed a preliminary Covered Buildings Inventory to raise awareness about the Benchmarking Law. Learn more about the Law on DEP's website. This inventory is an approximation, meant to help identify the buildings covered by the Law. This inventory will be used only as a tool by DEP, and should be considered the same by building owners and other stakeholders.

Each building owner will need to confirm their own building square footage to determine coverage under the Law. Compliance is dependent upon the building owner's record of their building square footage and the square footage on the parcel in total, regardless of the information on this inventory.

What buildings are covered by the Benchmarking Law?

Buildings 50,000 square feet or greater, or a group of buildings that share a parcel (have the same Tax ID or Parcel ID) that collectively have a square footage of 50,000 square feet or greater, will need to benchmark building energy use and building attributes in Portfolio Manager, and report to the County DEP for disclosure.

Specific deadlines will depend on the size of the building:
- Group 1 (a building or group of buildings on a single parcel totaling 250,000 square feet and greater) must benchmark and report to DEP by June 1, 2016.

- Group 2 (a building or group of buildings on a single parcel totaling 50,000 square feet or greater up to Group 1 buildings) must benchmark and report to DEP by June 1, 2017.

What are all the different metrics and fields?

Field	Description	Source
Group	Covered Group under the Benchmarking Law: • Group 1 deadline is June 1, 2016 • Group 2 deadline is June 1, 2017	DEP
Tax_ID	Tax ID	Tax Assessment Record
CS_TaxID1	Tax ID	CoStar
CS_TaxID2	Second Tax ID (It's not clear where a second Tax ID comes from)	CoStar
Tax_Address_Street	Street Address	Tax Assessment Record
Tax_Address_City	City of Street Address	Tax Assessment Record
Tax_Address_Zip	Zip of Street Address	Tax Assessment Record
CS_Address_Street	Street Address	CoStar
CS_Address_City	City of Street Address	CoStar
CS_Address_Zip	Zip of Street Address	CoStar
Tax_StructArea	Square footage of all buildings on that Tax ID or Parcel	Tax Assessment Record
CS_RBA	Rentable Building Area of a single building	CoStar
Tax_LU_Code	Numeric Code indicating Land Use	Tax Assessment Record
Tax_LU_MajDesc	Description of Land Use, based on code	Tax Assessment Record
Tax_LU_Desc	More detailed description Land Use, based on code, if available	Tax Assessment Record
CS_PropType	Property Type	CoStar
Justification	Explains how this record ended up in the Inventory based on one of or both of the Sources.	DEP

What are the sources of data for this inventory?

DATA SOURCE: Tax Assessment Records
Provides parcel-based data from tax assessment activities based on the 2016 levy year with the PIN or Tax ID number, address, and owner address information.
  ▪ Issues: Buildings split between parcels or multiple buildings on a single parcel are reflected as a single record; no data on number of buildings on a particular parcel.

DATA SOURCE: CoStar Commercial Database
Privately collected and maintained database of commercial and multifamily buildings. Data is owner-supplied, updated frequently, offers wider range of fields, including owner-supplied PIN or Tax ID number, address for whole buildings (sometimes reflected via a range for malls or buildings that span multiple address or parcels). Data in the inventory reflects building information exported from the CoStar database on December 10, 2015.
  ▪ Issues: Database may not include some small nonprofit or institutional buildings, data is owner/manager-supplied and may not match precisely with tax data. Provides rentable building area, not total building square footage.

Are the exempt uses filtered out? What about small buildings?

DEP filtered out exempted building use types (per the County's land use codes), such as industrial, manufacturing, and utility/transportation, as well as residential and multifamily. DEP also attempted to filter out buildings with reported "Structure Area" or "Rentable Building Area" that was well-below the threshold and very unlikely to be covered by the Law.

How were buildings identified for Group 1 and Group 2?

Because the records are imprecise and do not consistently match one another, we used a filter of 240,000 square feet or greater for Group 1 and 47,500 square feet for Group 2. Rentable building area is by definition almost always less than the building's total square footage. DEP's filtering range is meant to be as inclusive as possible. Each building owner will need to confirm their own building square footage to determine coverage under the Law.

There's a problem with my building information in the inventory. How do I fix it?

Building owners/managers who want report or correct information should contact the source databases directly:

- Issues with CoStar should be reported to CoStar for correction these corrections to CoStar. Phone 800-613-1303 or email support@costargroup.com.

- Issues with the Tax Assessment data should be brought to the attention of the Maryland Tax Assessor. More information is at http://www.dat.state.md.us/sdatweb/appeal.html.

- Other or general questions can be sent to energy@montgomerycountymd.gov with the full line of the record as it is presented in the inventory and then a list of issues. Issues will be documented for future versions of the inventory. Data correction requests will not be forwarded from DEP to the source databases.

Please remember: Compliance is dependent upon the building owner's record of their building square footage and the square footage on the parcel in total, regardless of the information on this inventory. This inventory will be used only as a tool by DEP, and should be considered the same by building owners and other stakeholders. DEP looks forward to populating a more accurate building database throughout the first reporting years.