

# What is Benchmarking?

Benchmarking compares one building's energy use against a nationwide set of peer buildings.

## Why Benchmark?

### Manage Energy Costs

Utilities are the largest non-fixed expenditure of a business. Benchmarking provides a simple but valuable way for building owners and managers to understand energy use and identify opportunities to reduce energy costs.

### Market Transformation

Benchmarking has been shown to drive energy efficiency upgrades, increasing occupancy rates and property values.

## The New Law

### County's Climate Goal

Montgomery County has a goal to reduce greenhouse gas emissions by 80% by the year 2050. Commercial buildings make up one-third of County emissions.



## Resources

### Need Help Benchmarking?

Email us:

[energy@montgomerycountymd.gov](mailto:energy@montgomerycountymd.gov)

Call us:

**240-777-7754**

Read our FAQs:

[bit.ly/MoCoFAQs](http://bit.ly/MoCoFAQs)

### Benchmarking Website

View the Law and learn about events and resources:

[bit.ly/depbenchmarking](http://bit.ly/depbenchmarking)

### EPA Portfolio Manager

Learn about benchmarking and create an account:

[portfoliomanager.energystar.gov](http://portfoliomanager.energystar.gov)

Sign Up to Receive  
Benchmarking Updates

[bit.ly/MoCoEnergyNews](http://bit.ly/MoCoEnergyNews)

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Montgomery County, MD

# Building Energy Benchmarking Law

What you need to know  
about the law and how  
to get started.



DEPARTMENT OF  
**ENVIRONMENTAL  
PROTECTION**  
MONTGOMERY COUNTY • MARYLAND

# Who Needs to Benchmark?

Buildings covered under the Law include County and certain private non-residential buildings (and groups of buildings on a common parcel) with 50,000 gross square footage or more. These private buildings are divided into Groups 1 & 2 as shown in the table below.

Group	Building Size	Data Year	Deadline
County	≥ 50,000 sq. ft.	2014	06/01/2015
Group 1	≥ 250,000 sq. ft.	2015	06/01/2016
Group 2	≥ 50,000 sq. ft.	2016	06/01/2017

\*See legislation on website regarding exemptions and waivers.

## Who Has Already Benchmarked?

Over one thousand of the nearly 4,300 commercial buildings in Montgomery County have accounts in Portfolio Manager. Of these buildings, 122 have achieved a score of 75 and are certified as ENERGY STAR buildings.

## Verification

The Benchmarking Law requires building owners to have their data verified by a Recognized Data Verifier the first year and every three years thereafter. Verification helps ensure that building and energy data are accurate and is considered an industry best practice.



# How do I Comply?

- 1 **Identify** buildings to benchmark by checking your gross square footage and reviewing the Law.
- 2 **Collect** information about your buildings, space type, and energy use. Request energy data from your utility (if 5+ tenants) or directly from your tenants.
- 3 **Benchmark** your building's energy use in ENERGY STAR® Portfolio Manager®.
- 4 **Verify** your data to ensure its accuracy.
- 5 **Report** to the County by your first deadline.

## Voluntary Actions

- If the building scores above 75, complete the certification process to earn the ENERGY STAR label.
- Improve your ENERGY STAR score by lowering energy consumption through conservation or energy efficiency.
- Take advantage of energy efficiency incentives provided by your utility.
- See the County's Benchmarking website for more information.