

About DEP's Private Building Inventory for the Benchmarking Law

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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) benchmarked and reported calendar year 2015 data to DEP by June 1, 2016, and will continue to report by June 1st annually.
- 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 calendar year 2016 data to DEP by June 1, 2017, and continue to report by June 1st each year thereafter.

What are all the different metrics and fields?

| Field Group | Description | Source |
|--------------------|--|-----------------------|
| | Covered Group under the Benchmarking Law: <ul style="list-style-type: none"> 1st Group 1 deadline is June 1, 2016 1st 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_Building_Name | Formal property name to help identify the Covered building | Costar |
| 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 |
| Tax_Year_Built | Calendar year when building was constructed | Tax Assessment Record |
| CS_Year_Built | Calendar year when building was constructed | 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 2017 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 October 24, 2016.

- 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 42,000 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://dat.maryland.gov/realproperty/>.
- 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.