

What is Benchmarking?

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

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.

County's Climate Goal

Montgomery County has an ambitious goal to reduce greenhouse gas emissions by 80% by 2027 — and 100% by 2035. Commercial buildings make up one-third of County emissions.



Resources

Need Help Benchmarking?

Email us:

energy@montgomerycountymd.gov

Call us:

[240-777-7754](tel:240-777-7754)

Benchmarking Website

View details about the Law and explore resources and events:

bit.ly/bbmontco

EPA Portfolio Manager

Learn about benchmarking and create an account:

portfoliomanager.energystar.gov

Sign Up to Receive Benchmarking Updates

bit.ly/MoCoBBNews

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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. Covered buildings must report annually. The table below shows the first deadlines and requirements for these buildings:

| Group | Building Size | 1 st Data Year | 1st 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 eligible exemptions and waivers.*

Verification

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

Who Has Already Benchmarked?

More than one thousand of the nearly 4,300 commercial buildings in Montgomery County have accounts in Portfolio Manager. Of these buildings, 148 have achieved a score of 75 or higher and are certified as ENERGY STAR buildings.



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+ meters) or directly from your tenants.
- 3 Benchmark** your building's energy use in ENERGY STAR® Portfolio Manager®.
- 4 Verify** your data with a Recognized Data Verifier to ensure its accuracy.
- 5 Report** to the County by June 1st and annually thereafter.

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, rebates and financing tools.
- See the County's Benchmarking website for more information.