

**Bill 2-14: Environmental Sustainability - Energy - Building Benchmarking
Final Bill Summary and Fact Sheet**

Provided by Montgomery County Department of Environmental Protection
Rev. 9/15/2014

Why Benchmark?

Managing energy costs: Utilities are typically the largest non-fixed expenditure of a business. Benchmarking provides a basic but valuable way for owners to better understand energy use and identify cost-effective opportunities to cut energy costs.

Market transparency: Tenants often pay utilities, whether directly or as part of their lease payments. Benchmarking provides tenants with information to help them evaluate those costs and recognizes buildings for efficiency improvements.

County Policy Goals: 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.

The Adopted Bill: Quick Facts & Important Updates

The benchmarking bill was introduced January 2014 and adopted May 2014. The bill requires that certain non-residential buildings report and disclose energy use.

What buildings are covered by the bill? 18A-38 (Definition of Covered Building)

- County Buildings: 50k square feet and greater
- Group 1: Non residential 250k square feet and greater
- Group 2: Non residential 50k square feet and greater

Several changes were made to the originally proposed bill:

- County buildings will go for and “lead-by-example”, benchmarking covered buildings by June 2015.
- The bill explicitly does not apply to residential buildings.
- Deadlines for the two covered building groups have been extended, with the first private building deadline falling at the end of 2016.
- Auditing and retro-commissioning aspects were removed entirely.
- The Department of Environmental Protection will develop and convene a Benchmarking Work Group to advise implementation and recommend any legislative amendments.

Deadlines

Group	Benchmarked Period	Deadline
County Buildings	Calendar Year 2014	June 1, 2015
Group 1: 250k sq ft +	Calendar Year 2015	December 1, 2016
Group 2: 50 sq ft +	Calendar Year 2016	December 1, 2017

More information: <http://montgomerycountymd.gov/DEP/Energy/benchmarking.html>

Work Group

- Review the benchmarking process as applied to county-owned facilities
- Report to the County Council and County Executive with recommendations on the benchmarking process as applied to privately-owned facilities, including any proposed amendments to the County law.
- Subscribe to emails with information and updates on the Work Group:
<http://bit.ly/BenchmarkWorkGroupEmail>

Work Group Subcommittees (proposed)

- **Technical assistance** – Implementation of programming, technical assistance, and resources to support building owners.
- **Outreach and education** - Outreach and communication strategies, venues and media, identifying partner organizations to support outreach.
- **Implementation guidance and legislative** - Review the legislation and suggest clarifications and revisions; provide guidance on implementation details.

Benchmarking Resources

Benchmarking Website

For more information about the bill, including legislative history, a clean version of the bill, and details on Tenant Data, Data Verification, and Reporting, visit:

<http://montgomerycountymd.gov/DEP/Energy/benchmarking.html>

Portfolio Manager

Free software provided by the U.S. Environmental Protection Agency (EPA)

- 40% of commercial building space is in Portfolio Manager
- Standard for benchmarking in Boston, New York City, District of Columbia, Philadelphia, Seattle, and other cities
- Technical resources available at: <http://portfoliomanager.energystar.gov>

Utility Data Access and Automation

- Most utilities offer aggregate/whole-building data to building owners if there are a certain number of tenants in the building (e.g. Pepco has a threshold of 5+ tenants). Data available by request with the supply of meter numbers.
- Data automation directly into Portfolio Manager is being developed by some of the energy utilities.

To participate in a subcommittee, please indicate your interest in an email to Michelle Vigen.

Contact

Michelle Vigen, Senior Energy Planner

Montgomery County Department of Environmental Protection

Michelle.vigen@montgomerycountymd.gov

240-777-7749

More information: <http://montgomerycountymd.gov/DEP/Energy/benchmarking.html>