



# OVERVIEW: Energy Benchmarking



## What is energy benchmarking?

Energy benchmarking is the process of measuring a building's energy performance and comparing it against a common standard. Benchmarking helps identify energy consumption patterns and potential energy savings.

## How is energy benchmarking done?

Owners of covered buildings must use **ENERGY STAR Portfolio Manager**, a free website organizations can use to measure and track energy consumption.

In order to benchmark a building in ENERGY STAR Portfolio Manager, a reporter must enter:

- **Building operating characteristics** including address, gross floor area, occupancy and space types within the building, and others like operating hours or hotel rooms, depending on the space type
- **Energy consumption data for ALL fuels used in the building** (e.g., electric, gas, steam, chilled water, generator power) spanning 12 consecutive months

The law also requires that benchmarking data be verified the first year that data is reported and every three years thereafter.

## Which buildings are required to benchmark by law?

The Energy Benchmarking Law covers residential and non-residential buildings 25,000 gross square feet (gsf) and larger.

- For benchmarking purposes a "building" is a single structure that can be individually metered and share no interior common area **OR** a group of buildings that share an energy meter, have a common heating or cooling system, share interior common areas, or otherwise cannot attribute energy use to a single building.

Buildings are placed into Groups for compliance and must begin reporting per the following schedule:

- **Group 3 - Commercial Buildings 25,000 to 50,000 gross square feet and previously exempted buildings**
- **Group 4 - Multifamily Residential Buildings 250,000 gross square feet and greater**
  - First benchmarking deadline is June 1, 2023
- **Group 5 - Multifamily Residential Buildings 25,000 to 250,000 gross square feet**
  - First benchmarking deadline is June 1, 2024

Energy benchmarking is an annual requirement and covered buildings must continue to report annual energy use data by June 1 every year.

## What is data verification?

Data verification means that a "recognized data verifier" has reviewed the primary Portfolio Manager inputs. The "recognized data verifier" is an in-house or third-party professional with a current verification credential approved by the DEP Director. The full list of accepted credentials is available on the Energy Benchmarking website.

## How can I learn more?

DEP has a wealth of information, resources, and guidance on the Energy Benchmarking web page at [bit.ly/MoCo\\_Benchmarking](https://bit.ly/MoCo_Benchmarking) or scan the QR code below.



Questions? We are here to help. Contact our Benchmarking Help Desk at [Energy@MontgomeryCountyMD.gov](mailto:Energy@MontgomeryCountyMD.gov) or (240) 777-7707