



# Building Energy Benchmarking and Disclosure

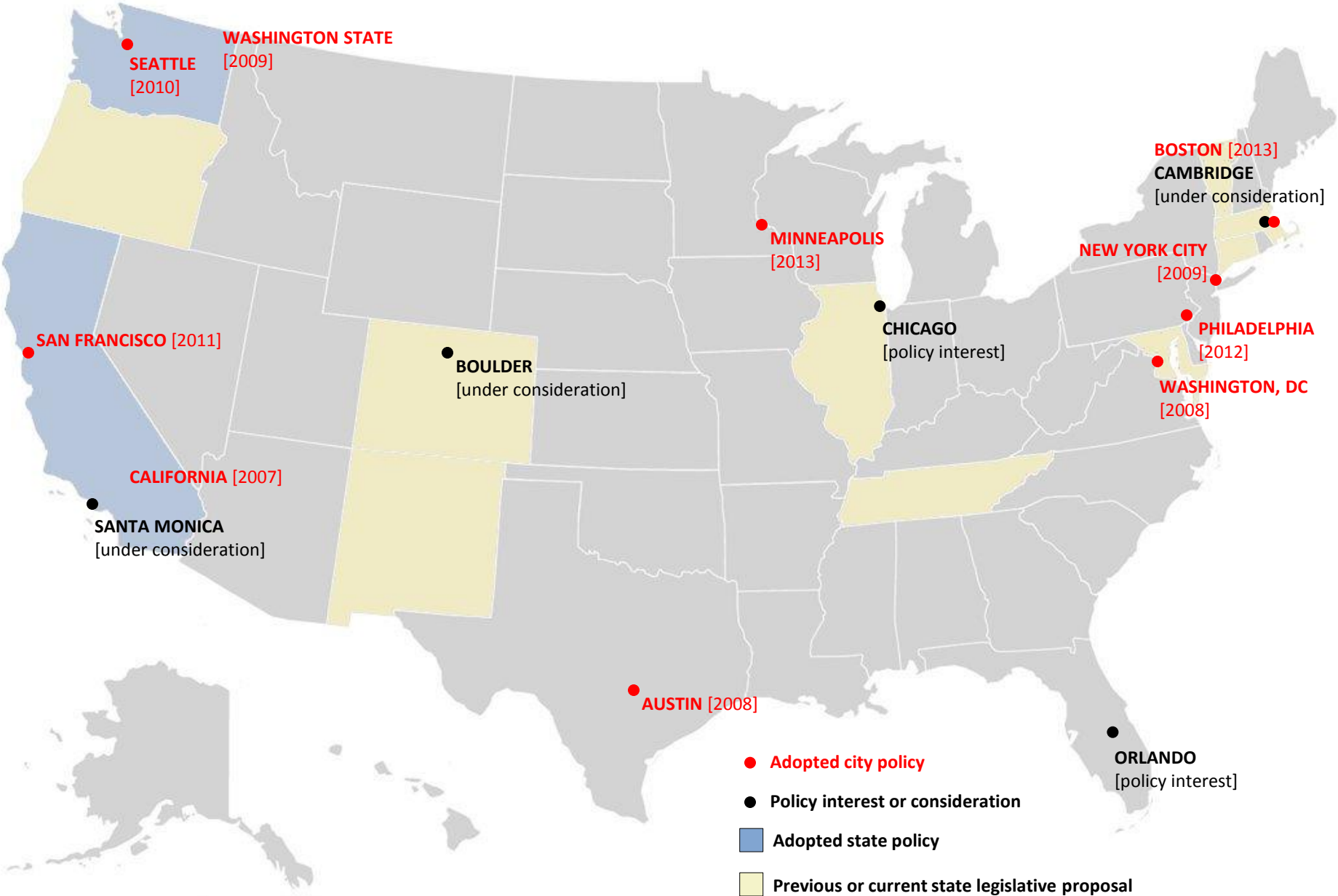
U.S. Policy Overview

May 30, 2013 | U.S. Department of Energy Better Buildings Summit

**Andrew Burr**

Director, Building Energy Performance Policy  
Institute for Market Transformation  
[andrew@imt.org](mailto:andrew@imt.org)

# U.S. BENCHMARKING AND DISCLOSURE POLICIES, 2007 - PRESENT

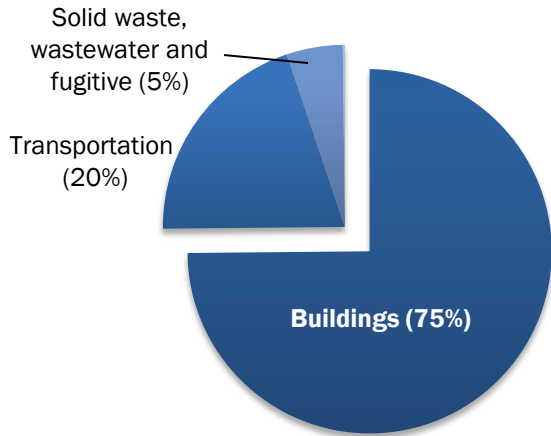


# Policy Trends and Outlook

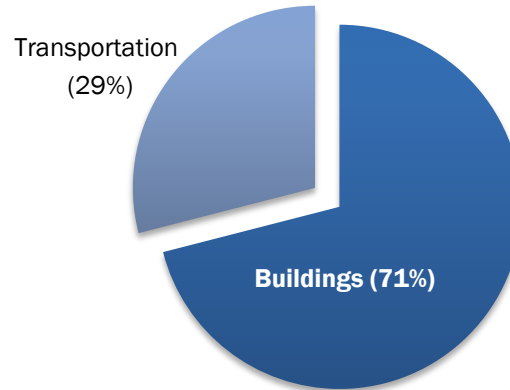
- **Our EE strategy for existing buildings is not working**
  - *Incentives, rebates and voluntary programs will not create scale*
- **Policy solutions must create market demand**
  - *Transparency and information has political strength*
- **The policy landscape is changing rapidly**
  - *Local governments moving beyond new buildings*

# CARBON POLLUTION IN CITIES

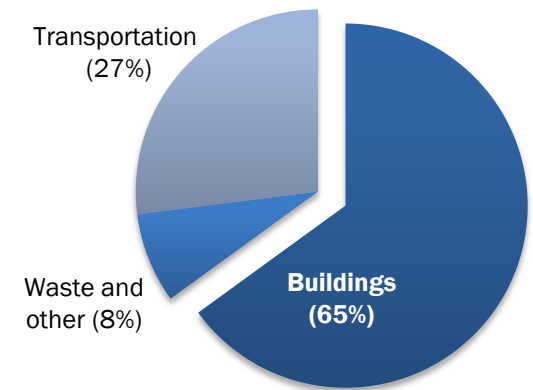
### NEW YORK CITY



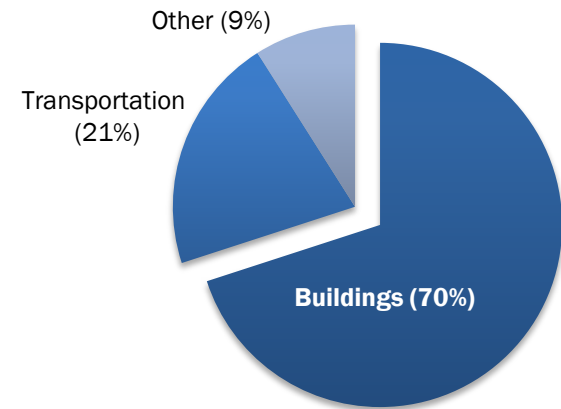
### BOSTON



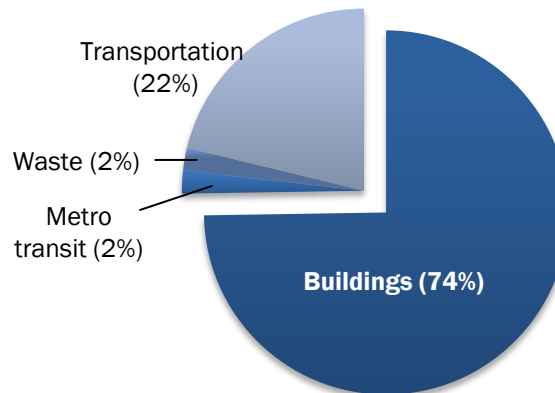
### MINNEAPOLIS



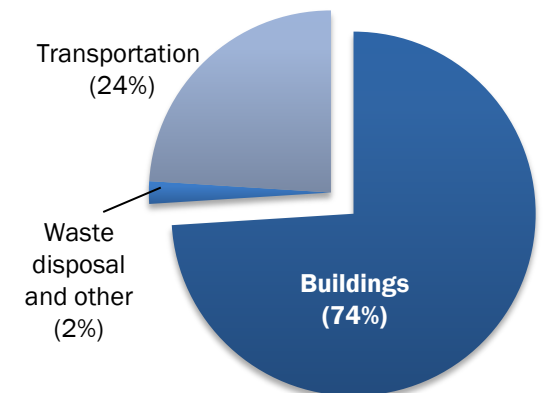
### CHICAGO



### DISTRICT OF COLUMBIA



### SALT LAKE CITY



# DATA DRIVING POLICY



	Minneapolis	New York City
<b>Residential sector</b>		
Property inventory	103,500	748,700
Floor space (in square feet)	198 million	3.5 billion



<b>Nonresidential sector</b>		
Property inventory	6,284	56,250
Floor space	184.6 million	1.7 billion

<b>Citywide</b>		
Property inventory	109,800	805,000
Floor space	382.5 million	5.2 billion

## Above 25,000 square feet

Property inventory (percent)	2,100 <b>(2%)</b>
Floor space (percent)	181.6 million <b>(47.5%)</b>

## Above 50,000 square feet

Property inventory (percent)	14,900 <b>(1.8%)</b>
Floor space (percent)	2.6 billion <b>(50%)</b>

# LOCAL REQUIREMENTS AND POLICY STATUS

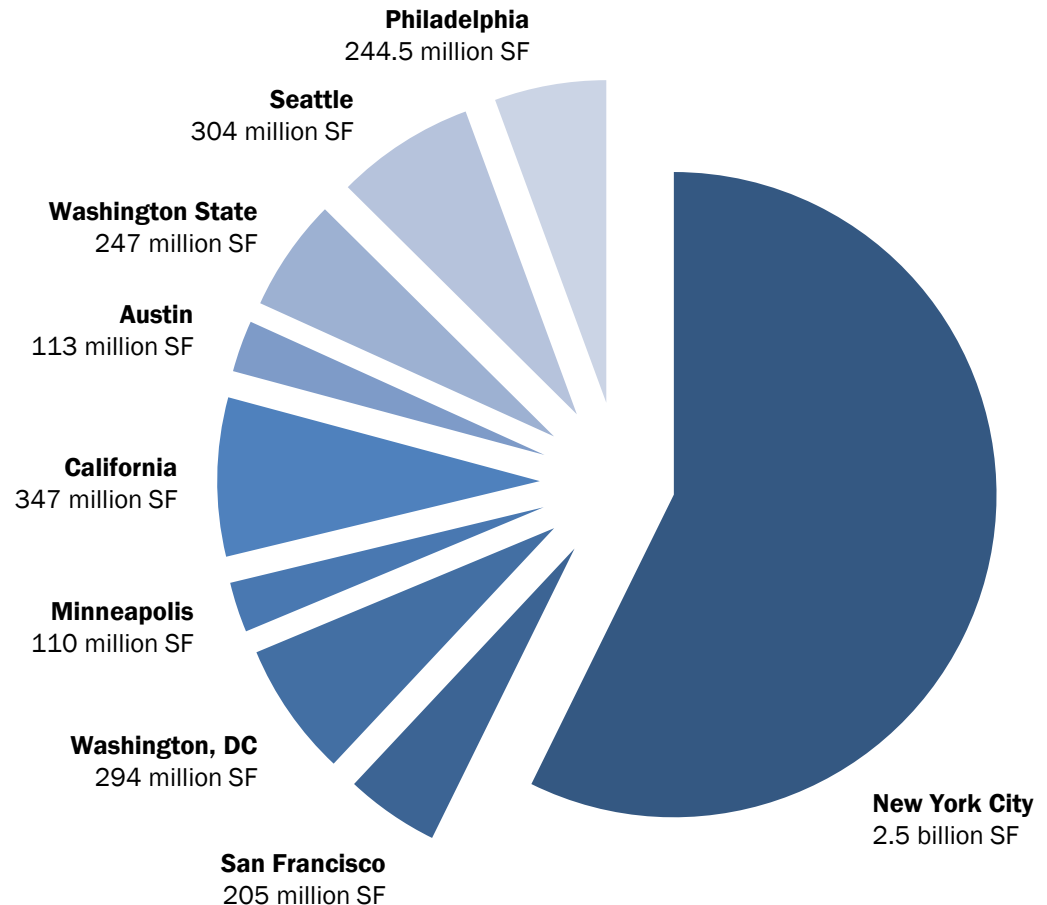
Jurisdiction	Benchmarking (Building Type and Size)		Reporting	Disclosure					Audits	RCx	
	Non-residential	Multi-family		To local gov't	On public web site	To tenants	To transactional counterparties				
							Sale	Lease			Financing
<b>Austin</b>	10k SF+	5+ units	✓	-	-	✓	-	-	✓	-	
<b>Boston</b>	35k SF+	35+ units	✓	✓	-	-	-	-	✓	-	
<b>California</b>	5k SF+	-	✓	-	-	✓	✓	✓	-	-	
<b>Washington, DC</b>	50k SF+	50k SF+	✓	✓	-	-	-	-	-	-	
<b>Minneapolis</b>	50k SF+	-	✓	✓	-	-	-	-	-	-	
<b>New York City</b>	50k SF+	50k SF+	✓	✓	-	-	-	-	✓	✓	
<b>San Francisco</b>	10k SF+	-	✓	✓	✓	-	-	-	✓	-	
<b>Philadelphia</b>	50k SF+	-	✓	✓	-	✓	✓	-	-	-	
<b>Seattle</b>	20k SF+	20k SF+	✓	-	✓	✓	✓	✓	-	-	
<b>Washington state</b>	10k SF+	-	-	-	-	✓	✓	✓	-	-	

<b>Boulder</b>	Policy Interest
<b>Cambridge</b>	Policy Interest
<b>Chicago</b>	Policy Interest
<b>Orlando</b>	Policy Interest
<b>Santa Monica</b>	Policy Interest

<b>Illinois, Massachusetts</b>	Pilot program in progress
<b>Connecticut, Colorado, Maryland, New Mexico, Oregon, Tennessee, Vermont</b>	Previous legislative effort

Each year, existing policies will impact more than **45,000 properties** totaling approximately **4.3 billion SF** of floor space in major real estate markets, according to IMT analyses

## BUILDING AREA (IN SQUARE FEET) COVERED ANNUALLY



# **Why are Local Governments Adopting Benchmarking and Disclosure Requirements**



- **Market-Based Energy Savings**

  - 2012 analyses by the U.S. EPA, and the Georgia Tech Ivan Allen College School of Public Policy

- **Higher Participation Rates in Utility EE Programs**

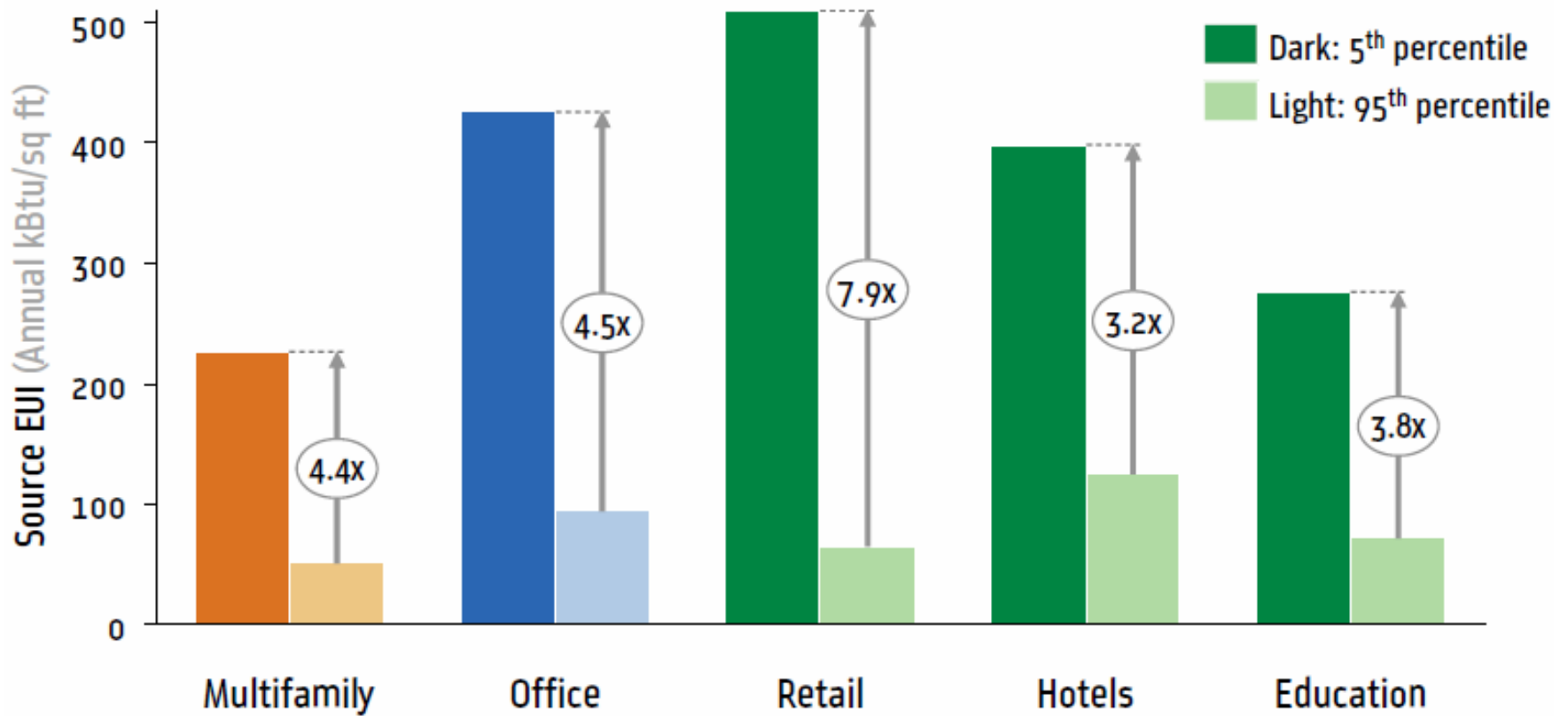
  - 2012 study by the California Public Utilities Commission

- **Job Growth**

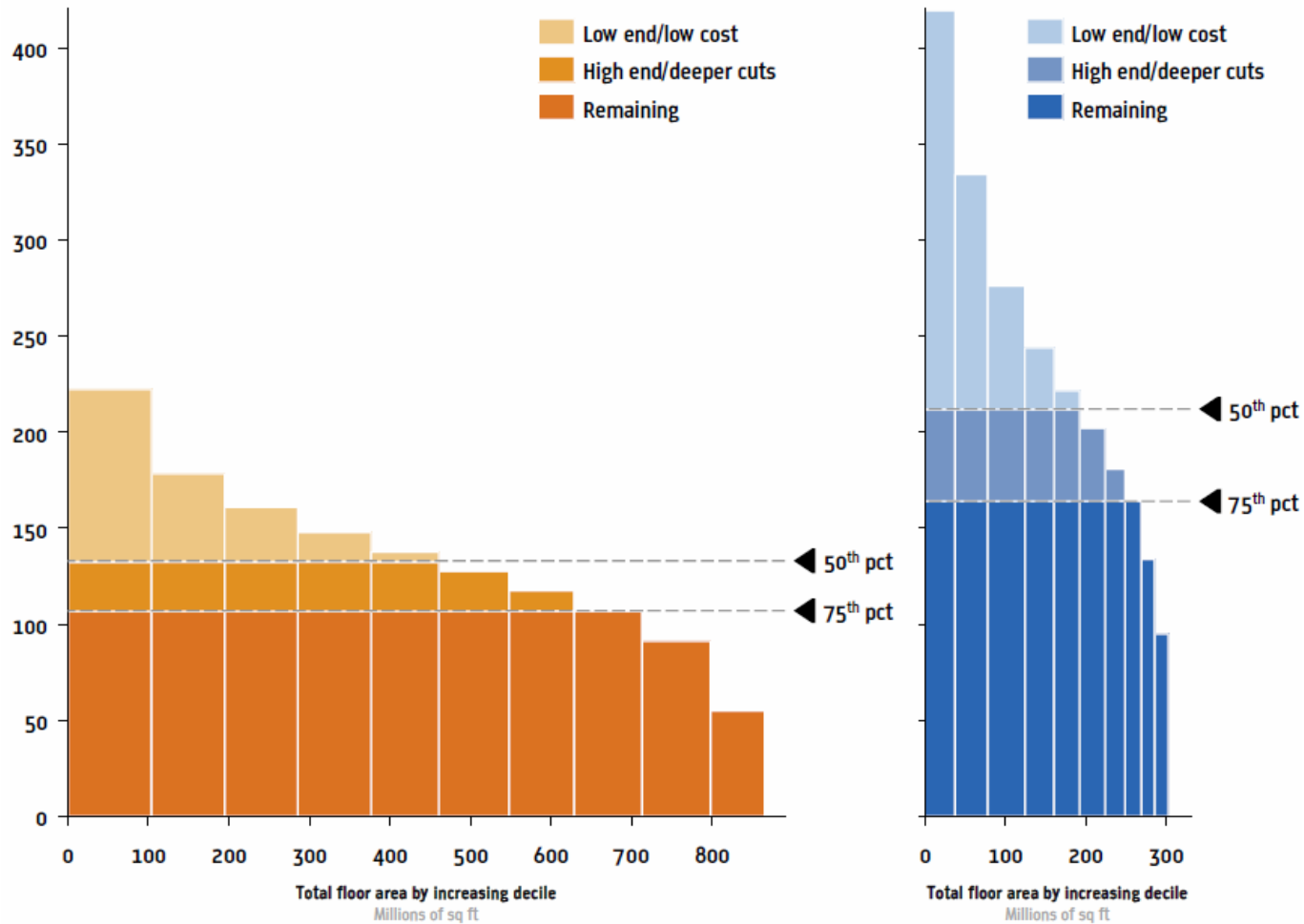
  - 2011 studies by IMT and the Political Economy Research Institute at UMass Amherst

- **Smarter government**

# NYC BENCHMARKING ANALYSIS – YEAR 1



# NYC BENCHMARKING ANALYSIS – YEAR 1



- Up to 30% citywide energy reductions if poor performers improve

# NYC BENCHMARKING ANALYSIS – YEAR 1

Figure 24: Median Energy Use Per Sq Ft by Building Type and Age Group

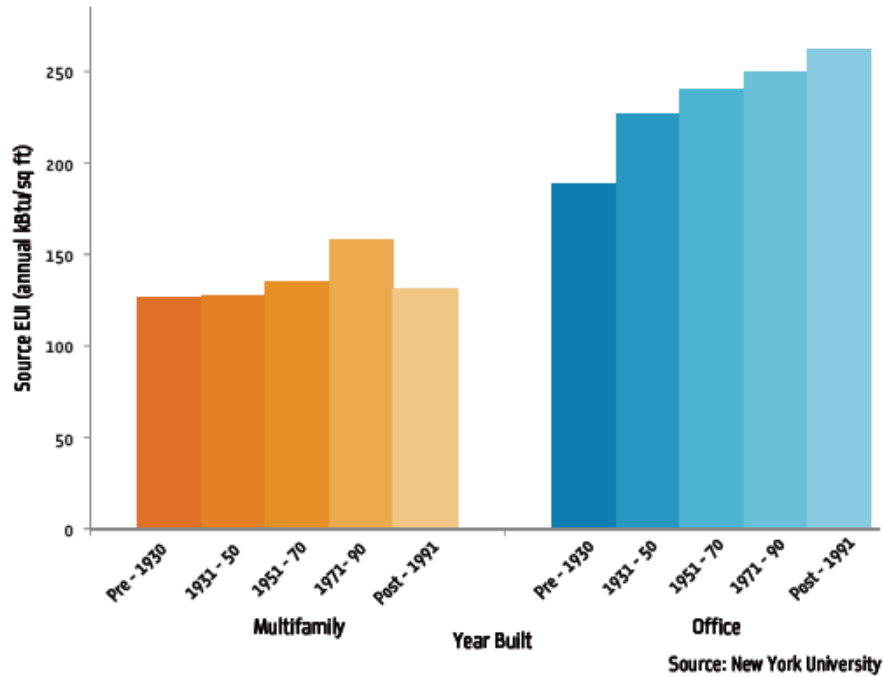
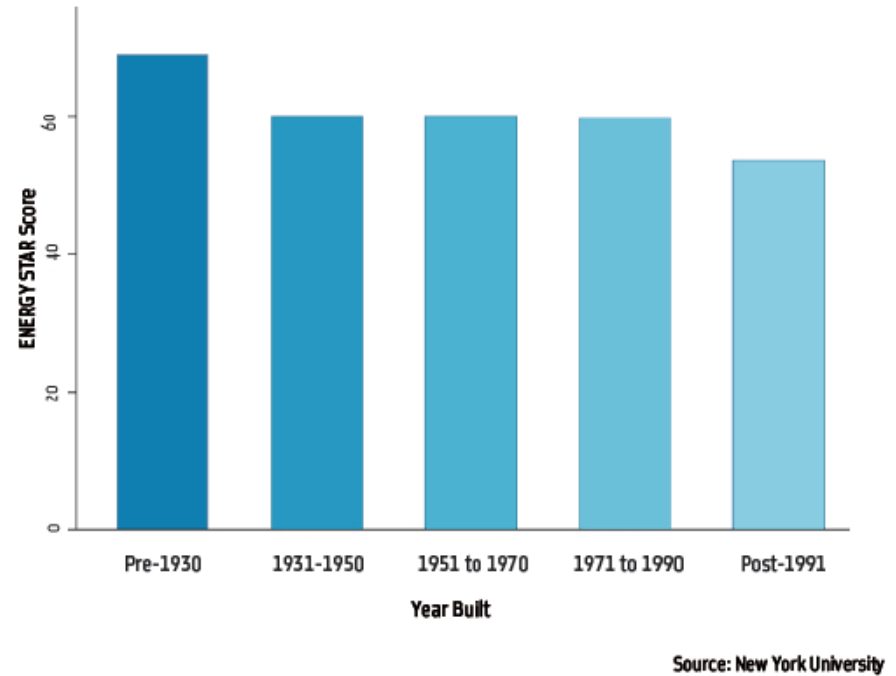


Figure 25: ENERGY STAR Score for Office Buildings Based on Year Built



- Energy usage per SF is typically greater in newer buildings than older buildings
- ENERGY STAR scores are typically higher in older buildings than newer buildings

# Takeaways

- **Boldest action is local and state**

- *Federal outlook remains uncertain; state and local action to continue*

- **Leading governments are looking beyond disclosure**

- *Integrated frameworks will become more common w/ focus on poor performers*

- **Industry support is out there**

- *Economic messaging is effective everywhere*



**Andrew Burr**

Director, Building Energy Performance Policy

Institute for Market Transformation

[andrew@imt.org](mailto:andrew@imt.org)

[www.imt.org](http://www.imt.org)

[www.energydataalliance.org](http://www.energydataalliance.org)