Climate Solutions Now Act Building Energy Performance Standard

Benchmarking and First Steps

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NAIOP MD Webinar

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MD Energy Advisors - Services

Energy Procurement	**Utility Rebate Support**
Energy Auditing	**PACE Financing**
Benchmarking / BEPS Support	**Construction/Project Management**
Electric Vehicle Chargers	**Measurement and Verification**

Where are we as of today?

- The regulations are not finalized, but there will be penalties for non-compliance

- Eventually their will be a cost for not achieving goals starting in 2030

- All building to eliminate fossil fuel use by 2040

- *There will be another opportunity to submit comments when the proposed regulation is published in the Maryland Register in the fall of this year.*
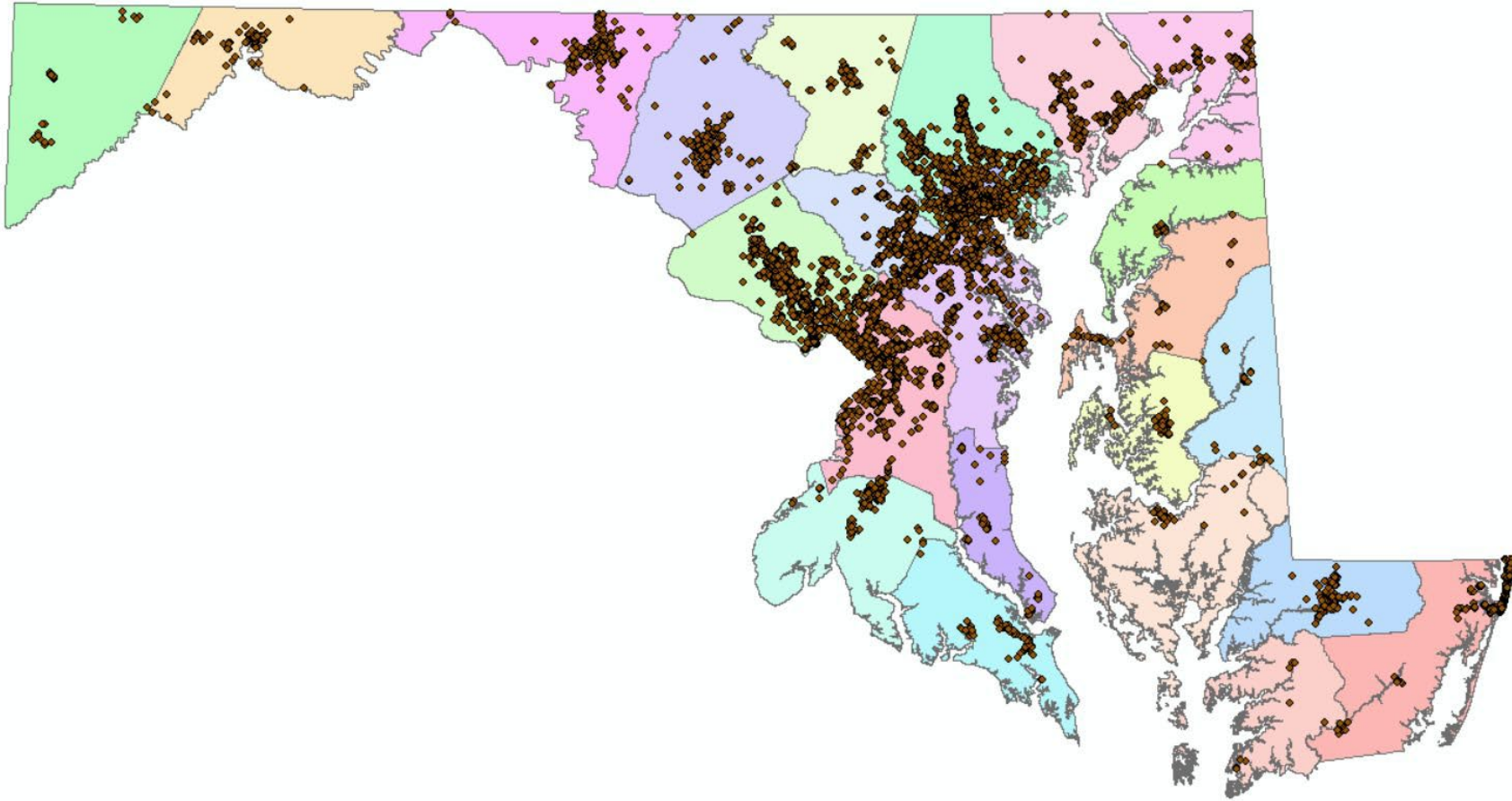
What are Maryland Requirements?

- All covered buildings that have a gross floor area of 35,000 square feet or more excluding the parking garage area

- Must benchmark using Portfolio Manager

- First reporting year is 2024 data reported in 2025

- State will then establish standards and goals

Every County has property that is covered

- Every State legislative district
- **<u>You</u>** have a voice in this

"You can't manage what you don't measure" Peter Drucker

What is benchmarking?

- Measure 0-100
- Compare to similar building types
- Establish a reference performance level
- Develop Action Plan

ENERGY STAR®
PortfolioManager®

The most-used energy measurement and tracking tool for commercial buildings.

Establish a Baseline and Compare

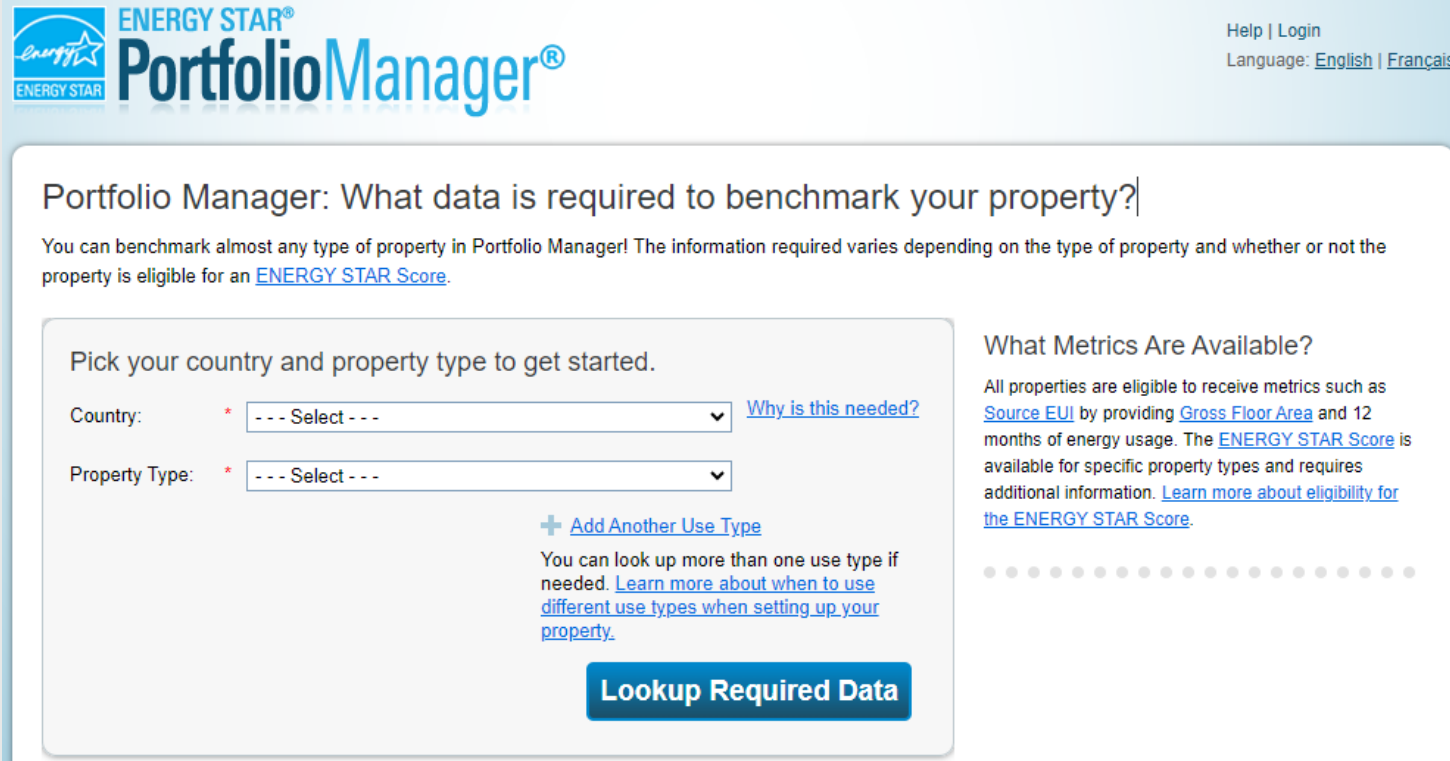| Use Portfolio Manager to:	Energy	Water	Waste & Materials
Establish a baseline:	✓	✓	✓
• Compare current use to baseline over time.	✓	✓	✓
• Compare median of national sample of similar buildings to baseline.	✓		
• Compare normalized national sample of similar buildings to baseline.	✓ (ENERGY STAR 1-100 Score)	✓ (Multifamily 1-100 Score)	
Set target reduction goal.	✓		
Compare properties in portfolio to each other.	✓	✓	✓
Apply for recognition (eligible space types).	✓ (ENERGY STAR Certification)		

What Information do I need to provide?

Data Collected

- Property Name and address
- Total Gross Floor Area of Property
- Irrigated Area
- Year Built
- Occupancy
- Number of Buildings
- 12 consecutive months of energy data

How do I get started?

https://www.energystar.gov/buildings/benchmark/get_started

Tools are available

Portfolio Manager - What data is required?

In order for Portfolio Manager to calculate metrics about your property, you must provide several key pieces of information about your property's operation, in addition to your energy, water or waste data. The information required varies by the type of property and whether or not your property is eligible for an ENERGY STAR Score.

Data Required for All Properties

Property Name _____

Property Address _____

Total Gross Floor Area of Property _____ sq ft/sq M

Irrigated Area _____ sq ft/sq M/ Acres

Year Built/Planned for Construction Completion _____

Occupancy _____ %

Number of Buildings _____

Custom forms for most building types

Collect your data

Name	Address	City	State	Zip code	Current Reported Score	Gross Square Footage	Parking Lot Area	Retail Sqft.	Resturant Sqft	Unconditioned area	Workers on Main Shift*	Number of Computers
Building A	123 Fake St	Flinstone	MD	21530	64	121,764	68,850	0	1236	500	1000	1500
Building X	124 Fake St	Flinstone	MD	21530	69	60,497	29,484	25000	10000	800	200	150
Building B	125 Fake St	Flinstone	MD	21530	47	94,900	26,146	0	0	0	345	345
Building Z	126 Fake St	Flinstone	MD	21530	31	106,660	26,146	1000	0	0	452	452

Use Energy Star Portfolio Manage to get a Score or your energy use intensity **(EUI)**

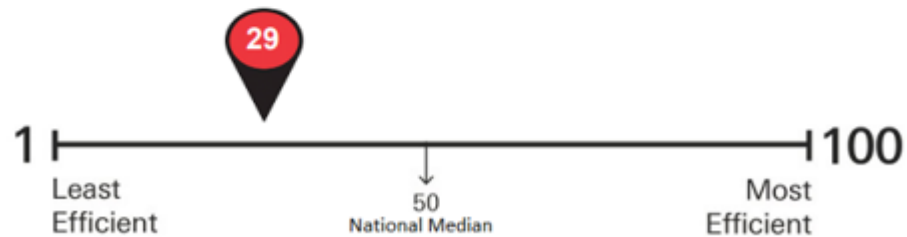**(EUI)** is how much energy your building use per square foot.

Get Your Results

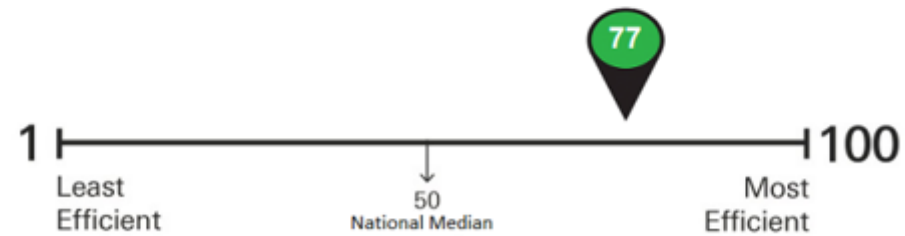
ENERGY STAR® Energy Performance Scorecard

29 out of 100

For Year Ending	May 31, 2023
Property Address	
Primary Function	Multifamily Housing
Gross Floor Area (ft²)	111,990
Year built	1983
Energy Use per sq. ft.*	62.9 kBtu

1 — Least Efficient — 50 National Median — Most Efficient — 100

29

ENERGY STAR® Energy Performance Scorecard

77 out of 100

For Year Ending	June 30, 2023
Property Address	
Primary Function	Multifamily Housing
Gross Floor Area (ft²)	144,925
Year built	1985
Energy Use per sq. ft.*	49.6 kBtu

1 — Least Efficient — 50 National Median — Most Efficient — 100

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Site vs Source Energy

Site EUI
Net Greenhouse Gas/
Carbon Emissions

Site Energy

Power Plant

Transformer

Source Energy

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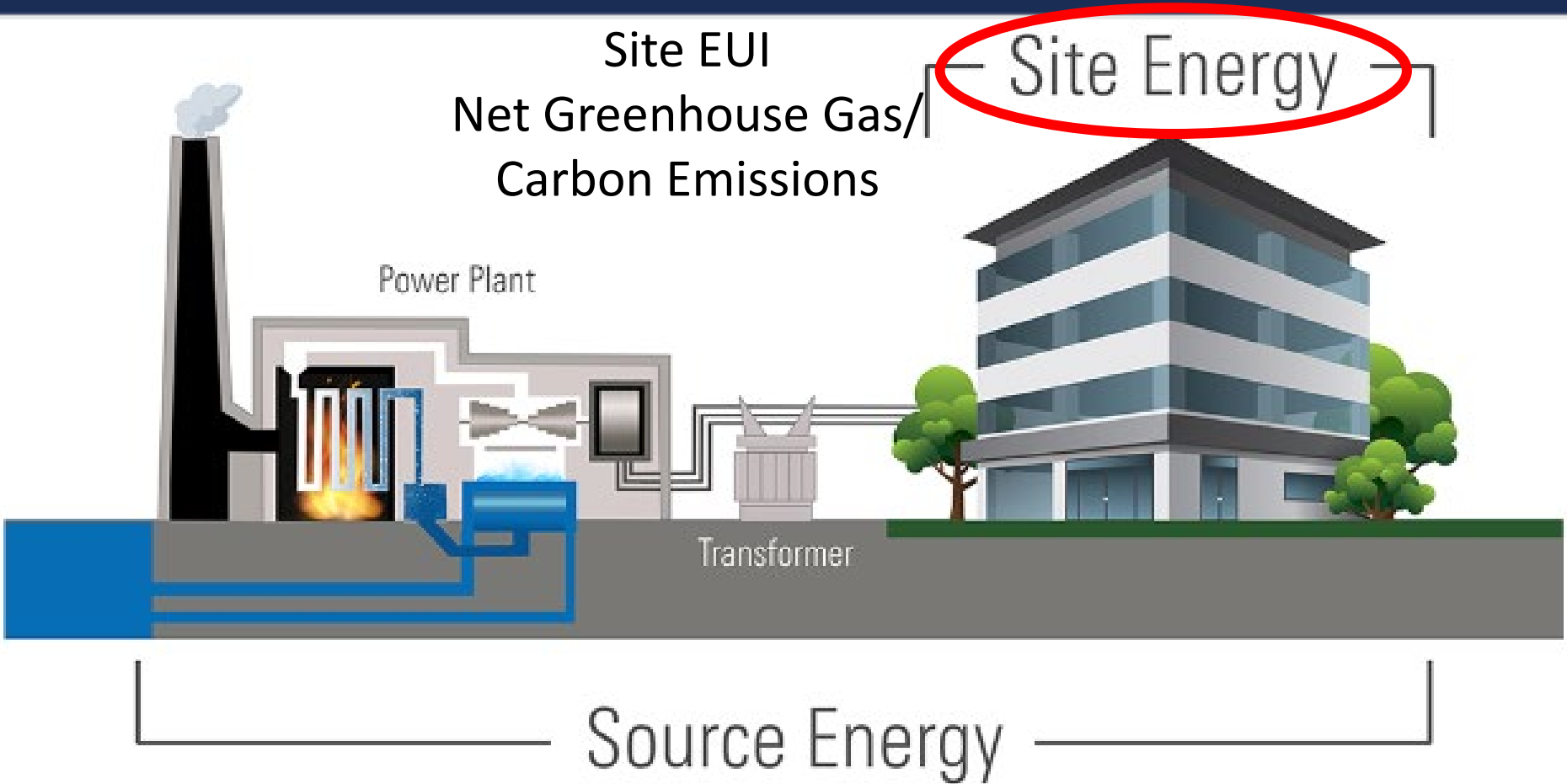
My Facility has been Benchmarked, what are my next steps?

- Check Data for errors, changes, and inaccuracies

- Regularly Update Data

- Share your Facility with the state Benchmarking Authority, when required

No cost tools at your disposal

- Develop new lease standards for efficiency

- Build into the rules but work with tenants on energy data

- Understand what you can do within you existing budget

- Educate your tenants and offer resources

Why would I do this?

- Capital planning
- Budgets
- Building Value
- Compare properties
- Leasing
- ESG reporting
- Investor/Tenant data requests

How can I use this information?

- Maintenance/equipment replacement decisions

- Long term goals

- Facility/maintenance engineer performance

- Property disposition decisions

No and low-cost Warehouse/Office/Multifamily

- Replace incandescent and fluorescent fixture and bulbs
- Faucet/shower aerators use less water and energy
- Temperature set points neither too high or low
- Replace filters
- Programable thermostats
- HVAC System operating hours should match lease/operating hours*

* Office and Warehouse

What do I do today?

- Start now
- Allows for long term planning now
- Start Saving operational costs (Increase your NOI)
- **You** can help drive new regulations
- Comment! Comment! Comment!

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https://mde.maryland.gov/programs/air/ClimateChange/Pages/BEPS.aspx

Free outside resources

- DOE Better Buildings
https://betterbuildingssolutioncenter.energy.gov

- DSIRE – the Database of State Incentives for Renewables & Efficiency
https://nccleantech.ncsu.edu/renewable-energy-resources/dsire/

- Institute for Market Transformation
https://www.imt.org

Thank you.

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