

City of Madison Energy Benchmarking Ordinance

Working toward the City of *Madison Sustainability Plan* to foster environmental, economic and social resilience, with the climate vision of achieving an 80% carbon reduction by 2050, this ordinance leverages market forces- rather than performance and design mandates- to build energy performance awareness in Madison and to motivate investments in energy efficiency improvements in commercial buildings. The State, UW System and the City already benchmark their buildings as do many of Madison's largest businesses. Chicago and Minneapolis are neighboring cities with benchmarking ordinances. Energy benchmarking and transparency can help drive critical environmental and economic impacts.

How does it work?

Benchmarking & Reporting

Owners of commercial buildings larger than 15,000 square feet are required to benchmark energy performance annually and report the results to the City of Madison. Owners, managers or energy service providers will enter energy data from MGE and/or Alliant along with square footage annually into US EPA's free software, Energy Star Portfolio Manager. The program scores buildings from 1-100 based on energy performance compared to buildings of similar size, type and region. Benchmarking of energy use for the previous year & reporting will be phased in:

- City owned buildings, starting May 1, 2014
- Buildings 50,000 SF and larger: benchmark by May 1, 2015
- Buildings 15,000SF and larger: benchmark by May 1, 2016
- Multifamily residential rental buildings greater than 35 units: benchmark by May 1, 2017

Disclosure

The City will report energy trends to the public annually. After a one year grace period, the City will publicly disclose commercial buildings' energy score data. This will be in a report, and could appear in property information searches and Web-based maps. City-owned buildings' energy scores will be disclosed one year prior to that of private buildings according to a schedule:

- City owned buildings, starting July 30, 2014
- Buildings 50,000 SF and larger: by July 30, 2016
- Buildings 15,000SF and larger: disclosure by July 30, 2017
- Multifamily residential buildings greater than 35 unties: by July 30, 2018

Resources

Madison and many partners will provide trainings and work with property owners to identify technical assistance, financial incentives, and other resources to assist in uploading data and to improve the energy efficiency of their buildings.

What are the benefits?

To the building owner: You can't manage what you don't measure. Owners will get support to learn their building's energy use and how to improve operational efficiency and save money. Owners can earn recognition in the marketplace for improvements. More energy efficient buildings are more profitable and valuable at resale.

To the local economy: Creates good paying green and local jobs in the energy industry. Keeps money in the community rather than sending it out to purchase energy. Energy service companies in cities with similar policies experienced a 30% increase in business.

To the Madison community: Provides transparent energy use information to potential owners, managers, tenants and the public. Creates a more efficient building stock that spends less on building energy. Reduces city wide greenhouse gas emissions *that* improves air quality and safeguards water resources. This will help make Madison more sustainable, competitive and livable now and for future generations.