

DRAFT
City of Madison Suggestions for Benchmarking Ordinance
03-25-15

1. Items to report to City

- Annualized EUI
- Annualized water use
- ENERGY STAR Score
- Select Building characteristics

2. Building Types Covered

- Large and medium sized municipal buildings which are heated and/or cooled
- Commercial buildings over a certain size. (Includes offices, healthcare, retail, laboratory/research, schools, etc.)
- Multi-family housing including condominiums and apartment buildings over a certain size
- Exempt buildings will be data centers, industrial facilities, state buildings and single family homes

3. Building Size

Use a phased in approach.

- Year 1: City Buildings Greater than 20,000 GSF
- Year 2: Open to all commercial buildings (on a voluntary basis)
- Year 3: Commercial Buildings greater than 50,000 GSF
- Year 4: Commercial Buildings greater than 20,000 GSF
- Year 5: Multi-Family buildings greater than 50,000 GSF
- Year 6: Multi-Family buildings greater than 20,000 GSF

4. Effectiveness of Program

Metric will be put in place to define effectiveness of Year 2. If metric are met (example: if 90% of applicable buildings report), then next phase will be delayed until a review is complete and appropriate refinements put in place.

5. Reporting

- EPA ENERGY STAR Portfolio Manager to be used as reporting tool
- Assistance will be available from the City to help building owners set up accounts and enter data
- Building owners will be requested to share limited portions of data within their Portfolio Manager account with City staff administering the Ordinance
- The City will complete a report and present it 5 months after deadline for data collection (data based on calendar year)
- Defaults will be available to building owners to use in cases where tenants do not provide energy and water data
- Owners to request data from tenants directly

6. Penalty

Aim is to try to help building owners as much as possible and avoid having them penalized. Issue warning first then a small penalty.