



Legislation Details (With Text)

File #:	32255	Version:	2	Name:	Benchmarking
Type:	Ordinance	Status:		Status:	Filed
File created:	11/20/2013	In control:		In control:	ECONOMIC DEVELOPMENT COMMITTEE
On agenda:	12/3/2013	Final action:		Final action:	3/18/2014
Enactment date:		Enactment #:			
Title:	SUBSTITUTE Creating Section 29.047 of the Madison General Ordinances to create an energy benchmarking requirements for certain types of buildings in the City of Madison and amending Sections 1.08(3)(a) and (4) to establish a bail deposit for violation of this requirement that is enforceable by the City Engineer.				
Sponsors:	David Ahrens, Michael E. Verveer, Ledell Zellers, Lisa Subeck, Sue Ellingson, Marsha A. Rummel, Denise DeMarb, Anita Weier				
Indexes:					
Code sections:					
Attachments:	1. SUBSTITUTE BODY, 2. BODY, 3. EPA DataTrends & Savings, 4. MEEA Benchmarking Metrics Fact Sheet, 5. Madison's Benchmarking FAQ's, 6. Overview Slide Presentation, 7. EnergyStar Handouts Dec 18 2013.pdf, 8. Energy Benchmarking (Legistar #32255) EDC Memo 12-18-13 2 0.pdf, 9. CRANES-BldgBnchmrk Ltr_City Econ Comm-2013-12-18.pdf, 10. MadBenchOrd0ct2013.pdf, 11. GMCOC Email 1-8-14.pdf, 12. Letter to City of Madison alders opposing energy benchmarking ordinance (2).pdf, 13. Hoffman-Newton emails 1-9-2014.pdf, 14. Hoffman-Newton email 1-13-2014.pdf, 15. NEMA-Supports-Energy-Benchmarking.pdf, 16. Transwestern Letter.pdf, 17. Benchmarking Letter of Support - Rapid Improvement 14Jan14.pdf, 18. ATT00001.htm, 19. Letter from BOMA-Wisconsin opposing mandatory energy data reporting.pdf, 20. GMCC Newton Handout jan 14 2014.pdf, 21. Commercial_Benchmarking_Policy_Matrix_9_13.pdf, 22. Figure 1 Revised, 23. MadBenchOrd.Jan15th 2014, 24. Registrations 2.17.14.pdf, 25. Chamber of Commerce email 2.17.14.pdf, 26. J.LeZaks email.pdf, 27. ASHRAE Support Letter, 28. Letter-Clean Wisconsin.Katy Walter. 2.20.14				

Date	Ver.	Action By	Action	Result
3/18/2014	2	COMMON COUNCIL	Place On File	Pass
2/17/2014	1	SUSTAINABLE MADISON COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
1/27/2014	1	SUSTAINABLE MADISON COMMITTEE	Table	
1/15/2014	1	ECONOMIC DEVELOPMENT COMMITTEE	Return to Lead with the Following Recommendation(s)	Pass
12/18/2013	1	ECONOMIC DEVELOPMENT COMMITTEE	Refer	Pass
12/16/2013	1	COMMITTEE ON THE ENVIRONMENT (ended 6/2020)	Return to Lead with the Recommendation for Approval	Pass
12/3/2013	1	SUSTAINABLE MADISON COMMITTEE	Refer	
12/3/2013	1	SUSTAINABLE MADISON COMMITTEE	Refer	
12/3/2013	1	COMMON COUNCIL	Referred	
11/20/2013	1	Attorney's Office/Approval Group	Referred for Introduction	

Fiscal Note

Requirements will be met with existing staff resources. No appropriation is required.

Title

SUBSTITUTE Creating Section 29.047 of the Madison General Ordinances to create an energy benchmarking requirements for certain types of buildings in the City of Madison and amending Sections 1.08(3)(a) and (4) to establish a bail deposit for violation of this requirement that is enforceable by the City Engineer.

Body

DRAFTER'S ANALYSIS: Benchmarking is a well-established practice that measures a building's energy efficiency, water efficiency, and carbon emissions, and compares the building's performance against similar buildings in the region, thereby helping the building's owners become aware of the building's performance. Once aware of the building's energy and water consumption in comparison to other similar buildings, building owners may find that it is advantageous to make energy efficiency improvements to the building to save energy costs, increase the value of the property, and make the building more marketable. In addition, these changes made by private property owners will help the City meet its climate change and energy independence goals. Cities that have enacted a benchmarking requirement include New York, Boston, Chicago, Minneapolis, San Francisco, Seattle, Austin, Washington D.C., and Philadelphia. In addition, many states, including Wisconsin, have benchmarking requirements for state-owned buildings.

This ordinance creates a benchmarking requirement for City-owned buildings over 15,000 square feet, commercial buildings greater than 25,000 square feet and residential rental properties containing 35 or more dwelling units. Property owners of covered buildings must enter their building's data into a designated free national benchmarking tool and submit this information to the City, where this information will be compiled so that it can be used to generate energy use statistics for covered properties in the City. Benchmarking requirements will be phased in over a four-year period beginning with City-owned properties in 2014 and covered buildings in 2016. The public disclosure of benchmarking information from covered buildings will begin the second year benchmarking is required for the building, or 2017 for Class 1 covered buildings. This delayed disclosure will give property owners time to review the initial benchmarking information and make energy efficiency improvements before the data is compiled and made available to the public (except for data requested pursuant to a valid open records request). Ten percent of all annual submissions shall be verified by the City. Tenants shall be required to provide property owners with relevant information to allow them to benchmark their property. Finally, the failure to comply with these provisions would be subject to the issuance of a citation, enforceable by the City Engineering Division.

The Common Council of the City of Madison do hereby ordain as follows:

Please see "SUBSTITUTE BODY" in Attachments.