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Energy Benchmark Requirements Announced for San Francisco

San Francisco recently adopted the Existing Commercial Buildings Energy Performance Ordinance, requiring owners of non-residential buildings to conduct Energy Efficiency Audits every five years, as well as to file Annual Energy Benchmark Summaries.

For owners of buildings greater than 50,000 square feet, a Benchmark Summary must be submitted using the Energy Star portfolio manager by October 1, 2011. Buildings with lesser square footage have delayed timelines. **Click here** for EPA's Energy Star Benchmarking Starter Kit.

The 5-year comprehensive Energy Efficiency Audits must meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) procedures for Commercial Building Energy Audits (2004).

The Department of the Environment will publish building energy use statistics, site specific compliance status data, minimum ASHRAE audit levels, and annual benchmark summaries. This may provide competitive advantage for those buildings which perform well, and disadvantage from those who do not comply or perform poorly.

Over the last few years, other cities and states have enacted policies and rules regarding benchmarking of energy use in commercial buildings. These include Alpharetta, GA; Seattle, WA; New York, NY; West Chester, PA; Austin, TX; Denver, CO; District of Columbia; State of California; State of Hawaii; State of Minnesota; State of Ohio and the State of Washington.

As a result of existing and pending legislation, the American Society of Testing & Materials (ASTM) established a committee and developed a protocol for energy benchmarking. The result of this effort is ASTM E2797-11 Building Energy Performance Assessments (BEPA). AEI is currently conducting benchmarking of office buildings in the San Francisco area and across the US. **Contact AEI** for more information on our Energy Services.