

# GET YOUR GREEN ON

## Seattle Building Energy Rating & Reporting Ordinance

### What is the benchmarking ordinance?

The Seattle Building Energy Performance Rating and Reporting legislation (Ordinance 123226) requires commercial and multi-family building owners conduct annual energy performance tracking through the EPA's Energy Star free and secure online benchmarking tool, Portfolio Manager, found at [www.energystar.gov/benchmarking](http://www.energystar.gov/benchmarking). The ordinance includes three components:

**Benchmarking** — Building owners are required to benchmark the energy performance of each of their buildings.

**Disclosure** — Upon request, building owners are required to release building energy performance information to any current or prospective tenant, buyer, or lender involved with a real estate transaction, a lease, or an application for financing or refinancing of the building.

**Reporting** — Building owners are required to authorize the City of Seattle to download annual energy performance data for each building.

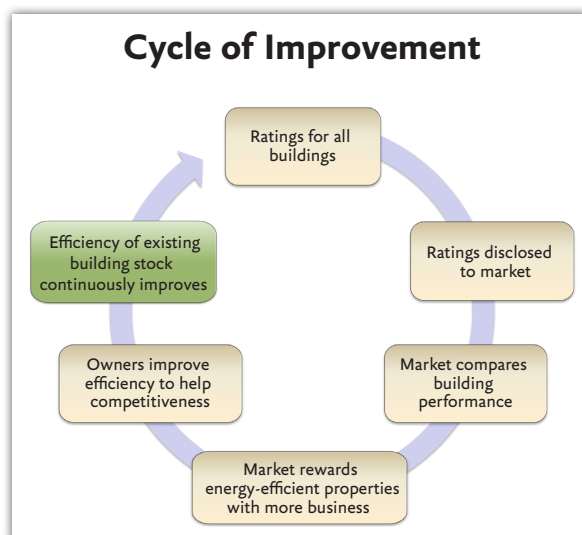
### Why has the city adopted this policy?

26% of Seattle's Green House Gas emissions are produced from our building's energy use. Much of that energy goes wasted because buildings aren't as efficient as they could be. As a result, many building owners and tenants are spending far more on energy than necessary.

An outcome of the Seattle Green Building Capital Initiative, the

benchmarking policy is one of the recommended programs seeking a 20% reduction in the energy consumption in existing buildings, thereby lowering energy costs to owners and tenants, creating job opportunities in the green economy, and reducing greenhouse gas impacts.

Measurement and reporting of building energy performance will help Seattle achieve these objectives, by informing building owner efficiency improvements as well as private leasing and purchasing decisions. The greater availability of information, similar to the MPG rating for a car, will make comparative energy consumption a market differentiator encouraging voluntary efficiency



investment. In addition, the City of Seattle and utility partners will be able to target incentive dollars by geographic or market sectors, to further reduce the energy consumption of our existing building stock.

### **When do I need to comply?**

**Buildings 50,000 sf or greater** will need to report by October 3, 2011, and annually on April 1st thereafter.

**Buildings 10,000-50,000 sf** are required to report annually starting April 1, 2012.

### **What if my building is a multi-family building?**

Multi-family building owners or home owner associations will be required to report and disclose Energy Star Portfolio Manager benchmarking data only, as performance ratings for multi-family buildings have not yet been defined in Portfolio Manager. Single family homes and smaller multi-family projects of four (4) or fewer units are not subject to these disclosure requirements.

### **Simplifying the process**

To assist property owners, local utilities have developed automated data uploading applications to transfer aggregate building energy consumption data directly into EPA's Portfolio Manager. Owners have two compliance options available:

**Manual data entry** to maintain existing benchmarking records and/or desiring detailed meter information

**Automated utility uploading** systems of aggregate data

### **When will I be notified?**

During the first week of May 2011, the Department of Planning and Development will send letters to all recorded property owners and property managers of buildings 50,000 square feet or greater. This letter will include a building ID number that you will use when authorizing the City of Seattle to capture building performance data from your Portfolio Manager account.

### **What can I do now?**

If you are already benchmarking your building, review the draft Director's Rule to confirm that you are complying with the proposed process, definitions and procedures. Start to research your building using the EPA's Energy Start worksheet. Determine overall square footage, space uses, hours of operation, meters and account information etc.

### **How can I learn more?**

During the months of May and June, educational resources and training will be available to assist your compliance with the benchmarking process. Please join the program's listserv to be notified:

**[www.seattle.gov/dpd/energydisclosure](http://www.seattle.gov/dpd/energydisclosure) • [energydisclosure@seattle.gov](mailto:energydisclosure@seattle.gov)**