

Benchmark with EPA's ENERGY STAR® Portfolio Manager



*Save Energy, Save Money and Fight Global Warming
Start by Measuring Energy Performance*

What is Portfolio Manager?

Portfolio Manager is an interactive energy management tool that allows you to track and assess energy and water consumption across your entire portfolio of buildings in a secure online environment. Whether you own, manage, or hold properties for investment, Portfolio Manager can help you set investment priorities, identify under-performing buildings, verify efficiency improvements, and receive EPA recognition for superior energy performance. It is available at no-cost to all users.

Why Benchmark with Portfolio Manager?

Leading organizations take a strategic approach to energy management. By understanding current and past energy use through benchmarking, organizations can identify opportunities to improve energy performance and gain financial benefits. By looking at performance at the whole building level, building managers can identify opportunities for savings through operational improvements and system optimization as well as capital upgrades.

Portfolio Manager can be used by all organizations to:

- Establish a baseline energy performance for each property using Portfolio Manager.
- Set goals for energy performance.
- Prioritize investments.
- Conduct ongoing measurement and verification of improvements- both financial and environmental.
- Earn recognition from EPA, BOMA, ASHE, and others for environmental and operational excellence.

Certain building types can receive an EPA energy performance score, comparing facility performance to similar buildings across the country.

What is EPA's energy performance scale?

EPA's ENERGY STAR energy performance scale indicates how efficiently buildings use energy on a 1-100 scale; an ENERGY STAR energy performance score of 50 indicates average energy performance while an ENERGY STAR score of 75 or better indicates top performance.

The ENERGY STAR energy performance scale accounts for the impact of weather variations as well as changes in key physical and operating characteristics of each building. Based on the information you enter about your building (such as its size, location, number of occupants and number of personal computers), the energy performance score compares your building's energy use to the actual energy use of similar buildings around the country.

EPA developed the energy performance scale as a screening tool to help organizations assess performance and identify those buildings that offer the best opportunities for improvement and recognition. The tool's 1-100 scale is easily understood, and can facilitate communication between facility managers and senior executives regarding building performance.

The ENERGY STAR score is available for the following building types. See the ENERGY STAR web site for detailed eligibility requirements.

Bank/Financial Institution
Courthouse
Hospital (acute care and children's)
Hotel
House of Worship
K-12 School
Medical Office

Municipal Wastewater Treatment Plant
Office
Residence Hall/Dormitory
Retail Store
Senior Care Facility
Supermarket
Warehouse (refrigerated and non-refrigerated)

Buildings that are not eligible to receive a score also benefit by benchmarking. Performance improvements for all buildings can be tracked over time by comparing current performance to the baseline established in Portfolio Manager.



**LEARN MORE AT
energystar.gov**

ENERGY STAR®, a U.S. Environmental Protection Agency program, helps us all save money and protect our environment through energy efficient products and practices. For more information, visit www.energystar.gov.

Benchmark with EPA's ENERGY STAR® Portfolio Manager (cont'd)



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How do I benchmark a building?

Create a Portfolio Manager account. It's free!

- Provide building street address, year built, and contact information.
- Collect and input the building gross floor area and key operating characteristics for each major space type in your building.
- Gather at least 11 consecutive months of utility bills for all fuel types used in the building.

Use Portfolio Manager to generate a Statement of Energy Performance (SEP) for each building, summarizing building characteristics, energy consumption, CO₂ emissions, and energy performance ratings where applicable. The Statement of Energy Performance can help you to:

- Apply for the ENERGY STAR certification.
- Satisfy LEED for Existing Buildings: Operations and Maintenance (LEED-EBOM) requirements.
- Support mortgage, sale, and/or lease transactions.
- Document performance in energy service contracts.
- Communicate energy performance with tenants/owner/customers.

Portfolio Manager Special Features

Special features allow you to implement a systematic and team approach to sustained whole building assessment and ongoing improvements.

- **Sharing Features** allow you to share the information about your facilities with a property manager or service provider.
- **Web Services** allows you to receive updates from an energy service provider to monitor your energy use and track your progress as you implement energy efficiency improvements.

What is the ENERGY STAR certification?

An ENERGY STAR certified facility meets strict energy performance standards set by EPA and uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than its peers. To qualify for the ENERGY STAR, a building must obtain an energy performance score of 75 or higher.

ENERGY STAR Resources

Portfolio Manager

Find more information on how to benchmark your building with Portfolio Manager. The **Benchmarking Starter Kit** includes a self-guided training, a worksheet to assist with data collection, and a quick reference guide for using Portfolio Manager.
www.energystar.gov/benchmark

ENERGY STAR Online Training

Live, Pre-Recorded, and Self-Guided training sessions available. Learn more about available tools, resources, and national campaigns without leaving your computer.
www.energystar.gov/businesstraining

Professional Engineer's Guide

Professional Engineer Guidance: ENERGY STAR for Commercial Buildings.
www.energystar.gov/peguide

Guidelines for Energy Management

Adopt EPA's proven strategy for superior energy management with tools and resources to help each step of the way.
www.energystar.gov/guidelines

Building Upgrade Manual

Learn about EPA's strategic five-stage approach for upgrading buildings to realize energy savings.
www.energystar.gov/bldgmanual

For Questions about your Portfolio Manager account contact: buildings@energystar.gov



LEARN MORE AT
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ENERGY STAR®, a U.S. Environmental Protection Agency program, helps us all save money and protect our environment through energy efficient products and practices. For more information, visit www.energystar.gov.