

# BENCHMARKING PROGRAMS AND POLICIES LEVERAGING ENERGY STAR®

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efficiency.



June 2017

State and local governments, as well as many associations and other organizations across the country, are taking action to protect the environment and reduce energy costs by enacting benchmarking policies and running voluntary programs that leverage EPA's ENERGY STAR® Portfolio Manager® tool. This document provides a summary of national, state, and local efforts that use Portfolio Manager to improve energy efficiency in buildings.

## Table of Contents

|  |    |
|--|----|
| NATIONAL POLICIES LEVERAGING ENERGY STAR TOOLS .....           | 2  |
| STATE POLICIES LEVERAGING ENERGY STAR TOOLS .....              | 2  |
| LOCAL POLICIES LEVERAGING ENERGY STAR TOOLS .....              | 4  |
| NATIONAL VOLUNTARY PROGRAMS LEVERAGING ENERGY STAR TOOLS ..... | 7  |
| STATE VOLUNTARY PROGRAMS LEVERAGING ENERGY STAR TOOLS .....    | 9  |
| LOCAL VOLUNTARY PROGRAMS LEVERAGING ENERGY STAR TOOLS .....    | 10 |



## NATIONAL POLICIES LEVERAGING ENERGY STAR TOOLS

| Organization                                      | Policy  | Scope  | Requirements   |
|---|---|--|--|
| The Executive Office of the President of the U.S. | <a href="#">Executive Order 13693: Planning for Federal Sustainability in the Next Decade</a><br>2015 | All federal agencies.  | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Agencies must meet rigorous sustainability goals, including improving energy and water efficiency, boosting the percentage of their energy use that comes from renewable electric and alternative energy, and completing broader sustainability assessments.</li> </ol> |
| U.S. Congress                                     | <a href="#">Energy Independence and Security Act (EISA) Section 435</a><br>2007                       | All federal agencies.  | <ol style="list-style-type: none"> <li>1. Federal agencies must lease space in buildings that have earned ENERGY STAR certification no more than 12 months prior to the lease award date.</li> <li>2. If a lessor's building type is not eligible to earn ENERGY STAR certification, federal tenants will require certain cost-effective energy efficiency upgrades to the building.</li> </ol>  |
|   | <a href="#">EISA Section 432, DOE 2014 Benchmarking Guidance</a><br>2007                              | All federally owned or leased, metered and covered, buildings. | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed via the Department of Energy's Compliance Tracking System.</li> </ol>  |

## STATE POLICIES LEVERAGING ENERGY STAR TOOLS

| Organization         | Policy                                     | Scope  | Requirements  |
|----------------------|--|--|---|
| State of California  | <a href="#">Assembly Bill 758</a><br>2015  | Commercial and multifamily buildings more than 50,000 square feet, and all state agencies.               | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. State agencies must lease space in buildings that have earned ENERGY STAR certification, where possible.</li> <li>3. Applicable buildings must reduce energy use by 20 percent by 2030.</li> <li>4. Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol> |
|                      | <a href="#">Assembly Bill 802</a><br>2015  | Utility companies serving California; commercial and multifamily buildings more than 50,000 square feet. | <ol style="list-style-type: none"> <li>1. Utilities must provide applicable buildings with aggregated whole-building energy usage data in a format compatible with the ENERGY STAR Portfolio Manager tool.</li> <li>2. Utilities must be able to provide this data starting on January 1, 2017.</li> </ol>  |
| State of Connecticut | <a href="#">Senate Bill 1243</a><br>2011   | Utility companies serving Connecticut; all state owned and leased buildings.                             | <ol style="list-style-type: none"> <li>1. Utilities must provide applicable buildings with aggregated whole-building energy usage data in a format compatible with the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable buildings must reduce energy use by at least 10 percent by 2013 and by another 10 percent by 2018.</li> </ol>   |
| State of Delaware    | <a href="#">Executive Order 18</a><br>2010 | All state owned and leased buildings.  | <ol style="list-style-type: none"> <li>1. The Office of Management and Budget and the Department of Natural Resources and Environmental Control must establish a plan to track and report annual energy use of applicable buildings using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable buildings were required to reduce energy use by at least 20 percent by 2013 compared to 2008, and successfully did so.</li> </ol>  |



## STATE POLICIES LEVERAGING ENERGY STAR TOOLS

| Organization        | Policy  | Scope  | Requirements   |
|---------------------|---|--|--|
| State of Hawaii     | <a href="#">House Bill 1464</a><br>2006                               | State owned buildings more than 5,000 square feet or those using more than 8,000 kWh of electricity or equivalent amount of energy per year. | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool or an equivalent tool.</li> <li>2. The energy resources coordinator will provide training on Portfolio Manager to affected state departments.</li> </ol>   |
| State of Michigan   | <a href="#">Executive Directive 2007-22</a><br>2005                   | All state owned buildings occupied by state employees.   | <ol style="list-style-type: none"> <li>1. Buildings occupied by state employees must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>   |
| State of New York   | <a href="#">Executive Order 88</a><br>2012                            | All state owned and managed buildings.   | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable buildings must reduce average source energy use intensity 20 percent by 2020 compared to a 2010/2011 baseline.</li> <li>3. Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol>  |
| State of Oregon     | <a href="#">State Energy Efficiency Design (SEED) Program</a><br>2012 | All state owned buildings.   | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable buildings were required to reduce energy use intensity by 20 percent by 2015 compared to a 2000 baseline, and will need to further reduce by another 20 percent by 2023.</li> <li>3. State agencies must incorporate energy efficient design aspects into the construction or renovation of all applicable buildings.</li> </ol>   |
| State of Texas      | <a href="#">Energy and Water Reporting</a><br>2017                    | State agency and higher education buildings.   | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy and water use using the ENERGY STAR Portfolio Manager tool.</li> </ol>  |
| State of Utah       | <a href="#">Executive Order 2006-0004</a><br>2006                     | All state owned buildings.   | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable buildings were required to achieve an energy efficiency increase of 20 percent by 2015.</li> </ol>   |
| State of Washington | <a href="#">Senate Bill 5854 - 2009-10</a><br>2009                    | State owned buildings and commercial buildings more than 10,000 square feet; Utility companies serving the state of Washington.              | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable commercial buildings must disclose energy performance metrics to a prospective buyer, lessee, or lender.</li> <li>3. New construction buildings more than 10,000 square feet must meet state energy code targets using the ENERGY STAR Target Finder tool or equivalent methodology.</li> <li>4. Qualifying utilities must provide applicable buildings with aggregated whole-building energy usage data in a format compatible with the ENERGY STAR Portfolio Manager tool.</li> <li>5. Benchmarking data will be publicly disclosed for applicable buildings.</li> </ol> |



## LOCAL POLICIES LEVERAGING ENERGY STAR TOOLS

| Organization          | Policy   | Scope   | Requirements   |
|-----------------------|--|---|--|
| City of Atlanta, GA   | <a href="#">Commercial Buildings Energy Efficiency Ordinance 2015</a>  | Commercial buildings more than 25,000 square feet and all municipal buildings.  | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable commercial buildings must disclose their benchmarking data to the city.</li> <li>3. Applicable buildings must receive an energy audit at least once every 10 years.</li> </ol>   |
| City of Austin, TX    | <a href="#">ECAD Ordinance for Owners of Commercial Buildings 2008</a> | Commercial buildings more than 10,000 square feet that receive electricity from Austin Electric Utility.  | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool, or a system approved by the utility.</li> <li>2. Applicable buildings must disclose their ENERGY STAR 1 – 100 Score to a purchaser or prospective purchaser of the facility before the time of sale.</li> </ol>   |
| City of Berkeley, CA  | <a href="#">Berkeley Energy Saving Ordinance 2015</a>                  | All buildings more than 25,000 square feet.   | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable buildings must provide the city with an energy performance report generated in Portfolio Manager, including the ENERGY STAR 1 – 100 Score.</li> <li>3. Applicable buildings must provide the energy performance report to existing lessees and to prospective lessees and buyers prior to execution of a lease or contract for sale.</li> <li>4. Applicable buildings must have an energy assessment performed every 5 years as well as at point of sale, with owners disclosing the results to potential buyers.</li> </ol> |
| City of Boston, MA    | <a href="#">Energy Reporting and Disclosure Ordinance 2013</a>         | All city owned buildings, commercial buildings more than 35,000 square feet, and residential buildings more than 35,000 square feet or more than 35 units.                                    | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy and water use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol>  |
| City of Boulder, CO   | <a href="#">Boulder Building Performance Ordinance 2015</a>            | Commercial and industrial buildings more than 20,000 square feet, new commercial and industrial buildings more than 10,000 square feet, and city owned buildings more than 5,000 square feet. | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings after a two-year grace period.</li> <li>3. Every 10 years, applicable buildings must perform energy assessments and retrocommissioning, and implement cost-effective energy efficiency improvements within two years of the retrocommissioning.</li> </ol>  |
| City of Cambridge, MA | <a href="#">Building Energy Usage and Disclosure 2014</a>              | Municipal buildings, nonresidential buildings more than 25,000 square feet, and residential buildings with more than 50 units.  | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol>  |
| Cook County, IL       | <a href="#">Building Energy Benchmarking Ordinance 2014</a>            | County buildings more than 35,000 square feet.  | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy and water use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol>  |



## LOCAL POLICIES LEVERAGING ENERGY STAR TOOLS

| Organization            | Policy  | Scope  | Requirements   |
|-------------------------|---|--|--|
| City of Chicago, IL     | <a href="#">Building Energy Use Benchmarking Ordinance 2013</a>           | Commercial and residential buildings more than 50,000 square feet.   | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable buildings must disclose their ENERGY STAR 1 – 100 Score, energy use intensity, and greenhouse gas emissions, which the city will publicly disclose one year after the first annual report is submitted.</li> </ol>                         |
| City of Denver, CO      | <a href="#">Executive Order 123 2007</a>                                  | Newly constructed city owned and operated buildings, and existing city owned and operated buildings undergoing major renovations.                                  | <ol style="list-style-type: none"> <li>1. Applicable newly constructed buildings must be Designed to Earn the ENERGY STAR as determined by the ENERGY STAR Target Finder tool.</li> <li>2. Applicable existing buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>  |
|                         | <a href="#">Energize Denver 2016</a>                                      | All municipal, commercial, and multifamily buildings greater than 25,000 square feet.  | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol>  |
| City of Evanston, IL    | <a href="#">Building Energy and Water Use Benchmarking Ordinance 2016</a> | City owned buildings greater than 10,000 square feet; all non-condo buildings greater than 20,000 square feet; all condo buildings greater than 50,000 square feet | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable buildings must have a certified professional verify their data, or earn ENERGY STAR certification, every three years.</li> <li>3. Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol> |
| City of Kansas City, MO | <a href="#">Energy Empowerment Ordinance 2015</a>                         | Municipal buildings more than 10,000 square feet, and institutional, commercial, and multifamily residential buildings more than 50,000 square feet.               | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy and water use using the ENERGY STAR Portfolio Manager tool.</li> </ol>  |
| City of Los Angeles, CA | <a href="#">Ordinance 184674 2016</a>                                     | Municipal buildings more than 7,500 square feet, and privately owned and state agency buildings located in the city more than 20,000 square feet.                  | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy and water use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol>  |
| City of Minneapolis, MN | <a href="#">Ordinance 47.190 2013</a>                                     | City buildings more than 25,000 square feet and commercial buildings more than 100,000 square feet.  | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy and water use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings.</li> </ol>   |
| Montgomery County, MD   | <a href="#">Bill 2-14 2014</a>  | All county owned nonresidential buildings, and privately owned nonresidential buildings more than 50,000 square feet.  | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable buildings must have a Recognized Data Verifier verify their data every three years.</li> <li>3. Benchmarking data will be publicly disclosed for County buildings.</li> </ol>  |



## LOCAL POLICIES LEVERAGING ENERGY STAR TOOLS

| Organization               | Policy   | Scope  | Requirements  |
|----------------------------|--|--|---|
| City of New York, NY       | <a href="#">Greener, Greater Buildings Plan 2009</a>               | City buildings more than 10,000 square feet and private buildings more than 25,000 square feet.                                      | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings.</li> </ol>  |
| City of Orlando, FL        | <a href="#">Building Energy and Water Efficiency Strategy 2016</a> | City owned buildings more than 10,000 square feet and non-city owned buildings more than 50,000 square feet.                         | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy and water use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol>   |
| City of Philadelphia, PA   | <a href="#">Energy and Benchmarking Disclosure Law 2012</a>        | Commercial and residential buildings more than 50,000 square feet.   | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy and water use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. The seller or lessor of an eligible building must, upon request, provide prospective purchasers or lessees with a copy of the building's most recent Statement of Energy Performance.</li> <li>3. Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol> |
| City of Pittsburgh, PA     | <a href="#">Building Benchmarking Ordinance 2016</a>               | All city owned buildings, and commercial buildings more than 50,000 square feet.   | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy and water use using the ENERGY STAR Portfolio Manager tool.</li> </ol>   |
| City of Portland, ME       | <a href="#">Building Energy Use Benchmarking Ordinance 2016</a>    | All municipal and nonresidential buildings between 20,000 and 50,000 square feet, and residential buildings with more than 50 units. | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>   |
| City of Portland, OR       | <a href="#">Energy Performance Reporting Policy 2015</a>           | Commercial buildings more than 20,000 square feet.   | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool and must comply by 2017.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings.</li> </ol>  |
| City of Rockville, MD      | <a href="#">Ordinance 09-16 2016</a>                               | All county owned nonresidential buildings, and privately owned nonresidential buildings more than 50,000 square feet.                | <ol style="list-style-type: none"> <li>1. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Applicable buildings must have a Recognized Data Verifier verify their data every three years.</li> <li>3. Benchmarking data will be publicly disclosed for City buildings.</li> </ol>   |
| City of Roswell, GA        | <a href="#">Resolution No. 2009-06-31 2009</a>                     | City owned new construction and major renovation buildings more than 5,000 square feet.  | <ol style="list-style-type: none"> <li>1. Applicable buildings must earn ENERGY STAR certification after construction and 12 months of occupancy.</li> <li>2. Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>   |
| City of Salt Lake City, UT | <a href="#">Executive Order 1933 2015</a>                          | All city owned buildings.  | <ol style="list-style-type: none"> <li>1. An energy management plan must be created to establish a plan to track and report annual energy use of applicable buildings using the ENERGY STAR Portfolio Manager tool.</li> <li>2. Benchmarking data will be publicly disclosed for applicable buildings.</li> </ol>   |



## LOCAL POLICIES LEVERAGING ENERGY STAR TOOLS

| Organization                     | Policy  | Scope  | Requirements   |
|----------------------------------|---|--|--|
| City of San Francisco, CA        | <a href="#">Existing Commercial Buildings Energy Performance Ordinance 2011</a> | All nonresidential buildings.  | <ol style="list-style-type: none"> <li>Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol>  |
| City of Seattle, WA              | <a href="#">Council Bill 116731 2010</a>  | Commercial buildings more than 10,000 square feet, and multifamily buildings with four or more units.  | <ol style="list-style-type: none"> <li>Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>Upon request, building owners of applicable buildings must provide a copy of the most current energy benchmarking report to current tenants, prospective tenants, prospective buyers, and potential lenders considering an application for financing or refinancing of the building.</li> </ol> |
| City of St. Louis, MO            | <a href="#">Building Energy Awareness Ordinance 2017</a>                        | All city owned buildings, and privately owned buildings more than 50,000 square feet.  | <ol style="list-style-type: none"> <li>Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>   |
| City of South Portland, ME       | <a href="#">Benchmarking 2017</a>   | Municipal, school, and commercial buildings more than 5,000 square feet, and residential buildings with more than 10 units.                        | <ol style="list-style-type: none"> <li>Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>Benchmarking data will be publicly disclosed for applicable buildings</li> <li>Applicable buildings must complete a five-year comprehensive energy audit by 2023.</li> </ol>  |
| Washington, District of Columbia | <a href="#">Green Building Act of 2006 2006</a>                                 | New construction and major renovation buildings, 10,000 square feet or greater for district-owned and 50,00 square feet or greater for commercial. | <ol style="list-style-type: none"> <li>Applicable buildings must achieve Designed to Earn the ENERGY STAR recognition as determined by the ENERGY STAR Target Finder tool.</li> <li>Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>  |
|                                  | <a href="#">Clean and Affordable Energy Act 2008</a>                            | Privately owned commercial buildings more than 50,000 square feet.   | <ol style="list-style-type: none"> <li>Applicable buildings must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>Benchmarking data will be publicly disclosed for applicable buildings via an online database.</li> </ol>  |
| Borough of West Chester, PA      | <a href="#">ENERGY STAR Ordinance for Private Commercial Construction 2008</a>  | New construction commercial buildings.   | <ol style="list-style-type: none"> <li>Applicable buildings must achieve Designed to Earn the ENERGY STAR recognition as determined by the ENERGY STAR Target Finder tool.</li> <li>Applicable buildings must track and report annual energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>  |

## NATIONAL VOLUNTARY PROGRAMS LEVERAGING ENERGY STAR TOOLS

| Organization                                       | Program                                      | Scope                  | Program Highlights   |
|--|--|------------------------|--|
| American Society for Healthcare Engineering (ASHE) | <a href="#">Energy to Care Launched 2006</a> | Healthcare facilities. | <ol style="list-style-type: none"> <li>Energy to Care is a healthcare energy benchmarking program that utilizes the ENERGY STAR Portfolio Manager tool to track and report annual energy use.</li> </ol> |

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|---|---|--|---|
| Building Owners and Managers Association (BOMA) International | <a href="#">BOMA 360 Performance Program</a>  | Occupied commercial office buildings and industrial buildings.                       | <ol style="list-style-type: none"> <li>Participants must track and report their annual energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>  |
| Fannie Mae  | <a href="#">Green Financing Incentives – Green Building Certification Pricing Break; Green Preservation Plus; Green Rewards</a> | Multifamily properties (additional specifications).                                  | <ol style="list-style-type: none"> <li>Participants must track and report their energy use using the ENERGY STAR Portfolio Manager tool and share their ENERGY STAR 1–100 Score to Fannie Mae on an annual basis for the duration of the loan.</li> <li>Individual programs have additional, unique requirements.</li> </ol>  |
| Freddie Mac   | <a href="#">Green Advantage Incentives – Green Up; Green Up Plus; Green Certified; Green Rebate</a>                             | Multifamily properties (additional specifications).                                  | <ol style="list-style-type: none"> <li>Participants must track and report their energy and water use using the ENERGY STAR Portfolio Manager tool, or share their ENERGY STAR 1–100 Score with Freddie Mac.</li> <li>Individual programs have additional, unique requirements, including verifying that the participant property is ENERGY STAR certified.</li> </ol> |
| Green Building Initiative                                     | <a href="#">Green Globes</a>  | Existing buildings and new construction.   | <ol style="list-style-type: none"> <li>Existing buildings can earn credits toward Globes certification for tracking energy use using the ENERGY STAR Portfolio Manager tool and sharing their ENERGY STAR 1–100 Score.</li> <li>New construction buildings may use the ENERGY STAR Target Finder tool as a compliance path.</li> </ol>                                |
| Global Real Estate Sustainability Benchmark (GRESB)           | <a href="#">GRESB</a>   | Real estate portfolios, real estate debt providers, infrastructure funds and assets. | <ol style="list-style-type: none"> <li>Many organizations who track and report asset and portfolio-wide energy data to GRESB utilize the ENERGY STAR Portfolio Manager tool.</li> <li>Organizations report the number of ENERGY STAR certified properties in their portfolios.</li> </ol>   |
| HUD Federal Housing Administration (FHA)                      | <a href="#">Mortgage Insurance Premium (MIP) Rate Reduction</a>   | Multifamily properties with FHA-insured loans.                                       | <ol style="list-style-type: none"> <li>Participants must be ENERGY STAR certified, or have another specified “green and efficient” certifications, many of which require the use of the ENERGY STAR Portfolio Manager tool.</li> <li>Owners must submit a Statement of Energy Performance annually.</li> </ol>  |
|   | <a href="#">Utility Cost Savings Underwriting</a>   |  | <ol style="list-style-type: none"> <li>Participants meet specified minimum ENERGY STAR 1–100 scores, in addition to tracking and reporting their energy use in ENERGY STAR Portfolio Manager, to underwrite the utility cost savings.</li> </ol>  |
| Institute of Real Estate Management (IREM)                    | <a href="#">IREM Certified Sustainable Property</a>   | Multifamily buildings, office buildings, and shopping centers.                       | <ol style="list-style-type: none"> <li>Participants must track and report their energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>Participants with higher ENERGY STAR 1–100 scores earn more points toward IREM Certified Sustainable Property certification.</li> <li>ENERGY STAR certification earns all energy points.</li> </ol>                 |
| Sustainability Accounting Standards Board                     | <a href="#">SASB Infrastructure Standard</a>  | Real estate corporations.  | <ol style="list-style-type: none"> <li>Corporations report the number of ENERGY STAR certified properties in their portfolios.</li> </ol>   |
| U.S. Department of Energy                                     | <a href="#">Better Buildings Challenge</a><br>Launched 2011   | Public, private, residential, and industrial sector buildings.                       | <ol style="list-style-type: none"> <li>Better Buildings Challenge participants commit to improve the energy efficiency of their portfolios by 20 percent over a ten-year period utilizing the ENERGY STAR Portfolio Manager tool to track and report annual energy use.</li> </ol>  |

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| U.S. Green Building Council (USGBC) / Green Business Certification Institute (GBCI) | <a href="#">LEED EB: O+M (Building Operations + Maintenance)</a> | Existing buildings.  | 1. Buildings seeking LEED EB: O+M certification must achieve an ENERGY STAR 1—100 score of 75 or higher. |
| Urban Land Institute  | <a href="#">Greenprint</a>                                       | Real estate owners, investors, and financial institutions. | 1. Greenprint uses ENERGY STAR Portfolio Manager data to produce performance reports.                    |

## STATE VOLUNTARY PROGRAMS LEVERAGING ENERGY STAR TOOLS

| Organization                 | Program   | Scope  | Program Highlights   |
|------------------------------|---|--|--|
| State of New Jersey          | <a href="#">NJ Pay for Performance Program</a><br>Launched 2009                             | Commercial building owners.  | <ol style="list-style-type: none"> <li>1. Technical assistance is provided for developing and implementing an Energy Reduction Plan to reduce energy use in buildings by 15 percent or more.</li> <li>2. Participants track and report energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>   |
|                              | <a href="#">NJ Local Government Energy Audit Program</a><br>Launched 2009                   | Local government buildings.  | <ol style="list-style-type: none"> <li>1. Cost-subsidized energy audits are provided for applicable buildings to identify cost-justified energy efficiency measures.</li> <li>2. Participants track and report energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>   |
| State of New Mexico          | <a href="#">Sustainable Building Tax Credit</a><br>Launched 2007                            | Commercial and residential buildings.                                | <ol style="list-style-type: none"> <li>1. An income tax credit is available to encourage private sector design and construction of energy efficient, sustainable buildings.</li> <li>2. To qualify, commercial applicants must demonstrate that the building is 60 percent more efficient than an average building of the same type using the ENERGY STAR Target Finder tool.</li> <li>3. To qualify, residential applicants must demonstrate that ENERGY STAR Homes certification has been earned.</li> </ol> |
| Ohio Hospital Association    | <a href="#">Energy Cup</a><br>Launched 2015   | All hospital and health care buildings that are association members. | <ol style="list-style-type: none"> <li>1. Participants race to reduce energy use and limit greenhouse gas emissions.</li> <li>2. Participants track and report energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>   |
| State of Pennsylvania        | <a href="#">Department of Education Planning and Construction Workbook</a><br>Launched 2010 | New construction or major renovation K-12 buildings.                 | <ol style="list-style-type: none"> <li>1. School districts can apply for reimbursement from the Commonwealth for new construction or major renovation projects if they: <ol style="list-style-type: none"> <li>a. Track and report energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>b. Generate a utility budget for each new construction project using the ENERGY STAR Target Finder tool.</li> </ol> </li> </ol>   |
| City of Salt Lake City, Utah | <a href="#">Salt Lake City Skyline Challenge</a><br>Launched 2014                           | Commercial and industrial buildings in the state of Utah.            | <ol style="list-style-type: none"> <li>1. Challengers are encouraged to contribute to or exceed the city's target of achieving a 15 percent improvement in energy efficiency by 2020.</li> <li>2. Participants track and report energy use using the ENERGY STAR Portfolio Manager tool and use Portfolio Manager to compare data to a 2013 baseline.</li> <li>3. The Skyline Challenge is open to competitors statewide but is hosted by Salt Lake City.</li> </ol>   |



## STATE VOLUNTARY PROGRAMS LEVERAGING ENERGY STAR TOOLS

| Organization  | Program   | Scope  | Program Highlights   |
|---|---|--|--|
| Texas Association of Healthcare Facilities Management                               | <a href="#">Energy Round Up</a><br>Launched 2015                  | All healthcare buildings and medical office buildings.   | <ol style="list-style-type: none"> <li>1. The Round Up is a competition between hospital and medical offices to save energy and improve the utility budget bottom line.</li> <li>2. Competitors work off energy waste through improvements in energy efficiency and track and report energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol> |
| U.S. Green Building Council (USGBC) / Green Business Certification Institute (GBCI) | <a href="#">Arizona Battle of the Buildings</a><br>Launched 2016  | Commercial, industrial, institutional, non-profit, multifamily, education, retail, and campus building owners and tenants. | <ol style="list-style-type: none"> <li>1. Battle of the Building competitors track and report monthly energy use using the ENERGY STAR Portfolio Manager tool, and those achieving the greatest reductions in energy use intensity are recognized at an awards ceremony.</li> </ol>  |
|   | <a href="#">Michigan Battle of the Buildings</a><br>Launched 2014 | Commercial, industrial, institutional, non-profit, multifamily, education, retail, and campus building owners and tenants. | <ol style="list-style-type: none"> <li>1. Battle of the Building competitors track and report monthly energy use using the ENERGY STAR Portfolio Manager tool, and those achieving the greatest reductions in energy use intensity are recognized at an awards ceremony.</li> </ol>  |
|   | <a href="#">Minnesota ENERGY STAR Challenge</a><br>Launched 2015  | Owners and managers of buildings of an ENERGY STAR eligible property type.   | <ol style="list-style-type: none"> <li>1. Minnesota seeks to increase the number of ENERGY STAR certified buildings in the state and encourage participants to achieve 20 percent energy savings over 10 years.</li> <li>2. Challenge participants must track and report energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>             |
|   | <a href="#">Nevada Battle of the Buildings</a><br>Launched 2016   | Office, retail, medical, entertainment (hospitality), educational, public, multi-family, and manufacturing / industrial.   | <ol style="list-style-type: none"> <li>1. Battle of the Building competitors track and report monthly energy and water use using the ENERGY STAR Portfolio Manager tool, and those achieving the greatest reductions in energy and water use are recognized at an awards ceremony.</li> </ol>  |

## LOCAL VOLUNTARY PROGRAMS LEVERAGING ENERGY STAR TOOLS

| Organization         | Program   | Scope   | Program Highlights  |
|----------------------|---|---|---|
| A Better City        | <a href="#">Challenge for Sustainability</a><br>Launched 2009 | Building and business owners in Boston.         | <ol style="list-style-type: none"> <li>1. Challengers are encouraged to track and report energy use using the ENERGY STAR Portfolio Manager tool.</li> <li>2. All participants receive free energy audits, technical support, energy efficiency rebates and incentives, and complementary training in energy management.</li> </ol>                           |
| Arlington County, VA | <a href="#">Green Building Bonus Density</a><br>Launched 2012 | New construction or major renovation buildings. | <ol style="list-style-type: none"> <li>1. Applicable buildings may request additional bonus density in exchange for a minimum level of energy savings, ENERGY STAR certification, and LEED certification.</li> <li>2. All project owners must provide ENERGY STAR Portfolio Manager utility reporting data after occupancy each year for 10 years.</li> </ol> |



## LOCAL VOLUNTARY PROGRAMS LEVERAGING ENERGY STAR TOOLS

| Organization                | Program   | Scope  | Program Highlights  |
|-----------------------------|---|--|---|
| Atlanta Regional Commission | <a href="#">Green Communities Program</a><br>Launched 2012                                | Local governments.   | 1. Participants are encouraged to implement a local policy requiring new construction buildings owned by the jurisdiction to be ENERGY STAR certified.  |
| City of Berkeley, CA        | <a href="#">Energy Smart</a><br>Launched 2014   | Commercial and public building owners, managers, and major tenants.                              | 1. Participants track and report energy use using the ENERGY STAR Portfolio Manager tool.<br>2. Participants are encouraged to submit for recognition through the city's Energy Smart Awards.   |
| City of Chicago, IL         | <a href="#">Retrofit Chicago Energy Program</a><br>Launched 2012                          | Commercial, residential, institutional, and municipal buildings.                                 | 1. Challenge participants commit to reduce energy use by at least 20 percent within five years of joining the program and to track and report energy use using the ENERGY STAR Portfolio Manager tool.  |
| City of Cincinnati, OH      | <a href="#">Green Cincinnati Plan</a><br>Launched 2013                                    | Private businesses.  | 1. Participants are challenged to reduce greenhouse gas emissions two percent each year and to track and report energy use using the ENERGY STAR Portfolio Manager tool.  |
| City of Columbus, OH        | <a href="#">Columbus Energy Challenge</a><br>Launched 2014                                | Commercial and industrial buildings more than 50,000 square feet.                                | 1. Participants are challenged to achieve a 20 percent reduction in building energy use by 2020 and to track and report energy use using the ENERGY STAR Portfolio Manager tool.  |
| City of Denver, CO          | <a href="#">Watts to Water</a><br>Launched 2008   | Office buildings, medical office buildings, multifamily, and hotels more than 5,000 square feet. | 1. Participants track and report energy and water use using the ENERGY STAR Portfolio Manager tool, and measure reductions compared to a 2010 baseline.<br>2. The competition rewards buildings with the greatest reductions in energy- and water-use intensity at the end of each year.                        |
| City of Fort Worth, TX      | <a href="#">City of Fort Worth Business Smart Program</a><br>Launched 2011                | Business owners and operators, and building tenants.   | 1. The program is a performance-based recognition program for businesses and industries that promote environmentally-sustainable choices in the course of daily operations.<br>2. Participants track and report energy use in the ENERGY STAR Portfolio Manager tool and share benchmarking data with the city. |
| City of Houston, TX         | <a href="#">Houston Green Office Challenge</a><br>Launched 2010                           | All commercial, retail, educational, and other office spaces.                                    | 1. The challenge aims to reduce costs, improve performance, and increase long-term sustainability.<br>2. Participants use the ENERGY STAR Portfolio Manager tool to track and report energy and water use, and compile results, through the contest period.   |
| City of Knoxville, TN       | <a href="#">City of Knoxville Energy &amp; Sustainability Initiative</a><br>Launched 2014 | All city owned buildings.  | 1. Sustainability personnel track and report energy use in applicable buildings using the ENERGY STAR Portfolio Manager tool and Utility Trac Plus.   |



## LOCAL VOLUNTARY PROGRAMS LEVERAGING ENERGY STAR TOOLS

| Organization  | Program   | Scope   | Program Highlights   |
|---|---|---|--|
| City of Rockville, MD   | <a href="#">Commercial Green Building Tax Credit</a><br>Launched 2012           | Existing commercial buildings.                                | <ol style="list-style-type: none"> <li>Applicable buildings may earn a tax credit if the building has achieved LEED certification, and ENERGY STAR certification within one year of submitting for the credit.</li> <li>For tax credit years 2 through 5, building owners or managers must submit the Statement of Energy Performance demonstrating maintenance of ENERGY STAR certification.</li> </ol> |
| St. Louis Regional Chamber & U.S. Green Building Council – Missouri Gateway Chapter | <a href="#">St. Louis High Performance Building Initiative</a><br>Launched 2012 | All existing buildings.                                       | <ol style="list-style-type: none"> <li>The initiative aims to increase the square footage of third-party verified space in the St. Louis region.</li> <li>The initiative promotes the use of energy management tools, including tracking and reporting annual energy use using the ENERGY STAR Portfolio Manager tool.</li> </ol>  |
| Sustainable Pittsburgh  | <a href="#">Pittsburgh Green Workplace Challenge</a><br>Launched 2011           | All commercial, retail, educational, and other office spaces. | <ol style="list-style-type: none"> <li>The challenge aims to reduce costs, improve performance, and increase long-term sustainability.</li> <li>Participants use the ENERGY STAR Portfolio Manager tool to track and report energy and water use, and compile results, through the contest period.</li> </ol>  |
| City of Westchester, NY   | <a href="#">Westchester Green Business Challenge</a><br>Launched 2010           | All businesses.   | <ol style="list-style-type: none"> <li>Participants track and report energy use using the ENERGY STAR Portfolio Manager tool, and use Portfolio Manager to establish baselines and develop reduction goals.</li> <li>Buildings are evaluated using an innovative Green Business Scorecard and encouraged to reduce greenhouse gas emissions.</li> </ol>  |

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