

HOW WOULD THE CITY OF PORTLAND HELP BUILDING OWNERS COMPLY WITH THE POLICY?

The City and its partners will conduct ENERGY STAR Portfolio Manager workshops and training sessions for building owners and managers before the reporting deadline.

WHAT INFORMATION ABOUT BUILDINGS WOULD BE PUBLIC?

The City of Portland will publish building information including status of compliance with the policy, building gross square footage, building type, energy use intensity (kBtu/gross sq ft), ENERGY STAR score and carbon emissions.

WHAT IF MY BUILDING CONTAINS MULTIPLE USES?

If a building is at least 20,000 square feet and predominantly used for commercial purposes, it must comply with the policy.

MY TENANTS PAY THEIR OWN UTILITY BILLS. HOW WOULD I GET THIS INFORMATION FOR MY BUILDING?

The policy would contain a provision that requires tenants to provide utility information to the building owner upon request.

DOES THE PROPOSED POLICY REQUIRE ME TO MAKE CHANGES TO MY BUILDING OR HOW IT IS OPERATED?

No. This policy would only require commercial buildings more than 20,000 square feet to track energy use and report performance to the City annually.

MY BUILDING HAS A HIGH OCCUPANCY RATE, OPERATES FOR LONG HOURS OR INCLUDES AN ENERGY-INTENSIVE USER. WILL THIS RESULT IN A LOWER ENERGY STAR SCORE?

The ENERGY STAR Portfolio Manager system allows you to include information such as building age, operating hours, workers per square foot, occupancy rates, and space usage. ENERGY STAR scoring models assume buildings with higher intensities of activities use more energy. More intense uses do not necessarily result in lower scores.

WHAT ABOUT HISTORIC BUILDINGS AND OTHER OLDER BUILDINGS THAT WERE BUILT WITH OLDER SYSTEMS? WON'T THE POLICY PENALIZE THESE BUILDING OWNERS?

From the experience in other cities with similar policies, older buildings, on the whole, tend to perform better than newer buildings on energy use intensity and benchmarking score. Many factors contribute to a building's efficiency, such as the amount of windows, thickness of walls, and how the building is operated.

HOW MANY BUILDINGS DOES THIS POLICY AFFECT?

Approximately 1,000 commercial buildings would be affected by this policy covering nearly 80 percent of the commercial square footage in Portland, including local government-owned buildings.

WHY IS MANDATORY BENCHMARKING NEEDED IN PORTLAND?

Over the years, voluntary and incentive programs helped building owners and managers track energy use, make operational improvements, and save money. Most recently, the Kilowatt Crackdown engaged 24 percent of Portland's office space, but less than 10 percent of the total commercial floor area participated. Voluntary competitions have not been able to motivate broad-scale market adoption of annual energy tracking best practices.

HOW WOULD THE HIGHEST PERFORMING BUILDINGS BE RECOGNIZED?

The City will recognize the highest performing buildings through events, media, websites, case studies and other communication strategies.

Questions? Contact Vinh Mason, Green Building Policy Coordinator: 503-823-3246, vinh.mason@portlandoregon.gov

To learn more, provide feedback and sign up for policy updates, please visit www.portlandoregon.gov/bps/energyreporting



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



PROPOSED CITY OF PORTLAND ENERGY PERFORMANCE REPORTING FOR COMMERCIAL BUILDINGS



REQUIREMENTS WOULD APPLY TO COMMERCIAL BUILDINGS OVER 20,000 SQUARE FEET

TO REDUCE ENERGY COSTS AND CARBON EMISSIONS the City of Portland proposes a new policy that would require commercial buildings over 20,000 square feet to incorporate the following practices:

- 1 Track energy performance using ENERGY STAR Portfolio Manager.
- 2 Calculate an Energy Use Intensity (energy use per square foot), ENERGY STAR score, and carbon emissions.
- 3 Report this information to the City of Portland on an annual basis.



The Industry Standard. ENERGY STAR Portfolio Manager, a free web-based tool, computes a 1-100 performance score comparable to other buildings with similar characteristics.

BUILDINGS ARE THE *largest source* OF CARBON EMISSIONS IN PORTLAND

The proposed policy:

- ✓ Gives prospective buyers and tenants information to make informed decisions.
- ✓ Helps building operators track energy use and identify options to improve efficiency.
- ✓ Provides market recognition for the most efficient buildings.
- ✓ Reduces building owners' energy costs by an average of 2.4% per year.

REPORTING REQUIREMENTS WOULD BEGIN:

IN 2016

for commercial buildings over 50,000 square feet

IN 2017

for commercial buildings between 20,000 to 50,000 square feet

Portland's commercial buildings spend more than \$335 million on energy every year. These buildings are responsible for nearly a quarter of Portland's carbon emissions.

More than 24,000 buildings earned ENERGY STAR certification nationally, but only 80 commercial buildings in Portland are certified.

Less than 20 percent of Portland's commercial buildings would be affected by this policy, though it covers nearly 80% of the total commercial square footage.

REDUCING ENERGY USE

- LOWERS OPERATING COSTS
- IMPROVES OCCUPANT COMFORT
- INCREASES A BUILDING'S VALUE
- REDUCES CARBON EMISSIONS

BUILDINGS COVERED BY POLICY	BUILDING TYPES NOT COVERED
Offices	Residential and nursing homes
Retail spaces	Places of worship
Grocery stores	Parking
Health care and higher education institutions	Primary and secondary education
Hotels	Warehouse and Industrial

This isn't new: The entire states of California and Washington, and 10 cities — including Philadelphia, Boston, Chicago and Seattle — require building owners to report energy performance and share scores with potential buyers, tenants or the public.

NEXT STEPS FOR *public involvement:*

The Bureau of Planning and Sustainability will work with stakeholders from the real estate and development community to refine the policy before consideration by Portland City Council. Please join us.

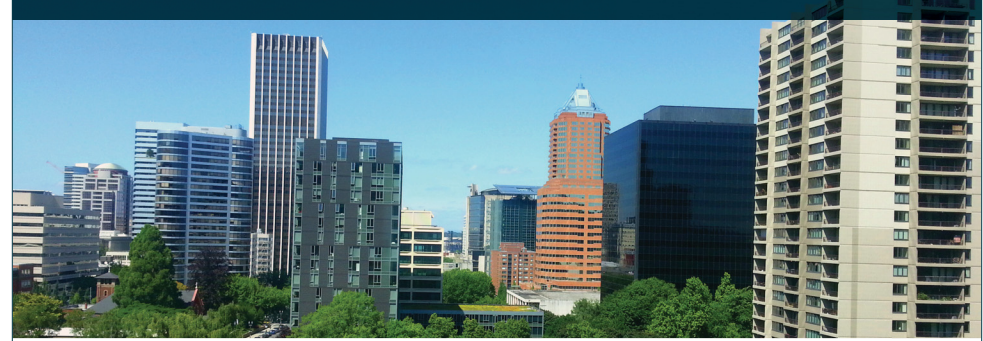
DATE	ACTION
DECEMBER 2014 - FEBRUARY 2015	Stakeholder engagement
JANUARY 2015	Planning and Sustainability Commission
APRIL 2015	City Council Consideration
MAY 2015 – DECEMBER 2015	Rulemaking, benchmarking, technical assistance and outreach
APRIL 2016	Annual energy reports due to City (buildings 50,000 square feet and larger)
APRIL 2017	Annual energy reports due to City (buildings 20,000 square feet and larger)

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PROPOSED CITY OF PORTLAND ENERGY PERFORMANCE REPORTING FOR COMMERCIAL BUILDINGS FREQUENTLY ASKED QUESTIONS



WHAT IS THE PURPOSE OF THIS PROPOSED POLICY?

Buildings are the largest source of carbon emissions in Portland. The purpose of the policy is to provide information to potential tenants and buyers about building performance and motivate investment in efficiency improvements that reduce energy use and carbon emissions.

WHY DOES THIS PROPOSED POLICY REQUIRE PUBLIC REPORTING OF A BUILDING'S ENERGY PERFORMANCE?

Publicly reporting energy use provides transparency and encourages competition among building owners and managers to improve efficiency. In addition, building performance data is useful to current and prospective tenants and companies that provide energy efficiency services.

WOULD MY BUILDING BE AFFECTED BY THIS POLICY?

The proposed policy affects buildings that include at least 20,000 square feet of commercial space. Commercial uses include offices, retail space, grocery stores, hotels, sports facilities, government, higher education, and health care facilities. Commercial uses do NOT include residential, places of worship, industrial, warehouses, and primary and secondary schools.

WHEN WOULD MY BUILDING HAVE TO COMPLY?

April 22, 2016 would be the initial due date for commercial buildings larger than 50,000 square feet to submit annual energy performance information for the 2015 calendar year. For commercial buildings between 20,000 to 50,000 square feet, April 22, 2017 would be the initial due date to submit energy performance information for the 2016 calendar year. Reports on energy use during the previous calendar year would be due each April 22 thereafter.

HOW WOULD I COMPLY WITH THE PROPOSED POLICY?

To comply with the proposed policy, track your building's energy consumption using the free ENERGY STAR Portfolio Manager tool and report benchmarking information (Energy Use Intensity, ENERGY STAR score and carbon emissions) by April 22nd of the appropriate calendar year. The City will send detailed instructions to each affected property owner.

HOW WOULD THE QUALITY OF COMPLIANCE INFORMATION BE VERIFIED BY THE CITY?

To minimize compliance costs for building owners and managers, the City will not require verification by a Professional Engineer or Architect. To ensure accuracy and compliance, the City will review reported information for errors and randomly select buildings annually to check data quality.

WHERE CAN I LEARN MORE ABOUT PORTFOLIO MANAGER?

More information on Portfolio Manager can be found at: <http://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>.