Why Benchmark?

Manage Energy Costs

Utilities are the largest non-fixed expenditure of a business. Benchmarking provides a basic but valuable way for building owners and managers to understand energy use and identify cost-effective opportunities to reduce energy costs.

Market Transformation

Benchmarking provides a standard metric to allow comparison against past performance and peers. These comparisons have been shown to drive energy efficiency upgrades, increasing occupancy rates and property values.

The New Law

What is Required?

The Building Energy Benchmarking bill requires the owners of certain non-residential buildings to benchmark the energy use of certain buildings and report to the County for disclosure.

County's Climate Goal

Montgomery County has a goal to reduce greenhouse gas emissions by 80% by the year 2050. Commercial buildings make up one-third of county emissions.

Resources

Benchmarking Website

View the bill and learn about events and resources:
montgomerycountymd.gov/DEP/ Energy/benchmarking.html

EPA Portfolio Manager

Learn about and create an account:
portfoliomanager.energystar.gov

Sign up for webinars:
energystar.gov/buildings/training

Sign Up to Receive Benchmarking Updates

bit.ly/MoCoEnergyNews

Contact DEP

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Montgomery County, MD

Building Energy Benchmarking Law

What you need to know about the law and how to get started.

DEPARTMENT OF
ENVIRONMENTAL
PROTECTION
Montgomery County, Maryland

Who Needs to Benchmark?

Buildings covered under the Law include County and private non-residential buildings (and groups of buildings on a common parcel) with 50,000 gross square footage or more. These private buildings are divided into Groups 1 & 2 as shown in the table below.

Group	Building Size	Data Year	Deadline
County	≥ 50,000 sq. ft.	2014	06/01/2015
Group 1	≥ 250,000 sq. ft.	2015	12/01/2016
Group 2	≥ 50,000 sq. ft.	2016	12/01/2017

Exemptions

Specific use types are exempt from the Law, including warehousing, self storage, manufacturing, industrial, transportation, communication, and utilities. Cases of low occupancy, economic hardship, or new and demolished buildings may qualify for a waiver.

Who Has Already Benchmarked?

Over one thousand of the nearly 4,300 commercial buildings in Montgomery County have accounts in Portfolio Manager. Of these buildings, 122 have achieved a score of 75 and are certified as ENERGY STAR buildings.

Photo courtesy of Scott Faunce

How do I Comply?

1 **Identify** buildings to benchmark by checking your gross square footage and reviewing the law.

2 **Collect** information about your buildings, space type, and energy use. Request energy data from your utility (if 5+ tenants) or from your tenants.

3 **Benchmark** your building's energy use in ENERGY STAR Portfolio Manager.

4 **Verify** your data to ensure its accuracy.

5 **Report** to the County by your first deadline.

Further details will be published as program guidelines in 2015.

Voluntary Actions

- If the building scores above 75, complete the certification process to earn the ENERGY STAR label.

- Improve your score by lowering energy consumption through conservation or energy efficiency.

- Take advantage of energy efficiency incentives provided by your utility.