

Elevate Buildings

BENCHMARKING AND TRANSPARENCY ORDINANCE FACT SHEET

GOAL Decrease energy waste in our buildings while supporting economic development, improving air quality and reducing greenhouse gas emissions.

WHY? Though we often don't think about it, "area sources" contribute to pollution and use a significant amount of energy. Knowing how large buildings are performing will help us identify ways to improve efficiency.

ELEVATE BUILDINGS ORDINANCE

Expanded positive recognition: An annual awards event in partnership with the Salt Lake Chamber commending energy efficient commercial buildings and teams

Benchmarking Workshops: The City will work with local partners to provide technical assistance to help owners and managers benchmark buildings and find ways to improve their efficiency with low-cost options.

Market-based ordinance requires buildings over 25,000 square feet (sqft) to "benchmark" **their energy usage annually** and share this data (similar to vehicle fuel-economy ratings) with the City and real estate market.



- **Energy information helps building owners / facility managers make better decisions and motivates voluntary building efficiency actions.**
- City buildings will report first in 2018 followed by larger buildings 50,000+ square feet in 2019, and buildings 25,000+ square feet in 2020.

Less efficient buildings that are eligible for **utility-sponsored energy tune-up** incentives will be required to participate in the incentive programs once every 5 years beginning in 2020.

- **Energy tune-up:** A low-cost way to optimize a building's energy systems, (i.e., schedule lights to turn off when people leave the building and re-program mechanical systems to avoid simultaneous heating and cooling).

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ECONOMIC IMPACTS & EMISSIONS SAVINGS

The savings from this initiative—in both dollars and energy—are profound:

1. Through benchmarking alone, businesses would save:
 - \$9 million in annual energy costs
 - **30 tons of NOx emissions per year**
2. Completing energy “tune-ups” every 5 years would save an additional:
 - \$18 million in annual energy costs
 - **69 tons of NOx emissions per year**

HOW WILL THIS INITIATIVE BENEFIT THE MARKET?

- Spurs market demand for energy efficient buildings by promoting building energy ratings, **just like fuel economy ratings for vehicles**.
- This market-based policy makes **currently unavailable** building energy performance information available and transparent in the marketplace.
- Helps building owners, tenants, lenders, and buyers make more informed decisions about building investments.

WHAT IS THE COST?

- **Benchmarking is free** using ENERGY STAR Portfolio Manager® and requires an estimated 2-8 hours for a one-time building profile set-up, and 1-2 hours to update data annually.
- Rocky Mountain Power and Dominion Energy provide an automated tool that uploads data to ENERGY STAR Portfolio Manager®.
- Tune-ups cost \$0.30 per ft² on average, with a **simple payback of 1.1 years (before utility incentives are included)**. Local utility incentive programs offset the cost for tune-ups. The ordinance does not require tune-ups for buildings without access to utility incentives.

BUILDING ON VOLUNTARY EFFORTS

- Voluntary initiatives in Salt Lake City have reached less than 5% of the market and have limited air pollution impacts.
- This initiative will empower 80% to 90% of the existing commercial building market to save energy costs and cut air pollution.
- Twenty-five other cities including Atlanta, GA; Kansas City, MO; and Denver, CO have initiated similar programs.