



BENCHMARKING FACT SHEET

What is benchmarking?

It's a way to rate the energy efficiency of a building, using the federal ENERGY STAR benchmarking system through ENERGY STAR Portfolio Manager

(https://www.energystar.gov/index.cfm?c=evaluate_performance.bus_portfoliomanager)

This provides a "score" of 1-100 which ranks the building on a percentile basis against comparable buildings nationwide. ENERGY STAR also provides the energy intensity, or annual energy use per square foot, which is useful for comparing smaller groups of buildings.

What is the basis for benchmarking?

It's based on a year's worth of energy consumption that is adjusted for the size of the building, its occupancy, the climate, and other factors. It reflects both the physical efficiency of the building and its equipment, and the operational efficiency.

Why is benchmarking useful?

First, it provides a way to recognize efficient buildings. Those with a score of 75 or higher receive the "ENERGY STAR Label" designation.

Second, it streamlines energy management for individual buildings and groups of buildings, helping to document energy performance changes over time.

Third, it helps management set investment priorities, and to target buildings for efficiency improvements.

Fourth, it provides a way to verify energy use reductions over time, which is important to meeting California's efficiency goals.

Why should commercial buildings be benchmarked?

Benchmarking energy use is an important aspect of an effective energy management plan. Also, Assembly Bill No. 1103 (AB 1103) requires that on or after January 1, 2010, a nonresidential building owner or operator disclose ENERGY STAR Portfolio Manager benchmarking data and ratings for the most recent 12-month period to a prospective buyer, lessee, or lender.

What does it take to benchmark a building?

It takes a year's worth of utility bills and some basic information about the building (occupancy type, ZIP code, square footage, weekly operating hours, number of occupants, and computers). An energy manager logs onto the ENERGY STAR Web site, creates a building account, and enters the data. Periodically, the data are updated with new utility billing data (automatically entered with PG&E's Automated Benchmarking Service).

What is PG&E's Automated Benchmarking Service?

As part of AB 1103, beginning January 1, 2009 California's electric and gas utilities are required to maintain records of the energy consumption data of all nonresidential buildings to which they provide service, in a format compatible for uploading to the US EPA's ENERGY STAR Portfolio Manager (E*PM). For PG&E customers, this data uploading tool is PG&E's Automated Benchmarking Service (ABS). ABS preserves the confidentiality of PG&E customers while automatically updating ENERGY STAR Portfolio Manager with energy use data. This saves PG&E nonresidential customers from having to manually enter their monthly energy use into E*PM.

How does PG&E's Automated Benchmarking Service work?

1. Customer creates an account on EPA's ENERGY STAR Portfolio Manager (E*PM) and Signs and submits the Utility Data Release Form
2. Utility sets up an Host Access System (HAS) account with ENERGY STAR
3. Customer populates E*PM data fields for customer-supplied data for the desired buildings
 - Must include meter identifier
 - Customer selects host utility (PG&E) from drop down menu
4. Request generated from E*PM to utility selected (PG&E)
 - Utility validates request
 - Billing data matched to meter ID
 - Billing data sent to E*PM server

NOTE: Once data request set up and validated, upload is automatic on a monthly basis

How can I improve my ENERGY STAR score?

Look into the Energy Efficiency Programs, Rebates and Incentives offered by PG&E at <http://www.pge.com/mybusiness/energysavingsrebates/rebatesincentives/>

Consider taking BOMA BEEP® Courses to learn how to implement No- and Low-Cost Operational Adjustments to Improve Energy Performance (Course #4)

<http://www.boma.org/TrainingAndEducation/BEEP/schedule.htm>

What is the ENERGY STAR Label?

Buildings scoring a 75 or higher on ENERGY STAR Portfolio Manager are eligible for an ENERGY STAR Label. This indicates that your building is operating among the top 25% of facilities in the country for energy performance. Commercial buildings that have earned the ENERGY STAR use on average 35% less energy than typical similar buildings and generate 1/3 less carbon dioxide.

How Do I Earn the ENERGY STAR Label?

If your building scores a 75 or higher on ENERGY STAR Portfolio Manager it is eligible for an ENERGY STAR Label. The data entered into ENERGY STAR Portfolio Manager must be professionally verified to meet current indoor environment standards, this is done through printing out the Statement of Energy Performance and having a Professional Engineer verify, stamp and sign off on it.

You also must agree to and mail a Letter of Agreement with the signed and stamped Statement of Energy Performance.

Please follow the link below for more information

http://www.energystar.gov/index.cfm?c=evaluate_performance.bus_portfoliomanager_intro

Where else can I find more information on benchmarking?

The ENERGY STAR Web site provides full information and details on how to do benchmarking:

http://www.energystar.gov/index.cfm?c=evaluate_performance.bus_portfoliomanager

You may also wish to peruse PG&E's Benchmarking page at

<http://www.pge.com/benchmarking>