

GET YOUR GREEN ON

Seattle Building Energy Rating & Reporting Ordinance

What is the benchmarking ordinance?

The Seattle Building Energy Performance Rating and Reporting legislation (Ordinance 123226) requires commercial and multi-family building owners to conduct annual energy performance tracking through the US EPA's Energy Star Portfolio Manager, a free and secure online benchmarking tool:

www.energystar.gov/benchmarking. The ordinance includes three components:

Benchmarking Building owners are required to benchmark the energy performance of each of their buildings.

Disclosure Upon request, building owners are required to release building energy performance information to any current or prospective tenant, buyer, or lender involved with a real estate transaction, a lease, or an application for financing or refinancing of the building.

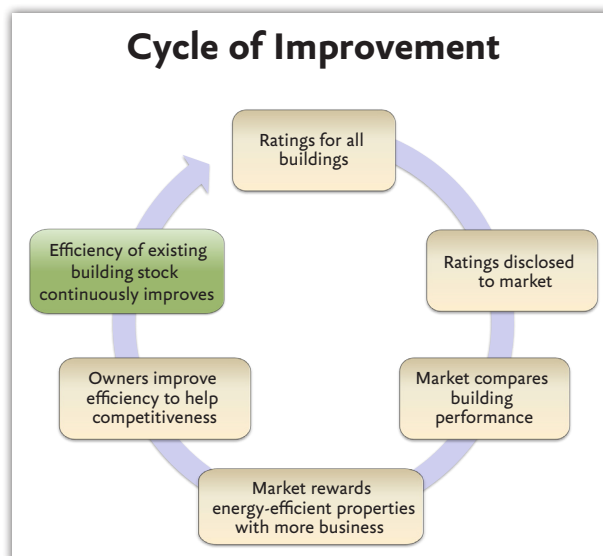
Reporting Building owners are required to authorize the City of Seattle to download annual energy performance data for each building.

Why has the city adopted this policy?

Twenty-six percent of Seattle's green house gas emissions are produced from the energy used in our buildings. Much of that energy goes wasted

because buildings aren't as efficient as they could be. As a result, many building owners and tenants are spending far more on energy than necessary.

An outcome of the Seattle Green Building Capital Initiative, the benchmarking policy is one of the programs recommended by stakeholders to achieve a 20% reduction in the energy consumption in existing buildings, thereby lowering energy costs to owners and tenants, creating job opportunities in the green economy, and reducing greenhouse gas impacts.



Measurement and reporting of building energy performance will help Seattle achieve these objectives, by informing building owner efficiency improvements as well as private leasing and purchasing decisions. The greater availability of information, similar to the MPG rating for a car, will make comparative energy consumption a market differentiator, encouraging voluntary efficiency investment. In addition, the City of Seattle and utility partners will be able to target incentive dollars by geographic or market sectors, to further reduce the energy consumption of our existing building stock.

When do I need to comply?

Non-residential buildings 50,000+ sf will need to report by October 3, 2011, and annually on April 1st thereafter.

Buildings 10,000+ sf (including multi-family of five units or more) are required to report annually starting April 1, 2012.

Simplifying the process

To assist property owners, local utilities have developed automated applications to transfer aggregate building energy consumption data directly into EPA's Portfolio Manager. You may also manually enter your utility data to preserve existing Portfolio Manager records or to track individual meter information in detail.

How do I get started?

If you are already benchmarking your building, review the Director's Rule 6-2011 to confirm that you are complying with the defined process, definitions and procedures.

New to Portfolio Manager?

Download our detailed step by step How to Guide and review the frequently asked questions available on our web site.

How can I learn more?

Training will be available to assist your compliance with the benchmarking process. Please join the program's listserve on our web site to be notified. For technical assistance or to submit comments, e-mail energydisclosure@seattle.gov.