



The City of



Environmental Services
Department

FACT SHEET

City of San Diego Proposed Benchmarking Ordinance

The *City of San Diego Climate Action Plan (CAP)* calls for creating more energy-efficient buildings and establishing ordinances to conserve and disclose energy use. In pursuing CAP goals, the city is planning a benchmarking ordinance for commercial, multifamily and mixed-use properties and is soliciting public input on its provisions.

What is Benchmarking?

Benchmarking is the process of measuring your building's energy and water consumption and comparing it against past performance and to other similar buildings. To conduct benchmarking, most building owners and operators use ENERGY STAR® Portfolio Manager®, a free interactive software platform.

How is Benchmarking Being Addressed in California?

California adopted Assembly Bill (AB) 802 in 2015 that requires owners and operators of all commercial, multifamily and mixed-use properties 50,000 square feet or greater (and for multifamily and mixed-used properties with more than 17 units) to benchmark and publicly disclose building energy usage to the California Energy Commission. Additionally, AB 802 includes provisions for building owners and operators to obtain whole-building energy usage information directly from utilities, providing certain aggregation thresholds are met. The data access provisions ensure building owners can access the data they need to properly benchmark their building's total energy consumption.

Why Create a Local Ordinance?

A local ordinance will allow the city to prepare for the implementation of Assembly Bill 802, which requires owners of commercial, mixed-used and multifamily buildings larger than 50,000 square feet to report benchmarking metrics to the state starting in 2018.

More specifically, a local ordinance would help building owners by

- Providing additional locally focused resources to assist building owners in benchmarking
- Allowing access to more targeted and actionable information related to benchmarking and energy efficiency retrofits
- Identifying new market opportunities and growth potential for energy efficiency retrofits
- Revealing new information about energy performance to consider when buying or leasing a building
- Distinguishing energy-efficient buildings in the marketplace



Proposed Benchmarking Ordinance Provisions



Covered Buildings

Covered buildings under the ordinance would include commercial, multifamily and mixed-use buildings 20,000 square feet or greater. Exemptions would be aligned with those found in AB 802.



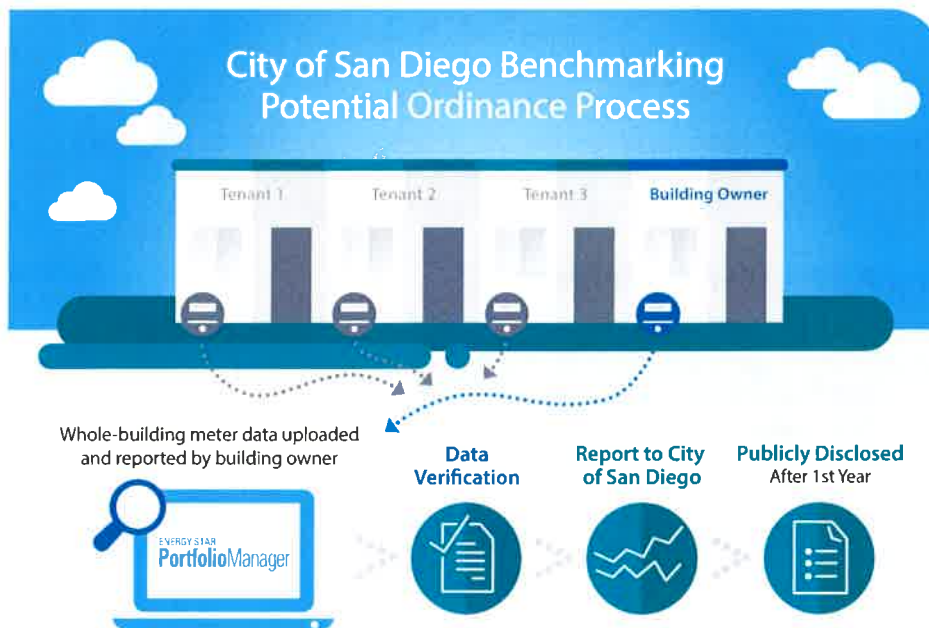
Requirements

Building owners would be required to report energy metrics annually using ENERGY STAR® Portfolio Manager®



Phasing

Implementation of the regulations could be phased by building size and/or building type. Additionally, disclosure would occur after the first year of reporting.



What Are the Next Steps?

San Diego will conduct a transparent process in pursuing a benchmarking ordinance by engaging the local community in its development. To effectively involve a wide array of stakeholders, the city is partnering with the Center for Sustainable Energy to provide the public an opportunity to voice their input.

Visit SanDiego.gov/Benchmark to learn more about the ordinance and access the link to CSE's website where you can

- Sign up for email updates
- View and register for upcoming outreach events
- Submit comments or questions
- Access stakeholder info and resources

Frequently Asked Questions

What is Benchmarking?

Benchmarking is the process of measuring your building's energy consumption and comparing it against past performance and to other similar buildings.

What is ENERGY STAR® Portfolio Manager®?

ENERGY STAR Portfolio Manager is the industry-leading tool for building benchmarking. Learn more at PortfolioManager.EnergyStar.gov.

What is AB 802?

Assembly Bill 802 is the statewide data access and benchmarking program legislation passed in 2015. It requires energy benchmarking for commercial, multifamily and mixed-used buildings 50,000 square feet or greater and provides building owners with access to whole-building energy data. Learn more at energy.ca.gov/benchmarking.

What is the City Considering?

The city is considering development of a local energy benchmarking and disclosure ordinance. To receive information on ordinance development, visit SanDiego.gov/Benchmark.

What is the Center for Sustainable Energy?

The Center for Sustainable Energy (CSE) is a nonprofit with the mission to accelerate the transition to a sustainable world powered by clean energy. CSE staff are working with city staff to assist in stakeholder engagement and provide technical expertise on benchmarking policy development.

Prepared by



Center for
Sustainable Energy