

Energy Benchmarking and Assembly Bill 1103

What is benchmarking?

Energy benchmarking means tracking a building's energy and water use, and then using a standard metric to compare the building's performance against past performance and to its peers nationwide. These comparisons have been shown to drive energy efficiency upgrades and increase occupancy rates and property values. Energy now represents a significant portion of operating budgets for buildings across the United States.

Why Benchmark?

Good Business Practice

- Helps companies understand the performance of their buildings and set goals for improvement.
- Set up a methodology to track and report on energy performance, costs, and environmental impact over time, for individual buildings.

Compliance with California Assembly Bill 1103

- On and after July 1, 2013, this California law requires disclosure of benchmarking data for buildings over 50,000 square feet with pending real estate transactions.
- On and after January 1, 2014, for a building with a total gross floor area measuring more than 10,000 square feet and up to 50,000 square feet with pending real estate transactions.
- On and after July 1, 2014, for a building with a total gross floor area measuring more than 1,000 square feet and up to 10,000 square feet with pending real estate transactions.

Benefits

- Earn points toward LEED™ certification.
- If applied for, qualify for the prestigious ENERGY STAR® label with performance scores above 75.
- Verify and track progress of improvement projects.

How Do I Get Started?

ENERGY STAR® Portfolio Manager Overview

The Environmental Protection Agency (EPA) has created an online benchmarking tool called the ENERGY STAR® Portfolio Manager. This is an interactive energy management tool that allows you to track and assess energy and water consumption for your building or across your entire portfolio of buildings in a secure online environment. The EPA has developed a Benchmarking Starter Kit to help you get started quickly. EPA offers free webinars to help you through the process. For questions on Portfolio Manager, refer to ENERGY STAR's online Help and FAQ or contact buildings@energystar.gov.

The City of Lodi Electric Utility will provide you with a 12 month historical kWh usage profile to upload into Portfolio Manager. Collect the account number(s) and service address for each meter you want to add to the Portfolio Manager. At this time, the City of Lodi does not offer Automated Benchmarking Services.