

DOCKETED

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The California Energy Commission

Benchmarking and Public Disclosure (AB 802)

In October 2015, the State of California passed Assembly Bill 802 (AB 802) to provide building owners access to their building energy use data from utilities, and to track consumption in their buildings. The purpose of AB 802 is to help building owners, tenants, and others better understand the energy consumption of their buildings through standardized energy use metrics.

Why benchmark?

- You can't manage what you don't measure; benchmarking provides a baseline understanding of energy use.
- Research suggests that benchmarking, which allows for a building's energy use to be compared to its prior performance and to that of its peers, can lead to savings of about 3 percent in annual energy expenditures.¹
- Benchmarking provides building owners with knowledge that enables smarter and more cost-effective improvements in building energy use.

Who has to benchmark their building under this program?

Owners of buildings in California that have a gross floor area of 50,000 square feet or greater are required to benchmark their energy performance annually, and report the results to the California Energy Commission per the following schedule. Comparative information on each building's performance will be posted on a public website during the second reporting year for each group.

BUILDING TYPE	REPORTING DEADLINE	INITIAL POSTING OF INFORMATION
No residential utility accounts	June 1, 2018, and each June 1 thereafter	After June 1, 2019
17 or more residential utility accounts	June 1, 2019, and each June 1 thereafter	After June 1, 2020

Are there any exemptions?

- A property with 1 to 16 residential utility accounts
- Condominium project
- More than half of the building area used for (1) scientific experiments requiring controlled environments, or for (2) manufacturing or industrial purposes
- Scheduled to be demolished one year or less from the reporting date

What do building owners need to do to comply?

Benchmarking requires combining the energy bills from a building's utility with basic physical and operational characteristics of the building (such as size, type of use, and hours of operation). Building owners must enter this information into a free, online tool—ENERGY STAR Portfolio Manager—which will generate results to track building performance over time and compare the performance against that of its peer buildings. Building owners must annually report their data directly through Portfolio Manager via the reporting link on the Energy Commission's website.

How do building owners get energy use data for their buildings?

AB 802 requires energy utilities in California to provide monthly building-level energy use data for at least the previous calendar year to building owners, owners' agents, and operators of any of the following, upon request:

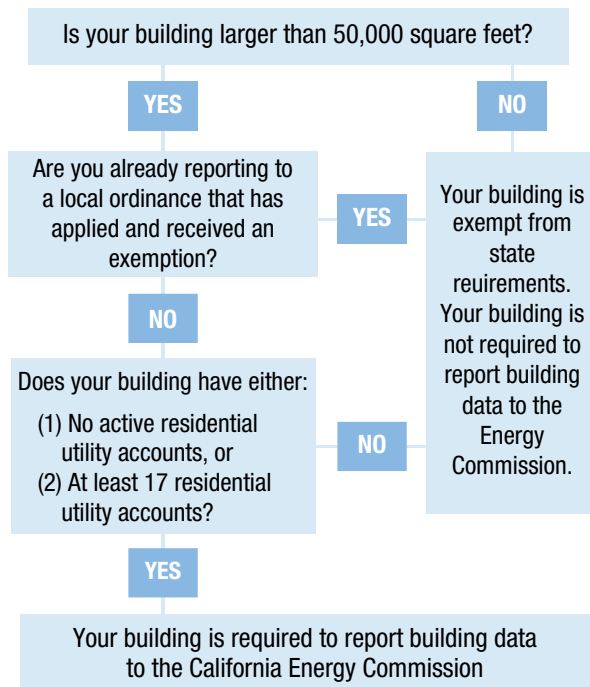
- Any non-residential building, other than a condominium, with three or more active utility accounts of any one energy type
- Any non-residential building with less than three active utility accounts, where all account holders have agreed to share their energy use information
- Any residential building, other than a condominium, with five or more active utility accounts of any one energy type

1. Palmer, Karen, and Margaret Wells, Does Information Provision Shrink the Energy Efficiency Gap? (Washington, DC: Resources for the Future, 2015), accessed at <http://www.rff.org/files/sharepoint/WorkImages/Download/RFF-DP-15-12.pdf>

How does this affect compliance with local benchmarking requirements?

For buildings that must comply with a local benchmarking requirement (currently in place in Berkeley, Los Angeles, and San Francisco), local jurisdictions can apply and receive an exemption from the California Energy Commission. Once an exemption is received, building owners under that local requirement will only need to follow their local reporting instructions and not need to report separate benchmarking data to the California Energy Commission.

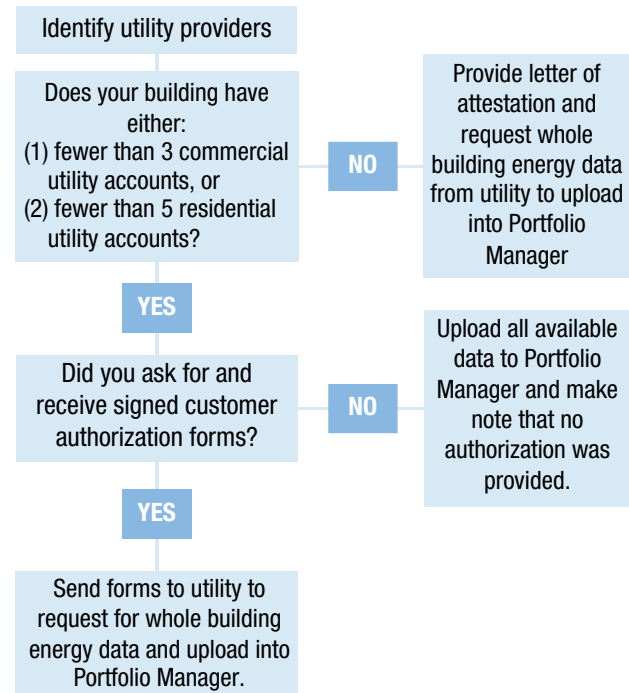
Am I required to benchmark my building's energy use?



Where do I learn more?

The Energy Commission will provide a variety of resources to assist with benchmarking, including a compliance checklist, a step-by-step guide, and answers to frequently asked questions. There will also be in-person and online trainings and a dedicated hotline to answer any questions. Information on these resources, including a schedule of upcoming trainings, will be posted on the Energy Commission's website at www.energy.ca.gov/benchmarking. Additional information on the process to request building data can also be found on the Energy Commission's website or by contacting the utilities serving the building.

How do I get my whole-building data?



What do I need on ENERGY STAR Portfolio Manager?

- Collect property attributes
- Create a Portfolio Manager account
- Enter all buildings for which compliance is required
- Create meters for utility and consumption data

How do I submit my data?

- Review data gaps or errors
- Visit the Energy Commission website for reporting links
- Submit data directly to the Energy Commission through Portfolio Manager by clicking the reporting link at www.energy.ca.gov/benchmarking

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