

TITLE \_\_\_\_\_. ENERGY BENCHMARKING REQUIREMENTS FOR PRIVATE AND GOVERNMENT BUILDINGS.

Sec. \_\_\_\_\_. The [state's/city's/county's] Commercial Building Energy Code [citation] is hereby amended adding the following:

“(1) Beginning 90 days after the effective date of this Act, 10 buildings owned or operated by the [State of \_\_\_\_\_/City of \_\_\_\_\_] shall be benchmarked using the operational and asset measurement protocols established by the ASHRAE Building Energy Labeling Program (Building EQ) or its equivalent as approved by the [Department of Energy/Environment], and the results made available to the public on the Internet through the [State/City Department of Energy/Environment] website and through posting in a conspicuous location within the building.

“(2) Beginning one year after the effective date of this Act, all buildings owned or operated by the [State/City] or any of its instrumentalities shall be benchmarked annually using the operational measurement protocols established by the ASHRAE Building Energy Labeling Program (Building EQ) or its equivalent; provided, that the building has at least 10,000 square feet of gross floor area and is of a building type for which benchmarking tools are available. Benchmark statements of energy performance for each building shall, within 60 days of being generated, be made available to the [State/City Department of Energy/Environment], which shall then make them accessible to the public via an online database and shall be posted in a conspicuous location within the building.”

“(3) All privately-owned buildings shall be benchmarked annually using the operational measurement protocols established by the ASHRAE Building Energy Labeling Program (Building EQ) or its equivalent, as designated by the schedule in paragraph (4) of this subsection; provided, that the buildings are of a building type for which such tools are available. Benchmark statements of energy performance for each building shall, by January 1 of the following year, be made available to the [State/City Department of Energy/Environment] and shall be posted in a conspicuous location within the building. The [State/City Department of Energy/Environment] shall, upon the receipt of the 2nd annual benchmarking data for each building, make the data accessible to the public via an online database.

“(4) The schedule shall be as follows:

“(A) All buildings over 200,000 square feet of gross floor area beginning 2 years following passage of this Act and thereafter;

“(B) All buildings over 150,000 square feet of gross floor area beginning 3 years following passage of this Act and thereafter;

“(C) All buildings over 100,000 square feet of gross floor area beginning 4 years following passage of this Act and thereafter; and

“(D) All buildings over 50,000 square feet of gross floor area beginning 5 years following passage of this Act and thereafter.”

“(5) A project that has submitted the 1st construction building construction permit after January 1, of the 4<sup>th</sup> year following passage of this Act, for new construction or substantial improvement shall, prior to construction, estimate its energy performance using the asset rating protocols established by the ASHRAE Building Energy Labeling Program or its equivalent, and be benchmarked annually thereafter using the operational measurement protocols established by the ASHRAE Building Energy Labeling Program (Building EQ) or its equivalent; provided, that the building has 50,000 square feet of gross floor area or more and is of a building type for which such tools are available. Benchmark statements of energy performance for each building shall, within 60 days of being generated, be posted in a conspicuous location within the building, and be made available to the [State/City Department of Energy/Environment], which shall make the data accessible to the public via an online database.”