



Building Performance Improvement Board

6/26/2024

Learn more at <https://www.montgomerycountymd.gov/green/energy/beps.html>

Agenda

- **Admin Items**
- **CY 2023 Benchmarking Data**
- **County BEPS Regulation Update**
- **State BEPS Regulation Update**
- **Idea of documenting actions/projects that have had a positive effect on building energy use**
 - **Green Leases Overview**



Administrative Items

Actions

- Approve 4/17 meeting notes



CY 2023 Benchmarking Update

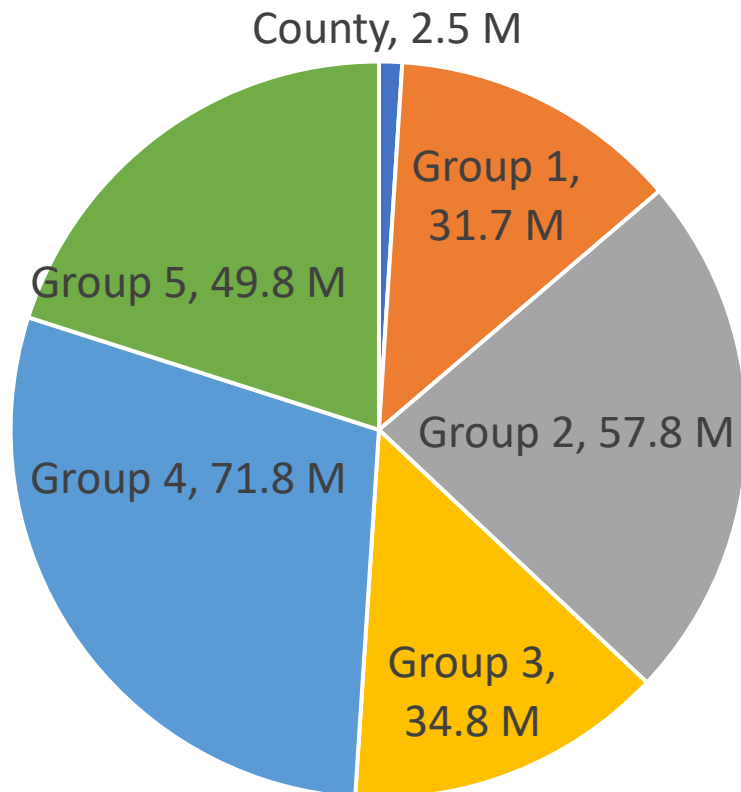
CY 2023 Benchmarking Reporting

- Due June 3, 2024
- Now including all building groups / buildings 25k+ gsf
- New DEP reporting portal to submit completed reports
- New Pepco aggregated data site and reenrollment

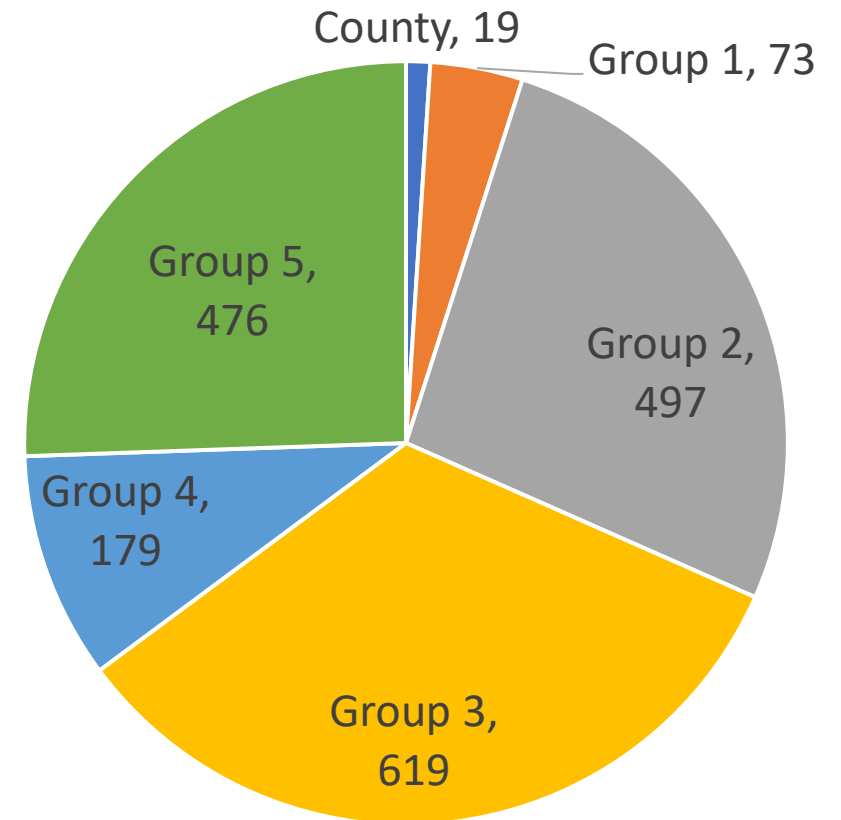
Building Coverage

- Roughly 248 million gross sq ft across 1,863 covered buildings:

Covered Building Area



Covered Building Count



Reporting Rate Over Time

2018: 65%

- County = 100%
- Group 1 = 72%
- Group 2 = 63%

2019: 93%

- County = 100%
- Group 1 = 98%
- Group 2 = 92%

2020: 93%

- County = 100%
- Group 1 = 98%
- Group 2 = 92%

2021: 91%

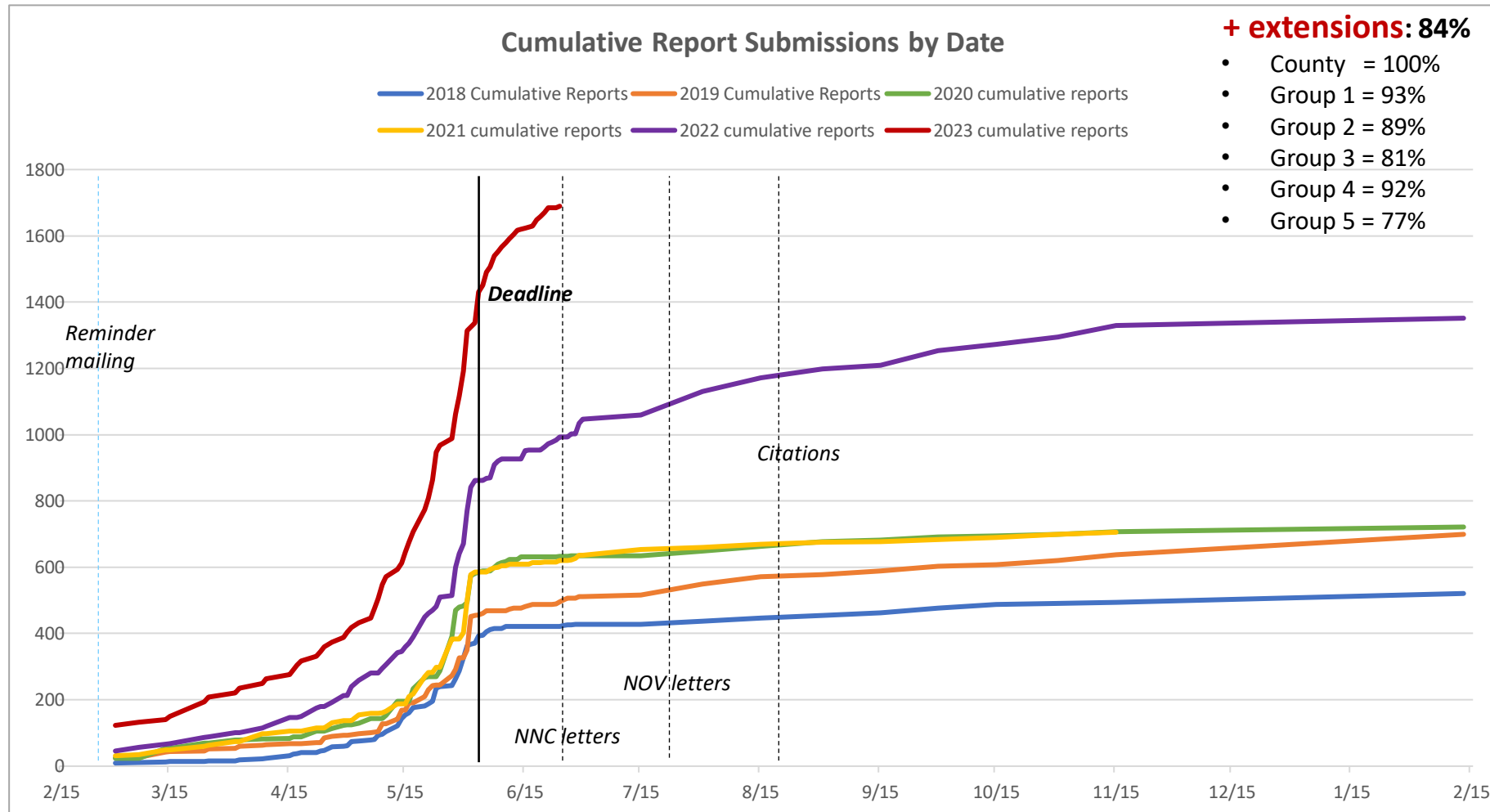
- County = 100%
- Group 1 = 96%
- Group 2 = 90%

2022: 90%

- County = 100%
- Group 1 = 100%
- Group 2 = 98%
- Group 3 = 82%
- Group 4 = 89%

2023: 68%

- County = 100%
- Group 1 = 90%
- Group 2 = 82%
- Group 3 = 72%
- Group 4 = 73%
- Group 5 = 42%

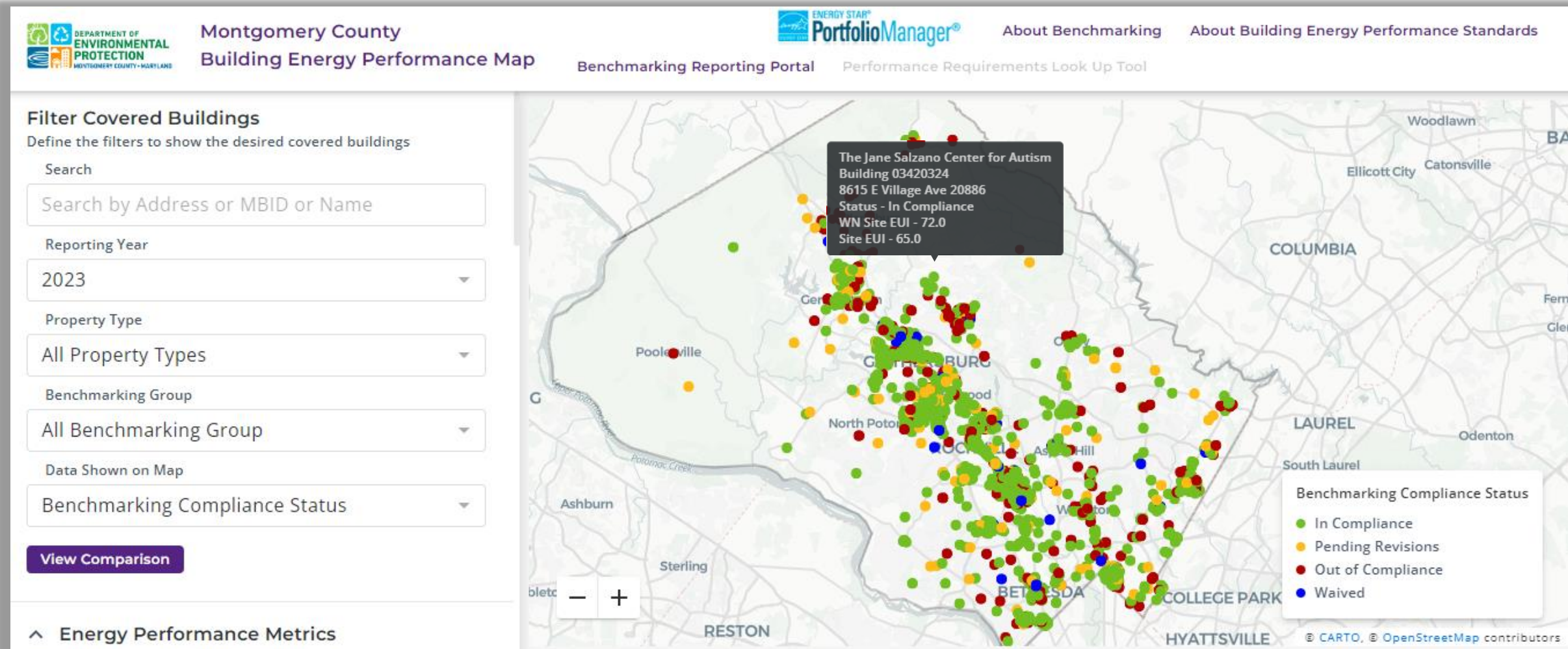


Benchmarking Next Steps

- Follow up with reporters still in “pending revisions” status
- Notice of non-compliance letters mailed to contacts of buildings not yet reported and without extensions filed
- Send notice of violation, ~August
- Generate and email annual benchmarking scorecards
- Issue citations, ~September
- Publish annual report and data disclosure spreadsheet by Oct 1

Forthcoming Public Data Tools

1. Coming soon! Energy Benchmarking Map



Forthcoming Public Data Tools

Coming soon! Target Look-Up Tool

- Site EUI standards still pending Council approval of BEPS regulations
- Will provide baselines, latest performance (including onsite renewable energy credit), and “projected” interim and final site EUI standards (including area weighted targets, parking, and pool adjustments) based on proposed regs

DEPARTMENT OF ENVIRONMENTAL PROTECTION MONTGOMERY COUNTY - MARYLAND

Montgomery County Building Energy Performance Map

ENERGY STAR PortfolioManager®

About Benchmarking About Building Energy Performance Standards

Benchmarking Reporting Portal Performance Requirements Look Up

Filter Covered Buildings

Define the filters to show the desired covered buildings

Search

Search by Address or MBID or Name

Reporting Year

2023

Property Type

All Property Types

Benchmarking Group

All Benchmarking Group

Data Shown on Map

Benchmarking Compliance Status

1400 Spring Street: 1400 Spring Street

Office

1400 Spring St
Silver Spring, 20910
MBID 01088310
73,903 ft²
Group - Group 2
Benchmarking Status - In Compliance

[View Performance Requirements](#)

WN Site EUI/Final Target EUI

52.5 / 55
kBTU/ft²

60

Add to Comparison

Forthcoming Public Data Tools

Denver Example:



ENERGIZE DENVER

Performance Requirements Look Up Tool

[About Benchmarking](#)[About Performance Requirements](#)[Resource Center](#)[Energize Denver Map](#)[Building Performance Forecasting](#)

Building Info

Building ID: 5279

Street Address: 2000 Valentia St.

Building Size¹: 108,002 sq. ft.

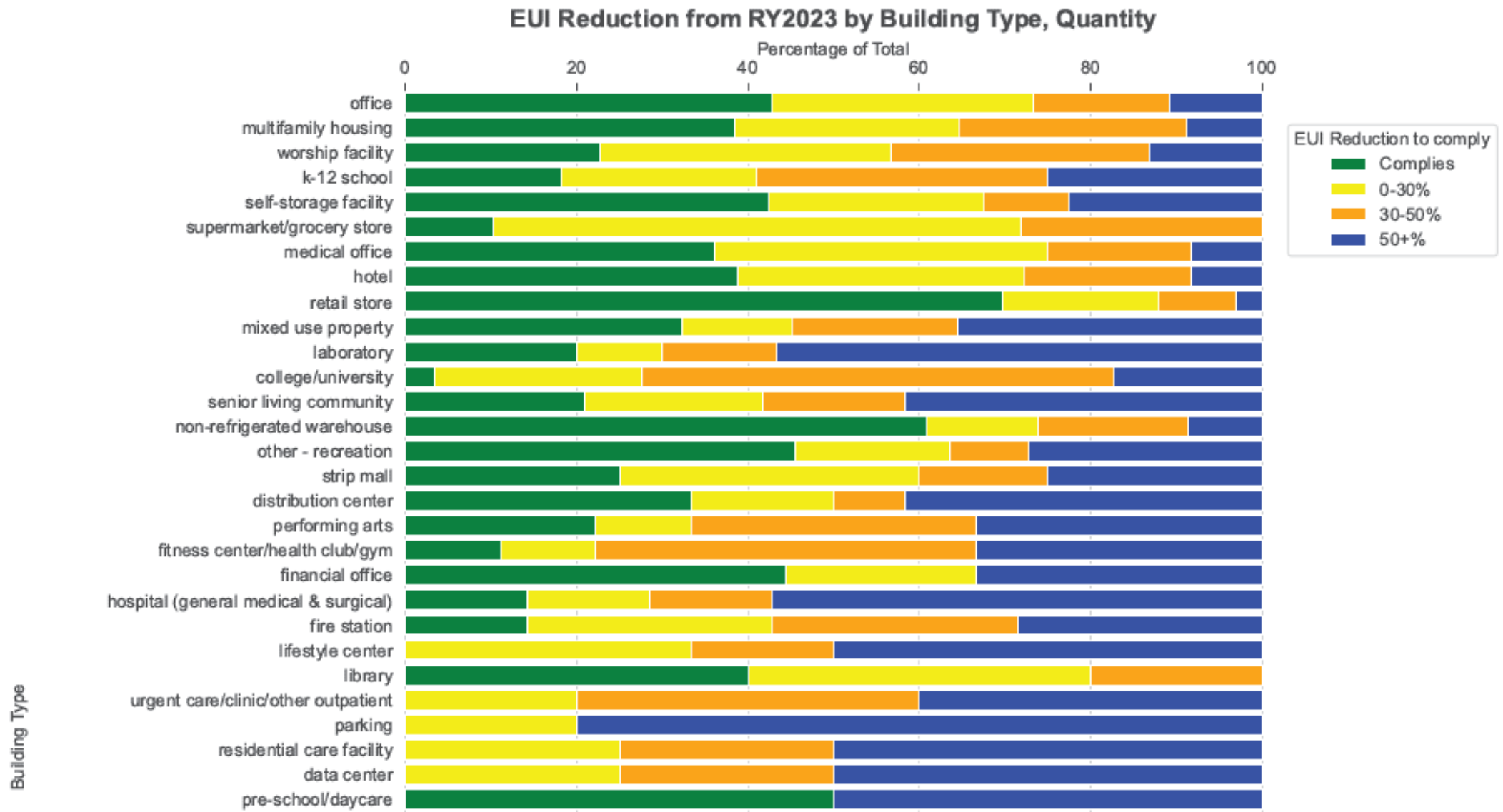
Benchmarking Requirements

Current Status: In Compliance

Current Site EUI: 68.1

	Target EUI ³	Target Year ⁴	Performance Period ⁵	Reporting Year ⁶
Baseline	69.4	2019	-	2020
1st Target	59.7	2025	Jan 1 - Dec 31, 2025	2026
2nd Target	53.8	2027	Jan 1 - Dec 31, 2027	2028
Final Target	48	2030	Jan 1 - Dec 31, 2030	2031

CY 2023 Benchmarking Site EUI vs Proposed Standards by Building Type



CY 2023 Benchmarking Site EUI vs Proposed Standards by Building Type

EUI Reduction from RY2023 by Building Type, Quantity

Building Type	Total Buildings	Complies	0-30%	30-50%	50+%
Total	1214	423	332	257	202
office	342	43%	31%	16%	11%
multifamily housing	283	39%	26%	27%	9%
worship facility	53	23%	34%	30%	13%
k-12 school	44	18%	23%	34%	25%
self-storage facility	40	42%	25%	10%	22%
supermarket/grocery store	39	10%	62%	28%	0%
medical office	36	36%	39%	17%	8%
hotel	36	39%	33%	19%	8%
retail store	33	70%	18%	9%	3%
mixed use property	31	32%	13%	19%	35%
laboratory	30	20%	10%	13%	57%
college/university	29	3%	24%	55%	17%
senior living community	24	21%	21%	17%	42%
non-refrigerated warehouse	23	61%	13%	17%	9%
other - recreation	22	45%	18%	9%	27%
strip mall	20	25%	35%	15%	25%
distribution center	12	33%	17%	8%	42%
performing arts	9	22%	11%	33%	33%
financial office	9	44%	22%	0%	33%
fitness center/health club/gym	9	11%	11%	44%	33%
fire station	7	14%	29%	29%	29%
hospital (general medical & surgical)	7	14%	14%	14%	57%
lifestyle center	6	0%	33%	17%	50%
urgent care/clinic/other outpatient	5	0%	20%	40%	40%
parking	5	0%	20%	0%	80%
library	5	40%	40%	20%	0%
data center	4	0%	25%	25%	50%
residential care facility	4	0%	25%	25%	50%

CY 2023 Benchmarking Site EUI vs Proposed Standards by Building Type 2

repair services (vehicle, shoe, locksmith, etc.)	4	25%	25%	25%	25%
social/meeting hall	4	25%	0%	25%	50%
pre-school/daycare	4	50%	0%	0%	50%
other - education	3	33%	33%	33%	0%
other - mall	3	33%	33%	33%	0%
enclosed mall	3	67%	0%	33%	0%
other - services	3	0%	0%	33%	67%
bowling alley	2	50%	50%	0%	0%
wholesale club/supercenter	2	0%	0%	0%	100%
police station	2	0%	0%	50%	50%
transportation terminal/station	2	0%	50%	0%	50%
courthouse	2	0%	50%	0%	50%
prison/incarceration	2	0%	50%	0%	50%
movie theater	1	0%	100%	0%	0%
ice/curling rink	1	0%	0%	100%	0%
manufacturing/industrial plant	1	0%	100%	0%	0%
other - public services	1	0%	0%	0%	100%
outpatient rehabilitation/physical therapy	1	0%	0%	0%	100%
other - entertainment/public assembly	1	0%	0%	0%	100%
other - lodging/residential	1	0%	0%	100%	0%
other	1	0%	0%	100%	0%
refrigerated warehouse	1	100%	0%	0%	0%
vocational school	1	100%	0%	0%	0%
vehicle dealership	1	0%	0%	0%	100%



County BEPS Regulation Update

T&E Listening Sessions

Scheduled:

- July 15, market rate multifamily and common ownership communities

Potential September - October sessions:

- Financing & technical assistance – Montgomery County Green Bank
- Worship facilities
- Utilities
- Commercial buildings

Full Council Consideration

- The Council approved a [resolution to extend the deadline](#) for consideration of Executive Regulation 17-23, Building Energy Performance Standards to September 30, 2024.
- Likely to be further extended given T&E schedule



State BEPS Regulation Update

State BEPS Regulations

- State budget amendment to delay action on site EUI standards component of the State's Building Energy Performance Standards
 - Requires MDE to complete additional reporting and likely await statewide benchmarking data until adding site EUI standards to regulations
- MDE planning to adopt updated regs by end of 2024 to include:
 - Benchmarking requirements. Covered buildings begin reporting CY 2024 data by June 1, 2025
 - Direct emissions standards for 2030 and 2035 (and 0 by 2040)

State BEPS Regulations

- Likely next steps:
 - Share draft regulations with stakeholders
 - Present to Air Quality Control Advisory Council (AQCAC)
 - Publish updated draft regulations in register for public comment period which culminates in a public hearing
 - Transmit regulations to Joint Committee on Administrative, Executive & Legislative Review (AELR)
 - Adopt regs before the end of 2024



Idea of documenting actions/projects that have had a positive effect on building energy use

Green Leasing

What is it?

- Program sponsored by IMT and the Better Buildings Alliance
- New language in commercial and residential leases that helps encourage or ensure energy savings
- Required efficiency ratings for new equipment (especially useful for tenant fit-outs)
- Required sub-metering of various loads—may be done upon move-in or during tenancy
- Language authorizing passthroughs for efficiency-related project costs

How Effective is it?

- It is most effective for commercial leases where a space is being built-out for a new tenant, and where sub-metering can be effectively done
- The program claims 22% energy savings in offices—I'd personally estimate closer to 10% after you've hit a critical mass of in-place leases
- Over time, as turnovers increase the number of tenants under a green lease, it helps incentivize better energy habits via sub-metering and ensures that clients and owners are all moving in the same direction

Performance-based leasing is a Green Lease 2.0

- Some tenants may be asked to not use more than a certain amount of energy within the terms of their lease or face a penalty

Challenges and Resources

Challenges

- The Green Lease terms become a point of negotiation during the leasing process—can be contentious if brokers or attorneys are not sold on green leasing
- The impact on residential is fairly limited—enforcement becomes legally challenging

Green Lease Leaders Program

- Can be certified as tenant or landlord
- <https://www.greenleaseleaders.com/>
- Many resources on possible language, ways to structure the green lease addendum, case studies, etc.

Other Topics / Volunteers?

- Energy audits (contracting, best practices, identifying a vendor, etc)
- Retro-commissioning / continuous commissioning
- Lighting
- HVAC
- Pumps/fans
- Electrification (whole building, partial, by system)

Questions?

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BPIB Webpage

<https://www.montgomerycountymd.gov/green/energy/bpib.html>

Stay Informed

Check BEPS website for real-time updates:

<https://www.montgomerycountymd.gov/green/energy/beps.html>

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