

## ***Resolution on Access to Whole-Building Energy Data and Automated Benchmarking***

**WHEREAS**, Commercial and industrial building owners spend \$200 billion each year on facility energy consumption;<sup>1</sup> *and*

**WHEREAS**, Whole-building energy benchmarking is an important tool that enables commercial building owners and managers to identify energy performance issues in buildings, undertake energy management actions and cost-effective improvements in buildings, track energy performance over time, and set energy performance goals; *and*

**WHEREAS**, Several utilities<sup>2</sup> are utilizing the U.S. Environmental Protection Agency's ENERGY STAR automated benchmarking services, a measure that protects customer data privacy and increases benchmarking data accuracy; *and*

**WHEREAS**, Demand reductions motivated by data access and benchmarking allow utility programs to drive greater energy efficiency results per program dollar, increasing the cost-effectiveness of overall portfolios; *and*

**WHEREAS**, Demand reductions motivated by benchmarking can result in direct cost savings to customers and peak load reductions that benefit all ratepayers; *and*

**WHEREAS**, More than 80,000 buildings were benchmarked in 2010 using performance assessment software from the EPA's ENERGY STAR program, the nation's most widely used benchmarking program;<sup>3</sup> *and*

**WHEREAS**, The Building Owners and Managers Association (BOMA) International and the Real Estate Roundtable, the nation's largest commercial property associations representing more than 10 billion square feet of floor space, support voluntary ENERGY STAR whole-building benchmarking and measures that promote whole-building benchmarking; *and*

**WHEREAS**, The U.S. Green Building Council's LEED Green Building Rating System, the nation's most widely used green building rating system, utilizes ENERGY STAR benchmarking to document performance in the Energy and Atmosphere category of LEED for Existing Buildings: Operations and Maintenance; *and*

**WHEREAS**, New regulations in local jurisdictions, including the states of California and Washington, and the cities of New York, Seattle, Austin, and Washington, DC, require the benchmarking of privately owned commercial facilities<sup>4</sup>; *and*

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<sup>1</sup> National Action Plan for Energy Efficiency (2008). *Utility Best Practices Guidance for Providing Business Customers with Energy Use and Cost Data*. ICF International. Available at [http://www.epa.gov/cleanenergy/documents/suca/utility\\_data\\_guidance.pdf](http://www.epa.gov/cleanenergy/documents/suca/utility_data_guidance.pdf).

<sup>2</sup> Utilities include Commonwealth Edison Co. (ComEd), Pacific Gas and Electric Co. (PG&E), Southern California Edison (SCE) and the Sacramento Municipal Utility District (SMUD).

<sup>3</sup> Estimate based on partial-year 2010 data from EPA ENERGY STAR Fall Snapshot (2010). *Measuring Progress in the Commercial and Industrial Sectors*. U.S. EPA ENERGY STAR. Available at [http://www.energystar.gov/ia/business/downloads/Fall\\_2010\\_ENERGY\\_STAR\\_Snapshot.pdf](http://www.energystar.gov/ia/business/downloads/Fall_2010_ENERGY_STAR_Snapshot.pdf).

**WHEREAS**, The Energy Independence and Security Act of 2007<sup>5</sup> requires benchmarking as a prerequisite for commercial leases signed by the Federal government, which leases more than 300 million square feet of commercial space nationally; *and*

**WHEREAS**, Access to aggregated building energy usage data by commercial building owners may be difficult to obtain and may be a significant barrier to whole building benchmarking because the data resides in multiple utility accounts with multiple tenants and may require the consent of each tenant customer to release or even aggregate the data; *now, therefore be it*

**RESOLVED**, That the Board of Directors of the National Association of Regulatory Utility Commissioners, convened at its 2011 Summer Committee Meetings in Los Angeles, California, acknowledges the need for commercial building owners and managers to access whole-building energy consumption data to support energy-efficient building operations; *and be it further*

**RESOLVED**, That NARUC encourages State public utility commissions seeking to capture cost-effective energy savings from commercial buildings to consider a comprehensive benchmarking policy that includes:

- Use of EPA ENERGY STAR automated benchmarking services and other benchmarking services, such as the Commercial Building Consumption Survey;
- Adopting methodologies to consistently and accurately credit program impact to benchmarking-driven energy efficiency programs; and
- Taking all reasonable measures to facilitate convenient, electronic access to utility energy usage data for building owners, including aggregated building data that does not reveal customer-specific data to protect individual customer privacy, as well as the sharing of customer-specific data to the extent provided for under State law and regulations.

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*Sponsored by the Committee on Energy Resources and the Environment  
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<sup>4</sup> See <http://www.imt.org/rating> for information on benchmarking regulations in cities and states.

<sup>5</sup> U.S. Public Law No. 110-140.