



ENERGY-EFFICIENCY BENCHMARKING AND DISCLOSURE: HARNESSING MARKET FORCES TO SAVE ENERGY AND DRIVE INVESTMENT IN CHICAGO BUILDINGS

OUR GOALS:

1. **Save Money**—Lower operational energy costs for Chicago building owners and tenants.
2. **Create Local Jobs**—Support growth of the energy-efficiency industry in Chicago.
3. **Protect Our Health**—Reduce harmful pollution by using less energy.
4. **Lead the Nation**—Promote Chicago’s position as a leading sustainable city to attract new businesses and succeed in the global marketplace.

THE OPPORTUNITY:

Less than one percent of Chicago’s buildings are larger than 50,000 square feet, but these big buildings represent 22 percent of all energy use in our built environment and provide enormous potential for saving money, creating jobs, and reducing pollution through cost-effective energy-efficiency improvements. Unleashing this potential could be worth billions of dollars for Chicago, but we need consistent and accurate building energy data in order to take action. And having information on buildings’ energy use would benefit many groups:

- Building owners and managers can use the data to make informed decisions on how to improve energy use in their buildings.
- Prospective building tenants can make leasing decisions based on a full understanding of their potential energy costs and environmental impact.
- High-quality and consistent data on building performance allows energy-efficiency programs to target rebates and incentives to buildings where there is the most potential for savings.

THE SOLUTION:

PROVIDE THE MARKETPLACE WITH CURRENT, ACCURATE INFORMATION ABOUT BUILDING ENERGY PERFORMANCE SIMPLY AND EFFECTIVELY

The marketplace needs solid, accurate information about how buildings are performing, derived from tools applied consistently across all major buildings. For this reason, Mayor Emanuel’s Sustainable Chicago 2015 Action Agenda recognizes building energy transparency policies as a key priority for the city.

- **WHAT: Benchmarking and Disclosure Ordinance**—This kind of ordinance requires (1) that large commercial and residential buildings **use a “benchmarking” tool called ENERGY STAR Portfolio Manager** to assess how energy efficient the buildings are compared to similar buildings; and (2) that critical information derived from the benchmarking efforts is **disclosed publicly to drive greater awareness of building efficiency in the marketplace**. New York, San Francisco, Minneapolis, Philadelphia, Seattle, and Washington, D.C. are among the cities that have already adopted such requirements.
- **HOW: Compliance Is Easy and Beneficial**—The ENERGY STAR Portfolio Manager tool is **simple to use**, is **free of charge**, and provides **standardized and easily understood data** by which building performance can be compared. Chicago professionals are knowledgeable in Portfolio Manager and are ready to take action.
- **WHY: Knowledge Is Power**—There is strong evidence that ENERGY STAR Portfolio Manager helps drive energy-efficiency improvements. Specifically, for the 35,000 buildings that used the tool to benchmark energy performance from 2008 to 2011, **average energy use declined by an impressive 7 percent**.
- **WHY NOW: Saves Money While Growing the Economy and Protecting Our Community**—Buildings often discover that they can cut energy use by 20 to 30 percent with very short payback periods. Across the 3,500 buildings that would be subject to the ordinance, this level of energy savings means **big money and a big impact to our economy, environment, and public health**.

SUPPORTERS INCLUDE:

ENGINEERING AND ENERGY SERVICES



ARUP

CCJM

ChicagoGreen LLC

Grumman/Butkus Associates

HJKessler Associates

J. T. Katrakis & Associates, Inc.

Sieben Energy Associates

TerraLocke

REAL ESTATE INDUSTRY



FirstService RESIDENTIAL



Strengthening nonprofits and the communities they serve.



SOUTH STREET MANAGEMENT



The Merchandise Mart

LABOR INTERESTS



Chicago Regional Council of Carpenters



PROFESSIONAL ASSOCIATIONS



ARCHITECTURE FIRMS

ADRIAN SMITH+GORDON GILL ARCHITECTURE



PERKINS+WILL

ross barney architects



Farr Associates

Skidmore, Owings & Merrill LLP

Studio Gang Architects

HEALTH INDUSTRY



PUBLIC INTEREST COMMUNITY



ENERGY IMPACT ILLINOIS



Clean Energy Trust

Environmental Law & Policy Center

Institute for Market Transformation

Sierra Club