

Building Benchmarking Ordinance

Oak Park Board of Trustees
Regular Session
February 6, 2023

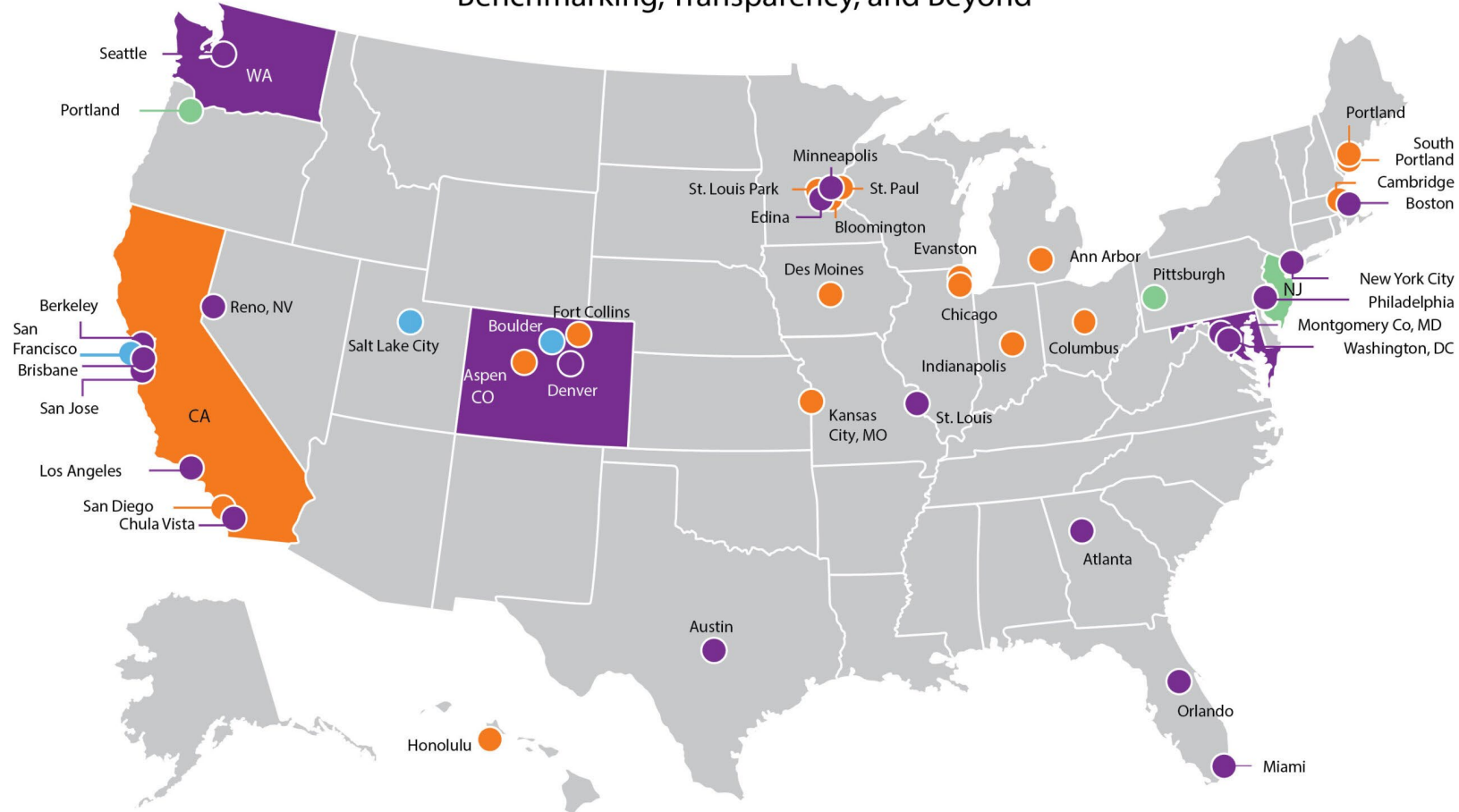


What is building benchmarking?

- Ongoing review of energy performance of existing buildings with the goal of informing and motivating performance improvement
- Data collection of commercial buildings
- Comparison of Energy Use Intensity (EUI) to other similar buildings

Local Benchmarking + BPS Ordinances

U.S. City, County, and State Policies for Existing Buildings:
Benchmarking, Transparency, and Beyond



- Benchmarking required for public and commercial buildings
- Benchmarking required for public, commercial, and multifamily buildings
- Benchmarking and additional actions required for public and commercial buildings
- Benchmarking and additional actions required for public, commercial, and multifamily buildings



© Copyright 2022 Institute for Market Transformation. Updated 07/2022.



Policy Development Process

Community Collaboration Process

- September 2022: Energy & Environment Commissioners
- October 2022: Building Code Advisory Commission
- December 2022: Business Association Council
- January 2023: Building owner engagement session
- Engagement website

Village Review Process

- Village Manager's Office; Development Customer Service; Law
- Board direction to bring forward ordinance at 1/23/23 Study Session



Oak Park Benchmarking Ordinance

Requirements

- Whole-building energy and water data for the previous year reported through benchmarking tool (Energy Star Portfolio Manager)
- Preserve records for 3 years

Schedule

- Village properties: Initial report June 1, 2023, then annually
- Non-Village properties: Initial report Dec. 31, 2023, then annually
- All properties: Data transparency in 2024

Enforcement

- Development Customer Services
- Penalties per Oak Park Municipal Code section 1-1-5



Oak Park Benchmarking Ordinance

Building Exemptions

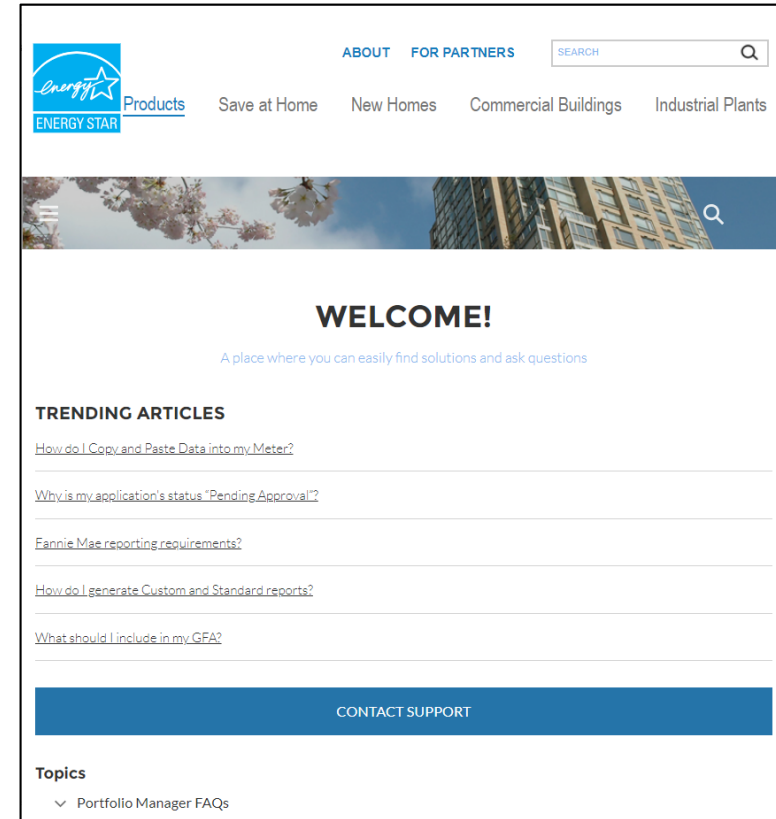
- Residential buildings with less than four units & related accessory structures
- Less than 10,000 square feet GFA
- Lacked certificate of occupancy for the applicable full year
- Received a demolition permit during prior year
- Had less than 50% occupancy over year
- Data would disclose trade secrets
- Data would reflect intensive industrial process energy



Oak Park Benchmarking Program Support



Energy Data Jams are hands-on events to enroll a building into the online benchmarking tool.
Photo: MEEA, St. Louis Data Jam



U.S. EPA Energy Star Portfolio Manager technical support center.
<https://energystar-mesa.force.com/PortfolioManager/s/>



Discussion



Reference Material

Climate Ready Oak Park Action

Stretch code: A stretch code defines a higher level of energy efficiency or sustainability for new construction than the applicable code. Once a stretch code is adopted by a jurisdiction, it becomes the mandatory energy code for that jurisdiction. Stretch codes provide significant cost savings for residents and businesses.

Natural gas units: Any building system, appliance, or other equipment directly powered by natural gas. Common sources include heating and cooling equipment, stoves and ovens, laundry dryers, barbeque grills, fire pits, and fireplaces.

Electrification: Converting from natural gas units to electricity-powered units.

Benchmarking: The ongoing review of performance of a buildings with the goal of informing and motivating performance improvement. The first step in establishing a building performance standard.

Building performance standard: A BPS improves existing building stock by setting targets for efficiency upgrades.

