

City of San José Energy and Water Building Performance Ordinance



Environmental Services



The Energy and Water Building Performance Ordinance (BPO) will help San José get Climate Smart by focusing on the largest and most resource-intensive buildings and encouraging citywide energy and water efficiency.

THE FOLLOWING ANNUAL BENCHMARKING REPORTING DEADLINES WILL BEGIN:



Commercial and multifamily buildings
50,000 square feet and over:
May 1, 2019.



Commercial and multifamily buildings
20,000 square feet and over:
May 1, 2020.

The BPO will require commercial and multifamily buildings 20,000 square feet and over to:

1. Track whole building energy and water use annually, using ENERGYSTAR Portfolio Manager®
2. On an annual basis, report building performance to the City of San José
3. Every five years, if a building has demonstrated high efficiency through benchmarking, submit a performance verification report OR if efficiency improvements are needed, complete an audit, retuning or targeted retrofits

The City will publish a subset of summary data to support market transparency and recognize high performing buildings across San José.

What is Benchmarking?

Buildings are the second largest source of greenhouse gas (GHG) emissions in San José, and “benchmarking” is a good first step to make buildings more efficient, decreasing those communitywide emissions. By tracking energy and water use over time, building owners can gain a better understanding of their baseline energy use, rank and compare building metrics across similar building types, and increase the value of their properties through improved efficiency. ➔

What are the Benefits?

Building Owners can lower their operational costs as areas of energy and water waste are identified. Tracking energy and water usage data can also help building owners assess opportunities for efficiency upgrades or operational improvements and improve the health and comfort of tenants.

Buyers and Tenants can make more informed decisions about the buildings they live and work in based on publicly available data.

Policymakers can use this data to design more tailored and effective policies and resource programs (e.g., rebates and incentives) to further encourage efficiency and track progress of Climate Smart goals.

Market Transformation will be spurred across San José as the real estate market rewards efficiency, innovative technologies are supported, and more sustainability jobs are created.

Why is the Ordinance important?

Climate Smart San José is the City's recently adopted Paris-compliant climate action plan, which outlines a vision for the city that includes a thriving community, environmental leadership, better quality of life, and improved land use and transportation. The policies set forth in this ordinance set the foundation for action to achieve our primary Climate Smart goals of an 80 percent reduction in GHG emissions by 2050, **which equates to a 6.5 percent reduction every year for the next 3 decades.**

How do I comply with the Ordinance?

To comply with the BPO, you must use ENERGYSTAR Portfolio Manager®, a free Environmental Protection Agency (EPA) online tool, to track and benchmark your building energy and water use. Building owners can use this tool to compare their buildings against the national sample of similar buildings and to track trends and set goals for their buildings. Hundreds of thousands of commercial properties use ENERGYSTAR Portfolio Manager® to measure, track, assess and report on their energy and water consumption.

For certain building types, ENERGYSTAR Portfolio Manager® can provide a 1-100 score of how efficient a building operates compared to similar buildings. Buildings that receive a score of 75 or above are eligible to receive the ENERGYSTAR certification from the EPA.

More information on ENERGYSTAR Portfolio Manager® can be found at www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager

Need Support?

City of San José Environmental Services Department: for general questions related to benchmarking, your Unique Building ID, deadlines, extensions and exemptions, FAQs, trainings, and financial resources (benchmarking@sanjoseca.gov, 408-975-2540, or www.sanjoseca.gov/benchmarking)

Pacific Gas and Electric (PG&E): for questions related to energy and gas data requests or the PG&E Building Benchmarking Portal (benchmarking@pge.com)

If you need to request monthly water-consumption data for your building, you first need to identify which water retailer serves your building address, then contact the appropriate company below:

- San Jose Water Company: (customer.service@sjwater.com, 408-279-7900)
- San José Municipal Water: (408-535-3500)
- Great Oaks Water Company: (customerservice@greatoakswater.com, 408-227-9540)

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