

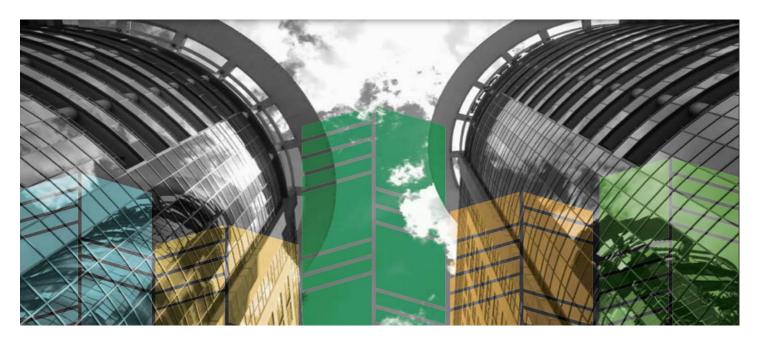
# Building Energy and Water Efficiency Strategy (BEWES) Compliance Guide

The Building Energy and Water Efficiency Strategy (BEWES) is intended to make the City of Orlando more environmentally friendly while improving the quality of life for city residents. This ordinance requires large buildings in the city to track and benchmark their energy consumption via the online tool, ENERGY STAR Portfolio Manager, and report this data to the City annually.

Building benchmarking, the act of measuring and tracking performance metrics, enables better decision-making through building performance data. Benchmarking programs create standardized metrics to measure the energy and water efficiency between similar buildings, just as miles-per-gallon (MPG) is used to compare efficiency between cars. This helps building owners gauge performance relative to others in the marketplace and allows the City to help local commercial and multifamily property owners to drive efficiency in building operations, save money for businesses and residents, and foster a cleaner and healthier environment.

### Some benefits of benchmarking include:

- Building owners and managers can lower their operational costs.
- Buyers and tenants are able to make better-informed decisions about the buildings they live and work in.
- Policymakers can create more efficient fiscal policies and track progress of achieving sustainability goals.



### **BEWES Compliance Checklist:**

- 1. Determine if you need to comply.
- 2. Add a property and input property details.
- 3. Enter your utility usage information.
- 4. Run the data quality checker.
- 5. Report to the City of Orlando.

To learn more about the policy and review additional compliance resources, please visit our website <u>orlando.gov/BuildingEfficiency</u>.

This document is best used in PDF format to zoom into photos and access links and additional documents.



# 1. Determine if you need to comply.

### Begin by determining whether your building(s) must comply.

Commercial or multifamily buildings above 50,000 square feet are required to have whole-building energy use tracked and reported annually. This information must be provided to the City each year to be made transparent to the real estate market via an annual report and transparency map.

Covered Buildings List with Orlando Building IDs

Exemption Form

Once you have determined that your building is required to comply using the above links, identify a benchmarking leader within your organization Share the benchmarking leader's contact information with the City of Orlando by completing the <u>contact form</u>, which can be found online.





More than 30 percent of building energy is wasted due to inefficiencies and outdated technologies

Notice

### **BEWES Help Desk**

- Email: <u>buildingefficiency@orlando.gov</u>
- Phone: 407.246.2534
- Frequently Asked Questions

#### Submit Your Usage Data

Have you completed all the necessary steps to benchmark your building and are ready to submit your data?

- Confirm point of contact
- <u>Securrent building list with IDs</u> (XLSX, 52KB)
- Send benchmark submission
- <u>Manual Section Form</u>

# 2. Add a property and input property details.

EPA's ENERGY STAR Portfolio Manager (ESPM) tool helps measure and track the energy and water use, waste and materials, and greenhouse gas emissions of buildings, all in a secure, online environment. You can use the results to identify underperforming buildings, set investment priorities, verify efficiency improvements, and receive EPA recognition for superior energy performance.

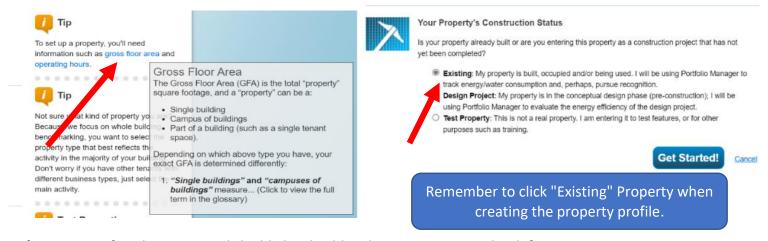
# Create an Energy Star Portfolio Manager account and property profile(s).

To create your ESPM account, you will need to create a username and password, input basic information about your property, and provide your contact information. Once you have verified your account, select the "Add a property" button on your dashboard.

Portfolio Manager's Quick Start Guide

How do I determine my occupancy?

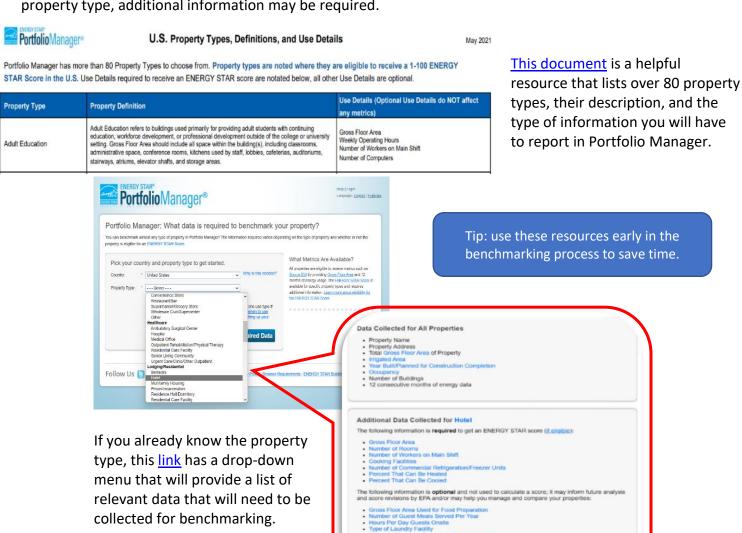




If you are confused on any words highlighted in blue, hover over to see the definition.

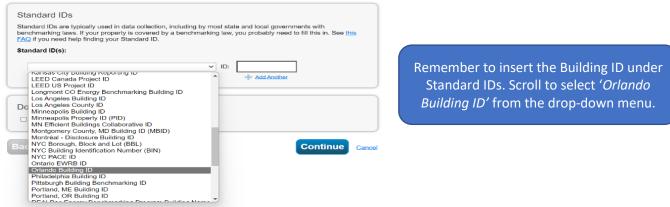
### Enter property uses and details into profile(s).

When creating a property profile, you will be asked to report certain information. All properties are required to have property type, property name, property address, year built, gross floor area, occupancy level, number of buildings on property, and 12 consecutive months of energy consumption data entered. Depending on the property type, additional information may be required.



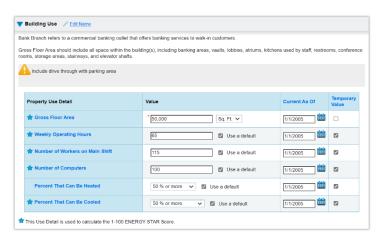


## **Enter your Orlando Building ID**



Note: The Orlando Building ID and Energy Star Property ID are not the same. If you do not know your Orlando Building ID, please refer to the Covered Buildings List or contact us.

### Ensure that the property use details entered are accurate; correct default or temporary values.



If you have selected the "Use a Default" and/or "Temporary Value" checkboxes, do not forget to input the correct values before submitting to ensure accuracy. Refer to page 7 in this guide for information on where to fix this before submitting.

# 3. Enter your utility usage information.

# Gather monthly whole-building energy and water\* data for the past year, from January 1st to December 31st and include all fuel types.

\*Note: It is strongly recommended that building water use is also benchmarked, in addition to electricity and natural gas use; however, water benchmarking is not required for compliance.

You can collect the energy consumption independently via your utility bills, or request whole-building energy consumption data from Duke Energy or OUC through their data aggregation services. This service is especially helpful if your building has multiple energy meters.

### **Utility Service Providers**

OUC: commercialsvcs@ouc.com or 407.423.9018

Duke Energy: billhistory@duke-energy.com or 800.700.8744

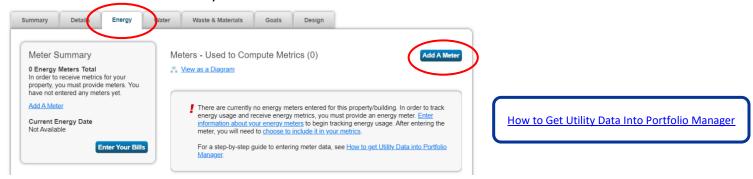
TECO: mybusinessaccount@tecoenergy.com or 866.832.6249



## Enter energy use data for all fuel types.

To add energy consumption to ESPM, go to the energy tab.

1. Click the blue link that says "Add a Meter"



- 2. Select the type of meter you have and then input the relevant information. Select "Get Started".
  - a. The most common type is Electric, but you can also benchmark Natural Gas, Propane, & more.
- 3. Select all relevant (active) meters. Insert needed information. Click "Create Meter".
- 4. Insert data from bills. Select "Click To Add An Entry". ▼ Electric Grid Meter 1/1/2021 2/1/2021 1,320 3/1/2021 5/1/2021 7/1/2021 8/1/2021 1,360 8/1/2021 9/1/2021 1,350 9/1/2021 11/1/2021 12/1/2021 1,340 Custom Meter ID # Name is the name of the meter(s) for the building. Make sure that you enter the start Upload data in bulk for this meter and end dates in MM/DD/YYYY Upload the completed file below
   Copy and Paste the data into the Choose File No file chosen

You cannot insert billing information from before the meter was active. (ex., the meter became active on the 1<sup>st</sup> of January, but the first billing cycle begins December 31<sup>st</sup>).

When inputting meter values, the date it became "active" is when the meter was read for usage. It does not necessarily mean that you must put the date that the meter was installed, or the building was built. The date it became "inactive" is the day that the energy usage for the last month was last recorded, if applicable.

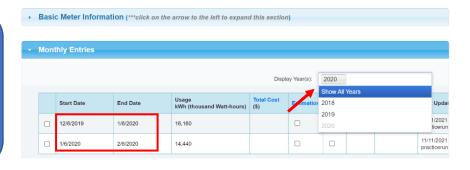
The start and end dates correspond to the billing cycle. You need to have at least 12 months (from January 1<sup>st</sup> to December 31<sup>st</sup>) of data to submit for each year. Most billing cycles do not align with the start and end of every month, so you may need to fill in gaps by including data from the prior December or following January. This is essential to compute energy efficiency metrics. Refer to the following image for an example.

Note: if you are using whole-building aggregated data from your utility provider, your start and end dates can be the 1st through the end date of each month.



To view all monthly entries, click the box next to "Display Year(s)" and select "Show All Years".

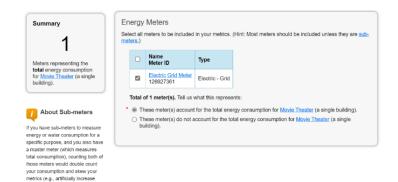
If the consumption from December 2019 was not entered, there would be data missing from 01/01/2020 to 01/05/2020. This is how you can resolve alerts pertaining to data gaps.



If you need to correct a mistake and/or update the meter information, go to the energy tab, scroll down to find the meter in question, then select the meter's name. Click the "Basic Meter Information" drop- down menu to edit.



After adding the monthly entries to your meter, you must select the meter(s) that will be used to configure the building's metrics. Under the Energy tab, scroll to the "Meters - Used to Compute Metrics" and click "Change Meter Selections".

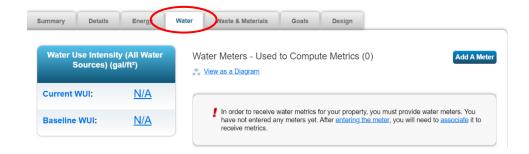


How to select meters to be included in metrics

From there, select the relevant meter(s) and whether they account for the total energy consumption for the building.

Apply Selections Cancel

Note: Adding water meter information is relatively the same as adding an energy meter. While it is not required for compliance, we strongly encourage it as it provides more insight to your building's resource consumption and efficiency.





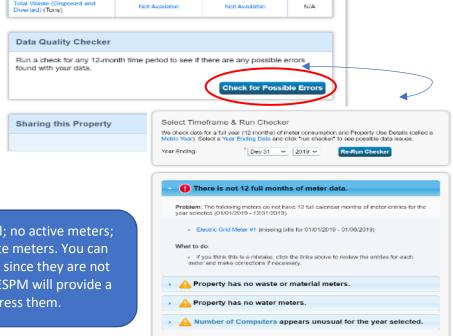
your Site Energy Use Intensity). Learn More about configuring meters for performance metrics.

# 4. Run the data quality checker.

# Check for errors and resolve any data quality issues before reporting.

Run the data quality checker by clicking the "Check for Possible Errors" button towards the bottom of the Summary tab. Be sure to run the checker through December 31<sup>st</sup> of the year that you entered data for.

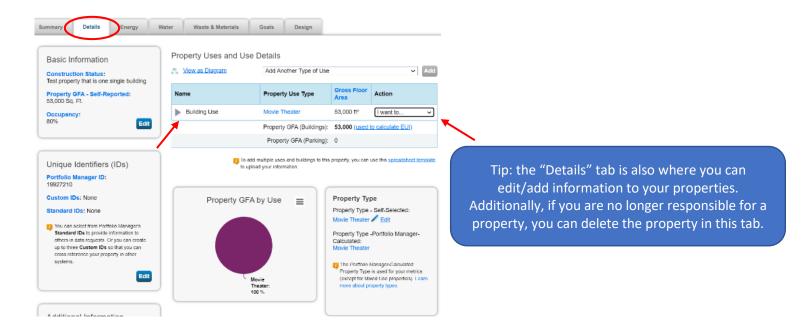
If there are any errors that need to be fixed, ESPM will guide you on how to resolve them.



Some common errors include: no meters selected; no active meters; temporary values used; and missing Water/Waste meters. You can disregard alerts for missing Water/Waste meters since they are not required for compliance. If there are any issues, ESPM will provide a direct link to the proper locations to address them.

If you run the data checker and there is an error because there are no energy meters selected and/or no meter data, go to the Energy tab, then click "Change Meter Selection" under the additional meters section.

Note: The data quality checker will not be as accurate as possible without a complete 12 months of data.

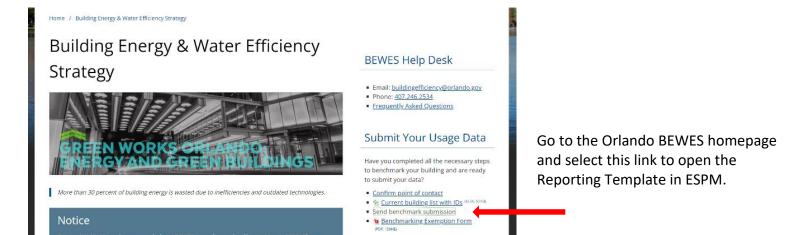




# 5. Report to the City of Orlando.

<u>Let's Review</u>: Did you add 12 months of data (Jan. 1st-Dec. 31st), select meters for reporting, add the Building ID, check for default/temporary values, and run the data quality checker? If not, please complete all these steps before submitting.

### Navigate to orlando.gov/BuildingEfficiency and click "Send Benchmarking Submission".



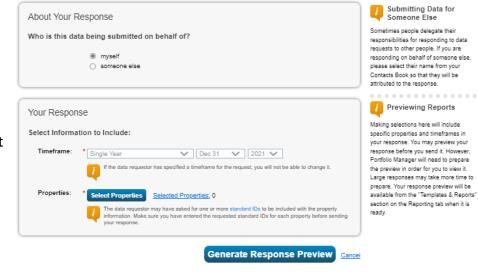
# Generate and preview the building's report in Portfolio Manager.

The reporting template will include instructions and prompt you to enter information about your submission.

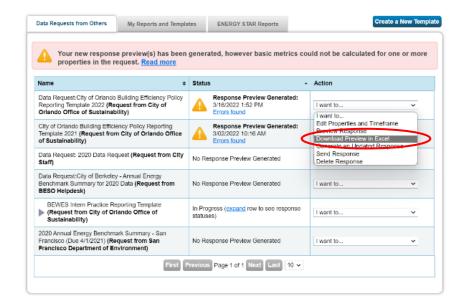
If you are working directly for the property, select "myself". If you are a third-party benchmarker, click "someone else".

Scroll down to "Your Response" and click "Select Properties" to check off which buildings you would like to submit and click "Apply Selection". Then, click "Generate Response Preview".

Note: If you are submitting multiple buildings at once, you may have to wait a few minutes before refreshing the webpage and trying again.







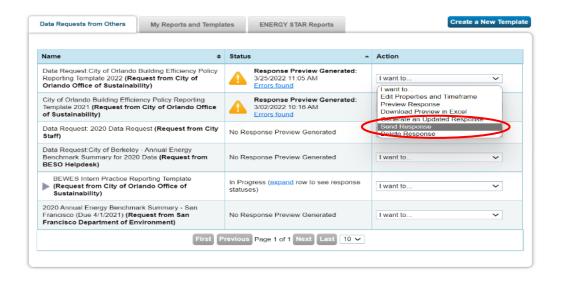
If there is a warning sign in a pink box, check for any additional errors by clicking "Read more." Where possible, fix errors and update missing information. Once completed, click the "Generate Updated Response" button. If you see an error about missing water/waste meter data, please disregard.

Ensure that you are submitting a response for the correct compliance year.

In the "Data Requests for Others" table, find the row for "City of Orlando Building Efficiency Policy Reporting Template" for the current compliance year; under the "Action" menu in that row, select "Download Preview In Excel" from the dropdown box.

Review the resulting Excel preview data that will be shared with the City (fields that do not apply to the building will be left blank). If you are contacted regarding any data quality issues, reference this spreadsheet.

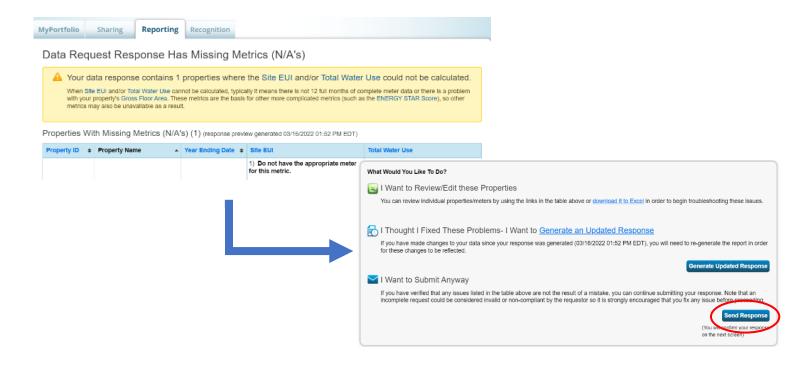
# Once done reviewing the spreadsheet, click "Send Response" to continue with submission.



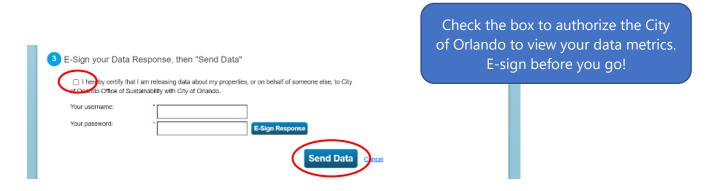
Clicking "Send Response" will allow ESPM to check your submission one final time for data quality issues before you submit your property's benchmarking report. If there are no issues, clicking "Send Response" will take you directly to the final page where you will authorize the City of Orlando to view your data metrics.



# Review any data alerts or other instructions that may appear and send benchmarking submission.



On the final screen, verify that the EXCEL format has been selected, e-sign with your Portfolio Manager username and password, and click "Send Data".



# Save the ENERGY STAR Portfolio Manager confirmation email.

If you have any additional questions that were not answered in this document, please refer to the <u>ENERGY</u> <u>STAR Training page</u> that has how-to videos, or contact our office at <u>buildingefficiency@orlando.gov</u>.

