

The California Energy Commission

Benchmarking and Public Disclosure (AB 802)

In October 2015, the State of California passed Assembly Bill 802 (AB 802) to provide building owners access to their building energy use data from utilities, and to track consumption in their buildings. The purpose of AB 802 is to help building owners, tenants, and others better understand the energy consumption of their buildings through standardized energy use metrics.

Why benchmark?

- You can't manage what you don't measure, and benchmarking provides a baseline understanding of energy use.
- Research suggests that benchmarking, which allows for a building's energy use to be compared to its prior performance and to that of its peers, can lead to savings of about 3 percent in annual energy expenditures.¹
- Benchmarking provides building owners with knowledge that enables smarter and more cost-effective improvements in building energy use.

Who has to benchmark their building under this program?

Owners of buildings in California that have a gross floor area of 50,000 square feet or greater are required to benchmark their energy performance annually, and report the results to the California Energy Commission per the following schedule. Comparative information on each building's performance will be posted on a public website during the second reporting year for each group.

BUILDING TYPE	REPORTING DEADLINE	INITIAL POSTING OF INFORMATION
No residential utility accounts	June 1, 2018, and each June 1 thereafter	After June 1, 2019
17 or more residential utility accounts	June 1, 2019, and each June 1 thereafter	After June 1, 2020

What do building owners need to do to comply?

Benchmarking a building's energy performance requires combining the energy bills from a building's utility with basic physical and operational characteristics of the building (such as size, type of use, and hours of operation). Building owners must enter this information into a free, on-line tool—ENERGY STAR Portfolio Manager—which will generate results that allow for tracking of a building's performance over time, as well as comparing its performance against that of its peer buildings.

How do building owners get information on their buildings' energy use?

AB 802 requires energy utilities in California to provide monthly building-level energy use data for at least the previous calendar year to building owners, owners' agents, and operators of any of the following, upon request:

- Any non-residential building, other than a condominium, with three or more active utility accounts of any one energy type
- Any non-residential building with less than three active utility accounts, where all account holders have agreed to share their energy use information
- Any residential building, other than a condominium, with five or more active utility accounts of any one energy type

Additional information on the process to request this data can be found on the California Energy Commission's website at www.energy.ca.gov/benchmarking or by contacting the utilities serving the building.

1. Palmer, Karen, and Margaret Wells, Does Information Provision Shrink the Energy Efficiency Gap? (Washington, DC: Resources for the Future, 2015), accessed at <http://www.rff.org/files/sharepoint/WorkImages/Download/RFF-DP-15-12.pdf>

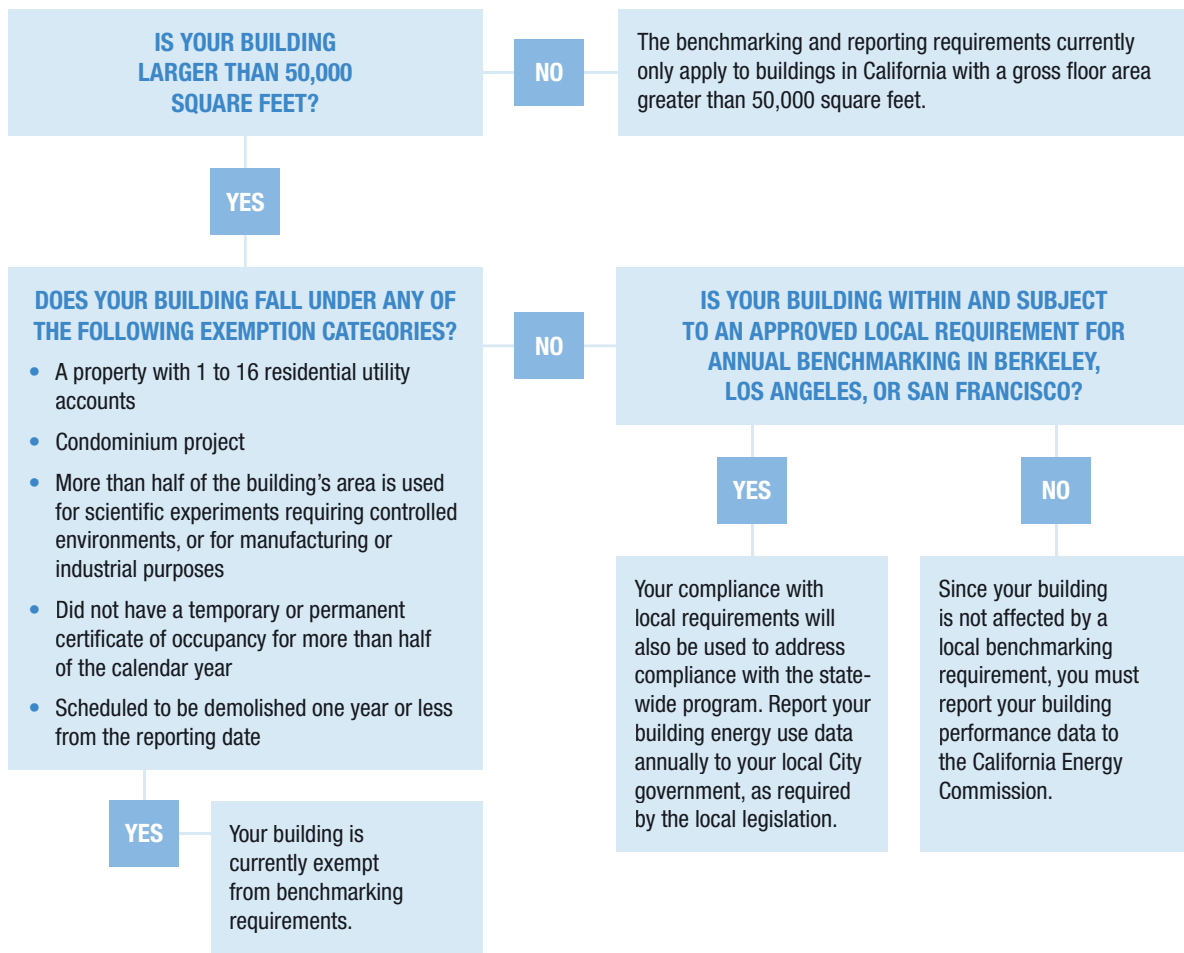
How does this affect compliance with local benchmarking requirements?

For buildings that must comply with a local benchmarking requirement (currently in place in Berkeley, Los Angeles, and San Francisco), building owners will likely not be required to report separate benchmarking data to the California Energy Commission. These owners should follow their local benchmarking reporting instructions, and their city will transmit their data to the state.

Where do I learn more?

The California Energy Commission will provide a variety of resources to assist building owners with benchmarking their buildings, including a compliance checklist, a step-by-step guide, and answers to frequently asked questions. There will also be in-person and on-line training opportunities and a dedicated hotline to answer any questions you may have. Information on these resources, including a full schedule of upcoming trainings, will be posted on the California Energy Commission's website at www.energy.ca.gov/benchmarking.

Am I required to benchmark my building's energy use?



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