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About Us

Grumman/Butkus Associates (G/BA) is a nationally recognized consulting engineering firm that specializes in mechanical, electrical and plumbing design services and energy and resource consulting for buildings. From our founding over 35 years ago as a consulting firm with an exclusive focus on energy conservation, we have evolved into a full-service MEP firm with a sustainability mission. Our innovative engineers provide building owners and operators with services that result in high performing, energy- and resource-efficient buildings and facilities.

February 2014

Comply with City of Chicago Benchmarking Ordinance

G/BA clients located within the City of Chicago that have 250,000 or more square feet should determine their status for the benchmarking ordinance as soon as possible.

The deadline for initial compliance for buildings 250,000 square feet and larger is June 1st 2014 to report for the prior calendar year.

At this time an ENERGY STAR Portfolio Manager entry should be created that includes calendar year 2013 **whole building** utility usage and facility characteristics verified by a licensed professional.

Larger facilities should start collecting calendar year 2013 utility usage data and any documentation substantiating facility area if you haven't already done so!

The guidance is still being developed on how mixed-use buildings will fit into the reporting requirements. **G/BA is working with the City of Chicago to help ensure that the final version of the Rules and Regulations associated with the ordinance are fair to mixed-use building types.**

On September 11th, 2013 the Chicago City Council passed the Chicago Energy Use Benchmarking Ordinance. The ordinance requires that buildings of a certain size benchmark their energy data through the use of U.S. EPA's ENERGY STAR Portfolio Manager online tool.

Municipalities across the US, including New York City, Boston, and Seattle, have enacted similar legislation. The ordinance has three components: Energy Benchmarking, Data Verification, and Reporting & Disclosure.

Rules and Regulations to accompany the Benchmarking Ordinance are still in draft form. Submissions will take place according to PIN number and ownership.

Who is Required to Submit?

Commercial, residential, and municipal buildings located within the City of Chicago greater than 50,000 square feet are subject to the requirements. Initial compliance dates occur over the next three years:

| Initial Compliance Date | Building Type |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| June 1 st , 2014 | Municipal and commercial buildings ≥ 250,000 square feet |
| June 1 st , 2015 | Municipal and commercial buildings 50,000 square feet up to 250,000 square feet or Residential buildings ≥ 250,000 square feet |
| June 1 st , 2016 | Residential buildings 50,000 square feet up to 250,000 square feet |

Data will be submitted annually in June of each year.

Hotels are considered commercial facilities, along with other building types such as hospitals, university buildings, and commercial offices. Residential occupancy is defined by the ordinance to include condominiums, apartments, and cooperatives.

Large buildings that include a combination of occupancy types, for instance hotel and condominium, need to monitor the Rules and Regulations. As currently formulated, large buildings with mixed-use that include more than 10% residential space by area will begin compliance submissions in June 2015. Smaller buildings with the same proportion of space types will begin reporting in June 2016.

G/BA is working with the City of Chicago to help ensure that the Rules and Regulations associated with the ordinance are fair to mixed-use building types.

What Data is Submitted?

Submissions for each covered property will include energy usage index (EUI) and ENERGY STAR Portfolio Manager score, if applicable.

Exemptions are available for metered energy usage by broadcast antennas, cellular towers, and electric vehicle charging.

Upon the initial submission, the building will also submit verification documentation by a licensed professional that the utility usage and building characteristics, including the area, are accurate. Verification will be required every three years.

Tenant utility usage must also be included. ComEd and Peoples Gas both provide tools to aid in collection of electricity and natural gas usage data from tenants with individual accounts.

What Happens Next?

Starting one year after a building's initial compliance date, the City will be authorized to make some building information publicly available. Based on similar ordinances in other cities, G/BA expects that facility data will become available including EUI and ENERGY STAR Portfolio Manager 1-100 score for each PIN.

Benchmarking data for buildings that consist of 10% or more floor area devoted to television studio, data center, or trading floor will not be released to the public until Portfolio Manager is able to account for these areas.

The City is still providing clarification on several points that are vague in the ordinance:

1. How the ordinance applies to buildings that span multiple PIN numbers, single buildings that include multiple PIN numbers, and benchmarking of individual buildings on campuses depending on the availability of individual metering.
2. Entry of ENERGY STAR Portfolio Manager characteristics that are needed to generate a 1-100 score, but which otherwise are not part of an EUI calculation.
3. Which licensed professionals (in addition to licensed engineers and architects) will be eligible to provide the verification services every three years.
4. What forms will be needed in addition to use of ENERGY STAR Portfolio Manager to document that the verification has taken place.

Although energy audits and retro-commissioning are not required by the ordinance, *many facilities will desire to make improvements in their facility so that when the data is publicly available their EUI is low and their ENERGY STAR Portfolio Manager score is high. For buildings in the first compliance group, these upgrades must take place this year – calendar year 2014 data may be released in 2015...the clock is already ticking to make improvements in this data for the initial reveal.*

Are there Resources Available for Assistance?

G/BA is able to assist our clients with this sometimes complicated task. Additional resources that may be useful are included in the links below.

<http://www.cityofchicago.org/city/en/progs/env/building-energy-benchmarking-transparency.html>

<http://www.cityofchicago.org/content/dam/city/progs/env/EnergyBenchmarkingFAQs.pdf>

<http://www.energystar.gov/portfoliomanager>

<http://www.energystar.gov/buildings/tools-and-resources/portfolio-manager-quick-start-guide>

<http://grummanbutkus.com/why-we-excel/hospital-energy-water-survey>

How Can G/BA Help?

G/BA can help clients with many aspects of compliance with this ordinance. We have experience with ENERGY STAR Portfolio Manager and benchmarking buildings. We have professional engineers that can perform data verification. In addition, we can assist clients with making their buildings more energy efficient. We offer energy audits, retro-commissioning services, and design services to help clients reduce the energy usage of their buildings.

Please contact one of G/BA's principals if we can help you. E-mail addresses and phone numbers are shown in the panel to the left. We look forward to hearing from you.

