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**FEDERAL, STATE, AND LOCAL GOVERNMENTS LEVERAGING ENERGY STAR
(UPDATED JUNE 20, 2011)**

Federal agencies and state and local governments across the country are taking bold steps to protect the environment and lower energy costs by adopting policies that leverage EPA's ENERGY STAR tools to reduce energy use in commercial buildings, through both required policy measures and voluntary campaigns. This document provides a summary of federal, state, and local efforts that refer to ENERGY STAR tools. **Download an interactive copy at www.energystar.gov/government.**

POLICIES LEVERAGING ENERGY STAR TOOLS

Jurisdiction	Policy	Summary
City of Alpharetta, GA	Green Communities Ordinance	This comprehensive ordinance requires all new local government-owned buildings over 5,000 square feet to earn the ENERGY STAR or certification under the LEED-NC or Earth Light for Commercial Construction rating systems. It also grants expedited permitting, plan review, and processing, as well as building and site inspections, for all privately-owned new construction and major renovation projects that have earned the ENERGY STAR. Additionally, the ordinance sets forth policies for city employees to turn off lights, power down computers, and consolidate meetings when possible.
City of Seattle, WA	Council Bill 116731	This bill requires owners of commercial buildings greater than 10,000 square feet and multifamily buildings with four or more units to benchmark energy performance in EPA's Portfolio Manager , in accordance with a phased rollout beginning in 2011. Upon request, building owners subject to this ordinance will be required to provide a copy of the most current energy benchmarking report to current tenants, prospective tenants, prospective buyers, and potential lenders considering an application for financing or refinancing of the building.
City of New York, NY	Local Law 0476	Local Law 0476, part of the Greener, Greater Buildings Plan requires public and private buildings in New York City to track energy and water consumption using EPA's Portfolio Manager . City buildings more than 10,000 square feet will be required to benchmark energy and water use starting in 2010, and private buildings more than 50,000 square feet will be required to do so starting in 2011. Performance metrics for eligible buildings will be published by the City on a publicly available online database.
Borough of West Chester, PA	Borough Ordinance	This Ordinance requires new commercial construction to be Designed to Earn the ENERGY STAR and benchmarked annually in EPA's Portfolio Manager .
City of Austin, TX	ECAD Ordinance for Owners of Commercial Buildings	Austin's Energy Conservation Audit and Disclosure Ordinance requires that eligible commercial facilities calculate their energy performance ratings not later than June 1, 2011, using a rating system approved by the director of the Austin Electric Utility. Facilities must disclose this information to a purchaser or prospective purchaser of the facility before the time of sale. The City has defined EPA's Portfolio Manager as the approved system for buildings with more than 5,000 square feet of space.
City of Denver, CO	Executive Order 123	Executive Order 123 requires new construction and major renovations of existing and future city-owned and operated buildings to be Designed to Earn the ENERGY STAR and benchmarked in EPA's Portfolio Manager .
District of Columbia	Green Building Act of 2006	The Green Building Act of 2006 requires District-owned commercial buildings to be "Designed to achieve 75 points on the EPA national energy performance rating system as determined by the ENERGY STAR Target Finder tool" and benchmarked annually in EPA's Portfolio Manager .
	Clean and Affordable Energy Act of 2008	The Clean and Affordable Energy Act of 2008 requires that, beginning in 2010, eligible privately-owned commercial buildings be benchmarked using Portfolio Manager on an annual basis, and results will be published on a publicly available online database.

POLICIES LEVERAGING ENERGY STAR TOOLS continued

Jurisdiction	Policy	Summary
City of San Francisco, CA	Existing Commercial Buildings Energy Performance Ordinance	The Existing Commercial Building Energy Performance Ordinance amends the San Francisco Environment Code to require owners of nonresidential buildings to file Annual Energy Benchmark Summaries for their buildings using EPA's Portfolio Manager beginning on April 1, 2011. The results of the Energy Benchmarking Summaries will be published on a publicly available online database.
State of CA	AB 1103, 2007	Assembly Bill 1103 requires, as of January 1, 2009, electric and gas utilities to maintain and make available to building owners the energy consumption data of all nonresidential buildings in a format compatible with EPA's Portfolio Manager . It also requires, as of January 1, 2010, that a nonresidential building owner or operator disclose Portfolio Manager benchmarking data and ratings to prospective parties as part of a whole-building transaction.
State of HI	House Bill 1464	By December 31, 2010, each state department with responsibilities for the design and construction of public buildings and facilities will benchmark every existing public building that is either larger than 5,000 square feet or uses more than 8,000 kilowatt-hours of electricity or energy per year, using EPA's Portfolio Manager or an equivalent tool. The energy resources coordinator shall provide training to affected departments on Portfolio Manager.
State of MI	ED 2005-4, 2005	Executive Directive 2005-4 requires the Department of Management and Budget to establish an energy efficiency target for all state buildings managed by a department or agency within the Executive Branch of state government. It requires that all state buildings occupied by state employees be benchmarked using EPA's Portfolio Manager .
State of OH	EO 2007-02	Executive Order 2007-02 establishes that the State of Ohio will use EPA's Portfolio Manager as the benchmarking tool for state-owned facilities to establish building baselines and measure and track energy use and carbon emissions within the state.
State of WA	SB 5854 - 2009-10	SB 5854 - 2009-10 requires qualifying utilities to maintain records of energy data of all nonresidential customers and qualifying public agency buildings in a format compatible with EPA's Portfolio Manager . The State will use Portfolio Manager for state-owned facilities and make resulting energy performance metrics publicly available. Beginning in 2010, eligible privately-owned commercial buildings are required to be benchmarked using Portfolio Manager and resulting metrics will be disclosed to a prospective buyer, lessee, or lender. For new construction, the WA Department of Community, Trade, and Economic Development must determine the appropriate methodology to measure achievement of state energy code targets using EPA's Target Finder or equivalent methodology.
Federal Agencies	Energy Independence and Security Act (EISA) of 2007, Section 435	According to Section 435 of EISA 2007, Federal agencies are required to lease space in buildings that have earned the ENERGY STAR . The rule applies to any new leases entered into on or after December 19, 2010. The lessor's building must have earned the ENERGY STAR on a date not more than 12 months prior to the lease award date. In instances where a lessor's building is not eligible to earn the ENERGY STAR, Federal lessees will require the lessor to implement certain cost-effective energy efficiency upgrades to the building.
Federal Agencies	Energy Independence and Security Act (EISA) of 2007, Section 432 DOE April 2010 Benchmarking Guidance	EISA 2007 Section 432 required the U.S. Department of Energy (DOE) to select a building energy use benchmarking system, such as ENERGY STAR Portfolio Manager , and issue guidance for use of the system. The DOE Benchmarking Guidance issued in April 2010 requires that ENERGY STAR Portfolio Manager be used to benchmark metered buildings that are owned or leased by Federal agencies.

POLICIES LEVERAGING ENERGY STAR TOOLS *continued*

Jurisdiction	Policy	Summary
Federal Agencies	Executive Order 13514, "Federal Leadership in Environmental, Energy, and Economic Performance"	E.O. 13514 requires at least 15% of each agency's facilities and building leases to meet the Guiding Principles by 2015. Agencies can track their progress with EPA's Portfolio Manager's Guiding Principles Checklist.

CAMPAIGNS AND INCENTIVE PROGRAMS LEVERAGING ENERGY STAR TOOLS

Jurisdiction	Program/Campaign	Summary
Greater Minneapolis Building Owners & Managers Association (BOMA)	BOMA Greater Minneapolis Kilowatt Crackdown	The Greater Minneapolis Kilowatt Crackdown aims to challenge the real estate community to improve energy efficiency and reduce greenhouse gas emissions. All participants are receiving free assistance from Xcel Energy and BOMA to benchmark building energy use and water consumption using EPA's Portfolio Manager and develop action plans to improve performance through 2011. Top performers will be awarded in the spring of 2012 based on three categories: highest performing buildings, most-improved performance and most valuable tenant.
City and County of Denver, CO	Watts to Water	Participants in the Watts to Water program will benchmark energy and water consumption in EPA's Portfolio Manager to measure reductions against the calendar year 2008 baseline. The competition will reward buildings with the greatest reductions in energy- and water-use intensity at the end of the contest period.
Building Owners and Managers Association (BOMA) of Phoenix, AZ	BOMA Phoenix Kilowatt Crackdown	As part of its 7-point Challenge to reduce building energy consumption by 30 percent by 2012, BOMA Phoenix launched the Kilowatt Crackdown to encourage members to benchmark their energy and water consumption using EPA's Portfolio Manager . BOMA Phoenix will host a series of workshops on benchmarking building data and identifying trends in energy and water consumption for property managers, facility managers, maintenance staff, and building engineers.
Central Florida Energy Efficiency Alliance (CFEEA)	CFEEA Kilowatt Crackdown	The CFEEA Kilowatt Crackdown encourages business to reduce energy consumption by benchmarking one or more buildings in EPA's Portfolio Manager . The program provides participants with free tracking tools, consulting, and marketing, and will compete for the CFEEA Energy Efficiency Community Awards in 2010. The campaign seeks to reduce commercial building energy use by 30 percent by June 30, 2012.
City of Albuquerque, NM	Green Path Program	This Program encourages and facilitates voluntary design and construction of energy-efficient buildings that meet measurable criteria, which includes earning Designed to Earn the ENERGY STAR through EPA's Target Finder .
Arlington County, VA	Arlington Green Games	The Arlington Green Games is a competition for commercial property owners/managers and office tenants to realize the benefits of going green. The year-long competition compares participating buildings across a variety of sustainability categories. Each participating building is required to assess their energy and water use performance using EPA's Portfolio Manager to benchmark and track improvements throughout the year.
City of Chicago, IL	Chicago Green Office Challenge	Participants in the Chicago Green Office Challenge will use EPA's Portfolio Manager to track energy and water use and compile results at the end of the contest period.
City of Houston, TX	Houston Green Office Challenge	Participants in the Houston Green Office Challenge will use EPA's Portfolio Manager to track energy and water use to establish baselines and compile results at the end of the contest period.
City of Louisville, KY	Louisville Kilowatt Crackdown	Participants in the Louisville Kilowatt Crackdown will track and work to improve their building's energy use in EPA's Portfolio Manager . The competition is open to owners and managers of all commercial buildings in the city.

CAMPAIGNS AND INCENTIVE PROGRAMS LEVERAGING ENERGY STAR TOOLS *continued*

Jurisdiction	Policy	Summary
Cities of Portland, OR and Seattle (and King County), WA	BOMA Energy Competitions	Participants in the Portland Energy Showdown and Seattle Kilowatt Crackdown will track and work to improve their building’s energy use in EPA’s Portfolio Manager . The competition is open to owners and managers of commercial offices.
City of San Francisco, CA	Earth Hour 24x7 Energy Challenge	Participants in the San Francisco Earth Hour 24x7 Energy Challenge will track and work to improve their building’s energy use in EPA’s Portfolio Manager . The competition is open to owners and managers of office buildings, hotels, retail stores, hospitals, medical office buildings, supermarkets, and schools.
City of Westchester, NY	Westchester Green Business Challenge	The Westchester Green Business Challenge is a friendly competition for all businesses. Buildings will be evaluated using an innovative Green Business Scorecard. Using EPA’s Portfolio Manager , buildings will establish energy and water usage baselines and develop reduction goals for the building’s overall energy and water consumption.
State of GA	Georgia State Building Competition	This contest challenges Georgia state agencies to reduce their buildings’ energy consumption. Contestants use EPA’s Portfolio Manager to calculate their facilities’ energy use intensity. Buildings are judged on their percent reduction in energy use intensity.
State of NM	HB 534: Sustainable Building Tax Credits	To qualify for income tax credits, applicants must demonstrate that the commercial building is 50 percent more efficient than an average building of the same type using EPA’s Target Finder .
State of NJ	NJ Pay for Performance Program NJ Local Government Energy Audit Program	Under the Pay for Performance program, commercial building owners are given technical assistance with developing and implementing an Energy Reduction Plan to reduce energy use by 15 percent or more. The Local Government Energy Audit Program provides local governments with cost-subsidized energy audits for publicly owned facilities to identify cost-justified energy efficiency measures. Both programs use EPA’s Portfolio Manager to measure progress.
New England EPA Region 1	EPA Region 1 Community Energy Challenge	This campaign challenges communities across New England to assess energy use, improve energy efficiency, and promote energy efficiency and renewable energy to local companies. Communities that take part in the New England Community Energy Challenge are provided with assistance, including Web-based training on EPA’s Portfolio Manager .
Commonwealth of PA	Department of Education Planning and Construction Workbook (PlanCon) PA Conservation Works!	PlanCon is a set of forms and procedures used to apply for Commonwealth reimbursement for school districts that undertake a major renovation or construction project. Beginning July 1, 2011, all projects initiating the PlanCon process are subject to the following: <ol style="list-style-type: none"> 1. New District-Wide Facility Study requirements: <ol style="list-style-type: none"> a. Facility benchmarking for each existing building, using EPA’S Portfolio Manager. b. For each construction option, a predictive utility budget must be completed using EPA’s Target Finder. 2. Comprehensive Energy Modeling requirements using EPA’s Target Finder. With funding from DOE’s Energy Efficiency and Conservation Block Grant Program through the American Recovery and Reinvestment Act of 2009, Pennsylvania is offering one-time grants for motivated local governments and non-profit entities with shovel-ready projects that will save or conserve a minimum of 25 percent of all energy used. Applicants must use EPA’s Portfolio Manager to track their facility energy use.
State of WI	WI Lt. Governor ENERGY STAR School Challenge	This program challenges 100 new WI school districts to join as ENERGY STAR partners and reduce energy use by 10 percent or more across their building portfolios. Participating school districts agree to measure and track energy performance using EPA’s Portfolio Manager and set goals and plan improvements based on ENERGY STAR Guidelines for Energy Management .