



FACT SHEET

Energy Benchmarking is the process of measuring a building’s energy use over time. Benchmarking reports provide an EUI (Energy Use Intensity), and in some cases an ENERGY STAR® score. These metrics allow owners and occupants to understand their building’s energy performance relative to similar buildings and helps identify opportunities to cut energy waste.

REPORT YOUR BUILDING’S ENERGY USE

The Seattle Energy Benchmarking Program (Seattle Municipal Code 22.920) requires owners of non-residential and multifamily buildings 20,000 square feet or larger to:

Benchmark the energy performance of their buildings using the U.S. EPA’s ENERGY STAR Portfolio Manager.

Report the building energy performance to the City of Seattle annually by **June 1st** for the prior year’s data.

Upon request, **provide** building energy performance information to any current or prospective tenant, buyer, or lender involved with a real estate or financing transaction.

Seattle annually publishes building energy performance data at data.seattle.gov and via an interactive web tool (seattle.gov/energybenchmarkingmap) to **facilitate transparency** in the market and spur demand for energy efficiency.

HOW IS A BUILDING BENCHMARKED?

Energy Benchmark reports are submitted through the U.S. EPA’s ENERGY STAR Portfolio Manager—energystar.gov/benchmark— a free and secure online tool, that is the standard for benchmarking. The annual benchmarking report must include the total electricity, natural gas, steam, or other utilities used in the building. Seattle’s utilities offer automated uploads of summarized building energy use directly into Portfolio Manager, eliminating time consuming monthly manual updates. Building use details must be included in Portfolio Manager, such as

operating hours, occupancy, and number of computers. The combination of these data inputs allows the building to be compared to the average of other similar buildings.

BENEFITS OF BENCHMARKING

This policy supports Seattle’s climate goals to be Carbon Neutral by 2050- 32% of Seattle’s core emissions come from existing buildings. Benefits include:

- Showing property owners and managers how their buildings are using—and wasting—energy.
- Helping businesses and consumers make more informed decisions that take actual energy costs into account when buying or renting property.
- Lowering energy costs to owners and tenants, reducing greenhouse gas impacts, and creating jobs in the energy services and construction trades.
- Tracking Seattle’s energy reduction to identify opportunities for improvement.

HELP DESK SUPPORT



- energybenchmarking@seattle.gov
- 206-727-8484
- Virtual help, by appointment

How to Guide: Click on Instructions at seattle.gov/energybenchmarking



Seattle
Office of Sustainability
& Environment