Advanced Building Energy Efficiency Policy Task Force (ABEEP) Meeting

Building Energy Policies and Municipal Opportunities in Illinois

September 24, 2025

Agenda

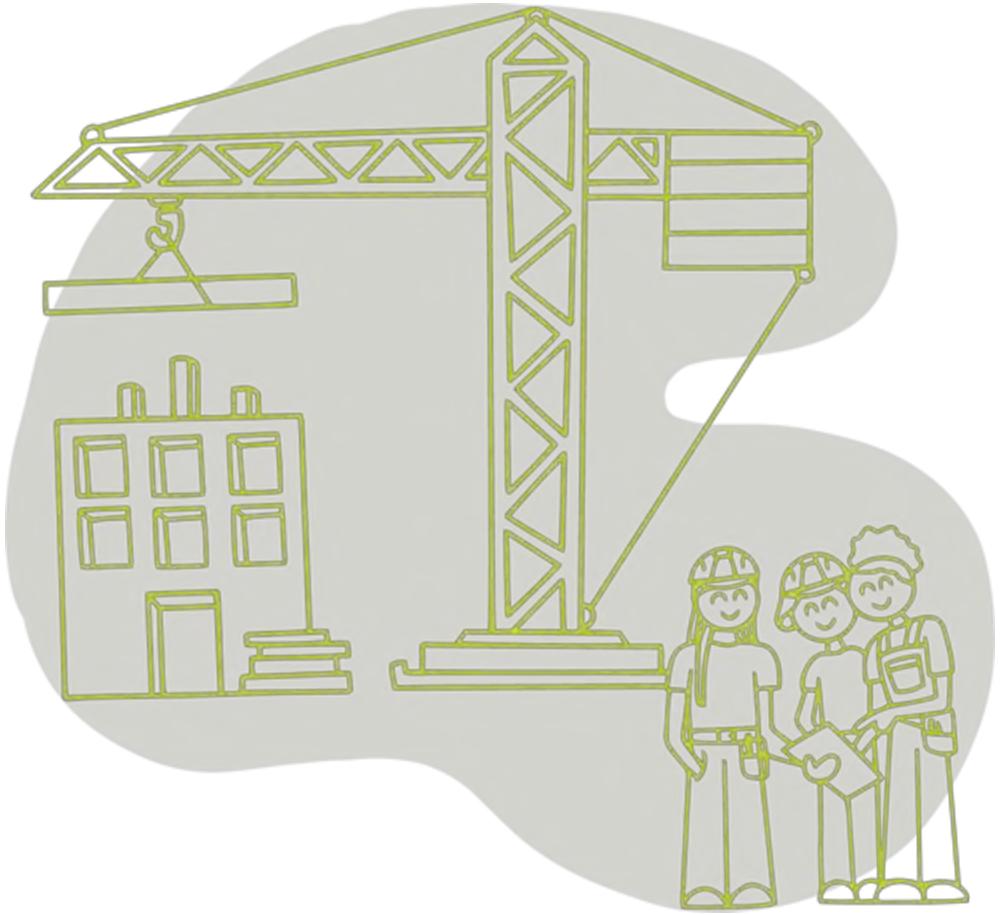
- Introductions
- Project background and objectives
- Stretch Code Resourcess
- Benchmarking Implementation – Key Points
- Municipal benchmarking case studies
- Benchmarking support, training, and resources

Project background

Project Background

Our Approach

- Engage with municipalities to assist with the adoption and implementation of advanced building policies
- Develop utility-funded support programs that help municipalities successfully implement policies
- Develop savings and attribution methodologies that follow market transformation protocols



Our Team

Slipstream, MEEA, MMC and IGA with funding support from ComEd

Support for Advanced Municipal Building Energy Policies

- Help municipalities move forward with adoption of stretch codes and BPS
- Support efforts and offer tools needed to act on building energy policies
- Assist in creation of a roadmap without obligation of adoption
- Collect feedback and guidance on most effective ways utilities can support with compliance and implementation

Partnership with Metropolitan Mayors Caucus through Advanced Building Energy Efficiency Policy Task Force

https://mayorscaucus.org/abeep-task-force-meeting-materials/

Stretch Code Resources

Announcements: Highlighted Stretch Code Resources

Illinois Climate Bank Stretch Code Grants

- **Up to $200,000 per municipality** for staff education, outreach, and stretch code implementation
- Applications awarded as they are received through **December 31, 2025,** or until funds are exhausted

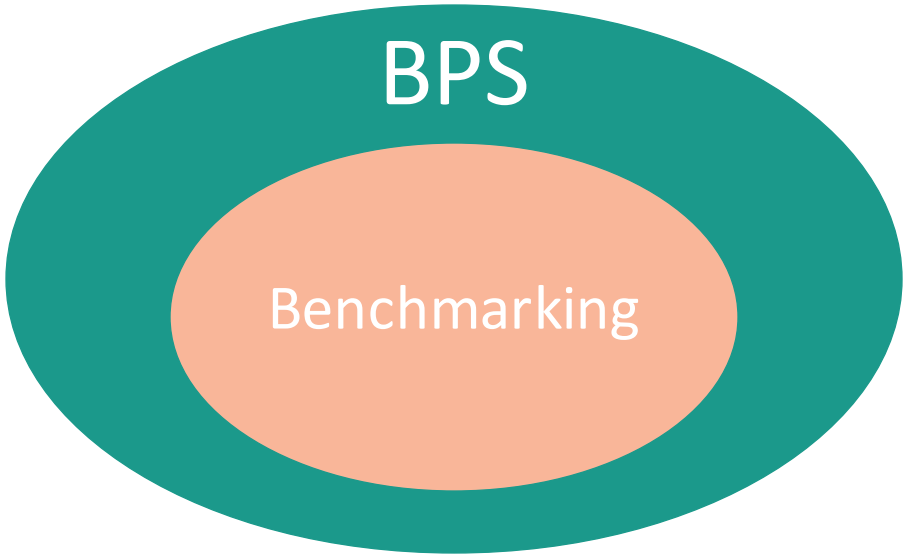
Upcoming Stretch Code Trainings

- **Residential Stretch Energy Code**
  Tuesday, September 30, 1 – 2 p.m. CT
- **Commercial Stretch Energy Code**
  Tuesday, October 7, 1 – 2 p.m. CT

Benchmarking Policy Implementation

Benchmarking Policy Basics

- Benchmarking policies require building owners to report energy (and sometimes water) usage annually.
- A BPS policy requires building owners to report energy use ***and*** meet a minimum usage threshold.
- Both policies focuses on regulating the largest emitters (commercial and multifamily buildings over a designated sq. footage).



Staffing Requirements & Roles

Implementing & Administering a Policy

- Likely requires at least 1 FTE
- Conducting outreach with building owners, analyzing data & ensuring accuracy, reviews requests for exemption, hosts trainings, etc.

Examples of Support Provided to Building Owners

- Help desk
- Data jams
- 1:1 office hours
- Webinars

Key Aspects of Policy Implementation

Developing a Covered Buildings List

- We've seen cities use a mix of County Assessor, Taxpayer, and USPS data
- Critical info for outreach and data accuracy

Data Quality & Management

- Incomplete or inaccurate data submitted will impact the efficacy of the policy
- Third-party tools like BEAM or Touchstone help municipalities manage data submissions & communicate with building owners

Municipal Building Benchmarking

Benchmarking can be done without a policy

- Savings are still achieved, and allows data insights for staff
- Lead by example for community members

What's Needed?

- Free Energy Star Portfolio Manager tool
  - Many trainings available, and free 1:1 assistance through this project
- A few hours of staff time, annually
- Collaboration between City departments to analyze results & implement efficiency measures

Commercial Building Benchmarking Leaders

Village of Oak Park

Benchmarking Ordinance

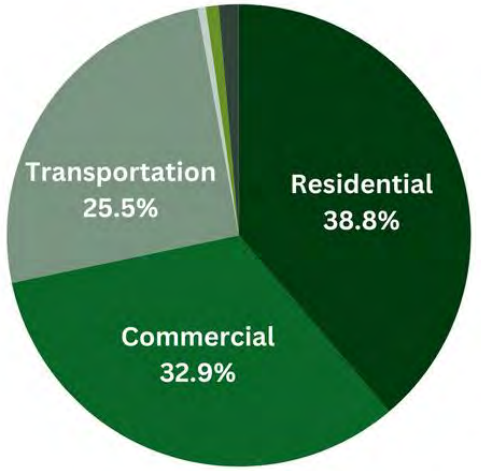
9/24/2025

Climate Ready Oak Park

- Community-wide plan to reduce greenhouse gas emissions and build climate resilience
- Focuses on sustainability, equity, and long-term community health

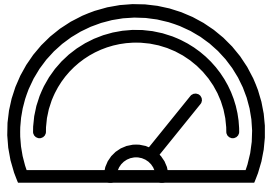
Why Benchmarking Matters

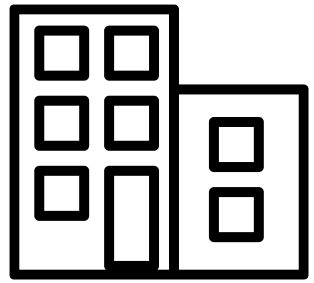
- Buildings are a major source of energy use and emissions
- Identifies opportunities for efficiency, cost savings, and emissions reduction



Water and Energy Benchmarking

- Process of reporting a building's energy and water use
  - Building character information and water and energy consumption data
- Compares performance to similar buildings and established standards
- Helps property owners and managers:
  - Track utility consumption over time
  - Identify opportunities for cost savings and efficiency improvements





ENERGY STAR® PortfolioManager®

Oak Park

Overview

Oak Park
Energy and Water
Benchmarking Program

- Adopted in 2023
- Requires buildings 10,000+ sq ft
  - ~600 buildings
- December 31 reporting deadline
- Includes provision for penalties for non-compliance but have not begun issuing fines

Compliance Cycle

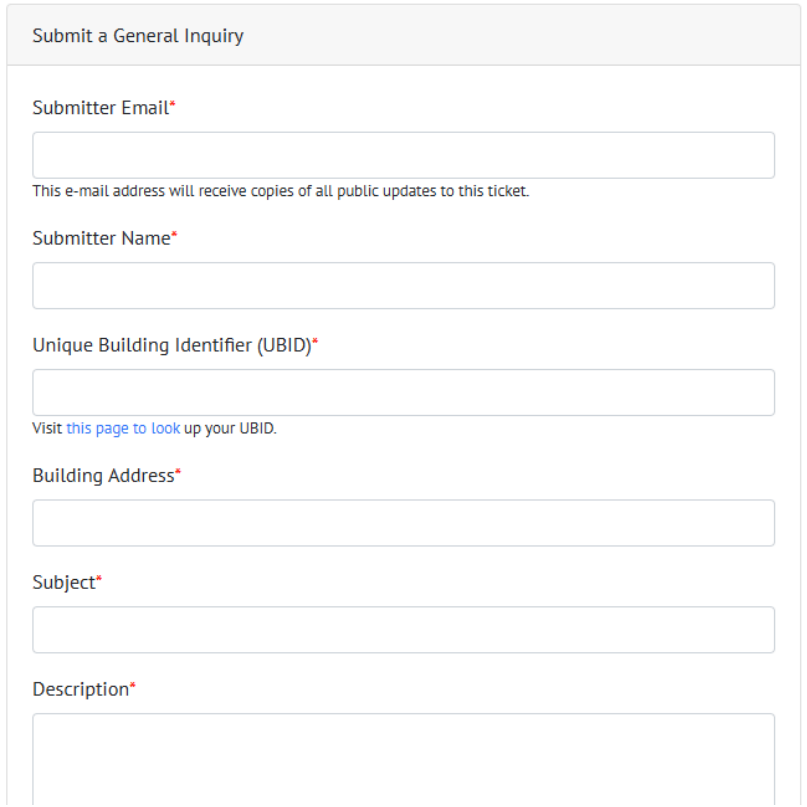
Annual benchmarking work plan: December 31 compliance deadline

- **Q1:** Follow up with building owners, troubleshooting, data quality improvement
- **Q2:** Building scorecards and Building profiles, outreach for early compliance
- **Q3:** Data quality and transparency review, CBL review, start technical assistance
- **Q4:** Ramp up to compliance deadline: outreach, data jams, 1-to-1 technical assistance, December all hands on deck – help desk tickets, data access, trouble shooting

Implementation

- Utilize BEAM platform for data tracking
- 1.5 FTE dedicated to manage benchmarking
- Refining of CBL to improve accuracy of addresses and property contacts
- Technical assistance
- Helping building owners navigate data access
  - Comed, Nicor, Utility water

Building owners can submit tickets via BEAM helpdesk



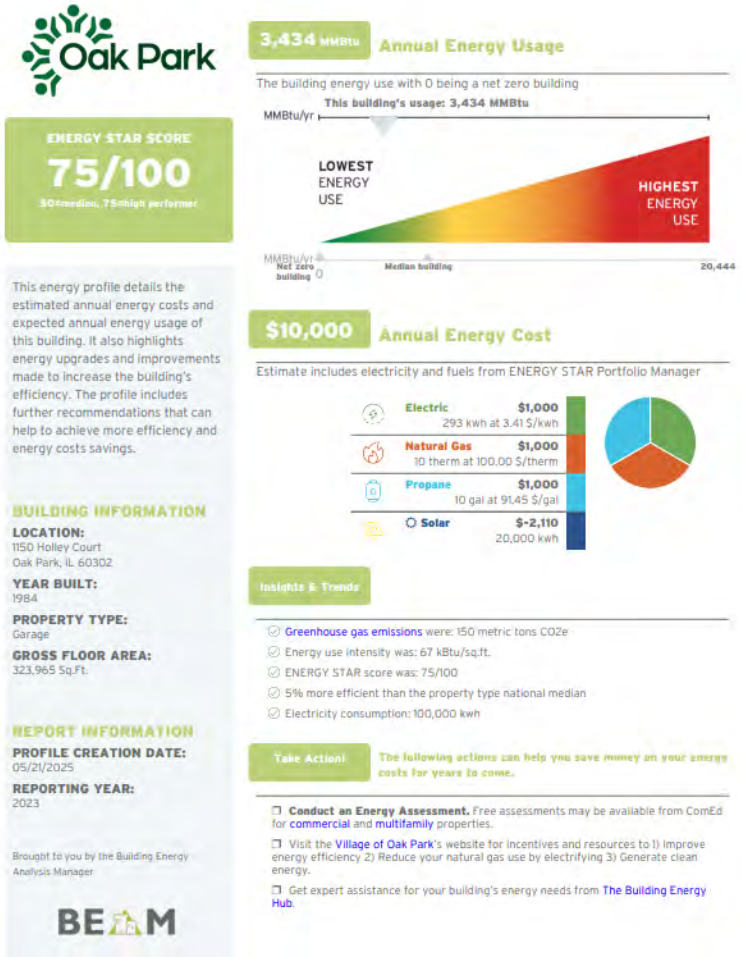
BEAM

Oak Park

Implementation

- Data Jams and workshops
- Postcards
- Reminders in village communication channels
  - Social media, newsletters, and fliers
- Working with existing points of contact
  - business licenses, code compliance, building permits, business districts

Impacts



Scorecard sent to buildings in compliance

- Building owners are more aware of their building
- Creates more comfortable buildings for tenants
- Lowers utility costs for property owners and tenants
- Provides transparent data that empowers community members

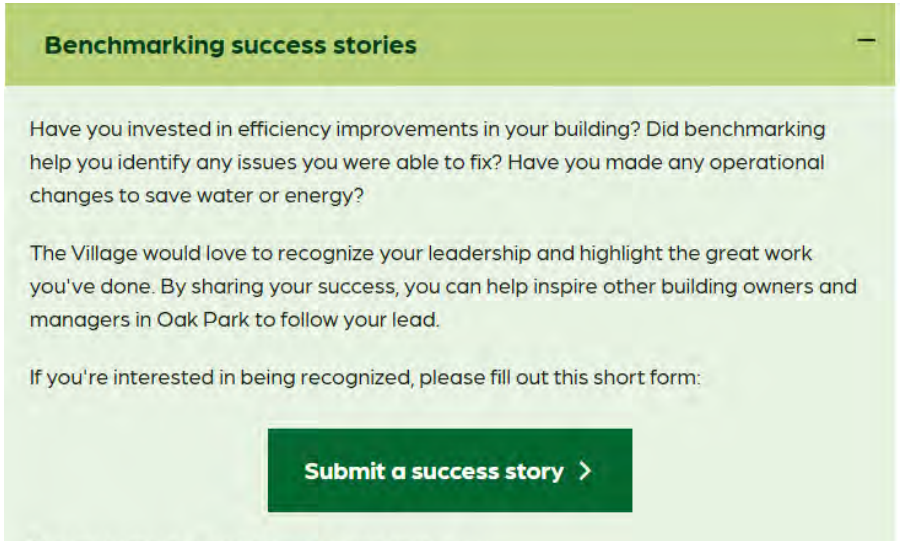
Impacts

Building Success Stories

- Showcase benchmarking buildings and highlight the improvements to their building

UIllinois EnergySense Program

- Free energy assessments and educational materials to 5 commercial properties



Euclid Ave Methodist Church

Interested in energy upgrades but did not have the knowledge or resources to begin the process

Geothermal heating and cooling, solar panels, permeable pavements

Next Steps

- **Enhance outreach around the ordinance** – Expand communication to ensure building owners, are aware of requirements, deadlines, and available support.
- **Identify point of contact for each building** – Establish communication lines by confirming the correct owners responsible for compliance.
- **Highlight and connect building owners to compliance incentives** – Promote financial, technical, and resource-based incentives that can encourage participation.
- **Implement Building Performance Standards (BPS)**

Oak Park

Questions?

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Chicago Energy Benchmarking

Joseph Arcus, Project Manager
Department of Environment
9/24/25

Key Facts

- Ordinance: Chapter 18-14 Building Energy Use Benchmarking, Municipal Code of Chicago
- Effective since 2014; first data reported for 2013 energy year.
- 3,282 covered buildings with 962 mil. sq. ft.
- 80%+ reporting rate in the past two years.
- As of December 2024, the Department of Environment (DOE) assumed management authority over the Chicago Energy Benchmarking program.

Timeline

Stage	Year
Adopted by City Council	2013
1st Reporting Year (Partial)	2014
2nd Reporting Year (Full)	2015
Energy Rating Cards	2019
New Benchmarking Contract	2025

Ordinance Overview

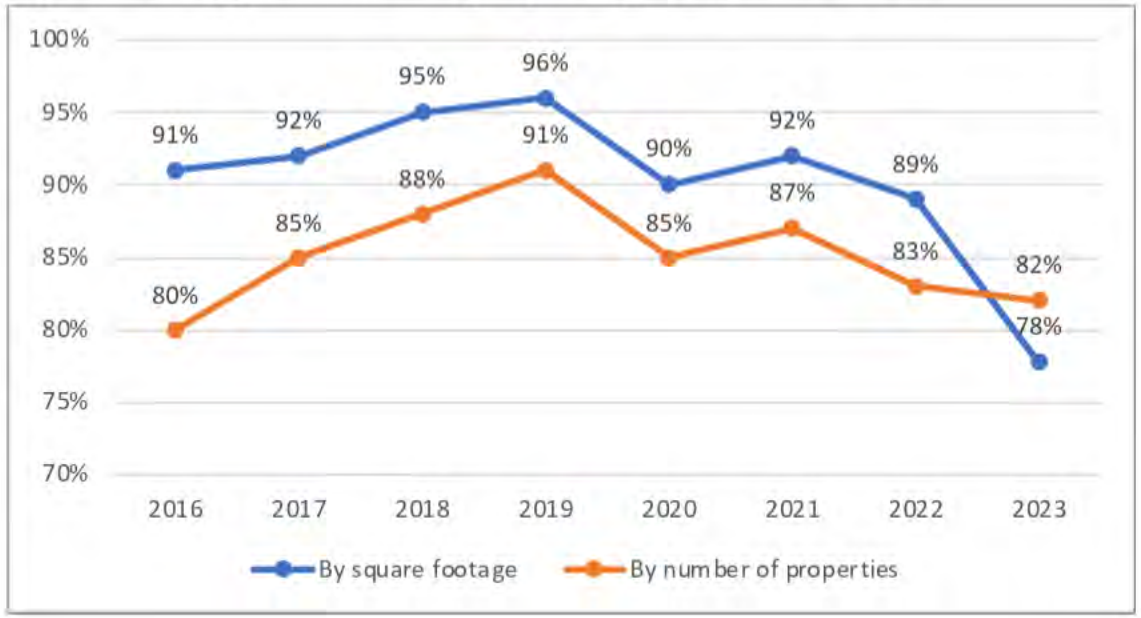
- Reporting through Energy Star Portfolio Manager (ESPM)
- Exemptions:
  - Uses: Industrial, Outdoor Uses, Data Centers
  - Conditions: Low Residency, Sale/Change in Ownership, Financial Distress, New Construction
- Data verification every 3 years

Annual Schedule

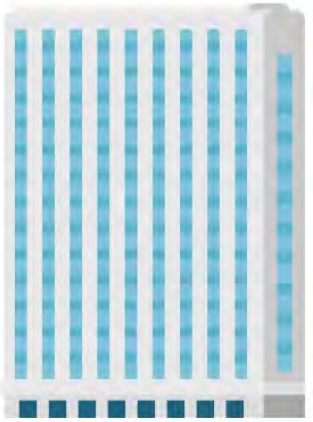
- Notice to Comply – February
- Reminder to Comply – April/May
- **Reporting Deadline – June 1**
- 2nd Post-Deadline Reminder – July
- Failure to Comply/Enforcement* - September
- Energy Rating Placards – October
- Data Analysis & Report – December/January

Program Today

Figure 1: Energy Benchmarking Reporting Rate, 2016 to 2023



Energy Use Intensity, or the amount of energy used per square foot of building space in a given year, has **decreased overall** since 2016.



83% of large buildings in 2022 and **82%** in 2023 reported their energy use.

Carbon emissions have gone down by **39%** since 2016 for buildings over 50,000 sq. ft.

The largest decreases were in the **healthcare, retail, and office sectors**.

Benchmarking Report

- DOE is required by ordinance to produce an annual report.
- Analysis includes reporting rates and trends in energy use, performance, GHG intensity, and Energy Star certifications.
- Includes opportunities for building owners & ways to save.
- Data broken out by sectors.
- Report available online (Link).

Chicago Energy Rating System

- DOE assigns a score of 1-4 stars based on a building's energy performance (Energy Use Intensity).
- Buildings must display the Energy Rating Placard in a place visible to the public (e.g. lobby).
- Other cities, such as NYC, has a similar requirement.
- Required starting 2019.

Expanding Services

- RFP released in February 2025, contract awarded in August 2025.
- Additional focus on:
  - New building onboarding
  - Workshops & resources
  - Flexible reporting options
- Awarded to Slipstream with ClearlyEnergy, JAQ Corp, Shelton Solutions as subcontractors.
- BEAM Platform w/ EnergyStar.

slipstream

CLEARLYENERGY

JAQ

Shelton Solutions Inc.

Municipal Building Benchmarking Pilot

Village of Park Forest

https://youtu.be/J7SdMOMEM78

Village of Glenview

Municipal Building Benchmarking experience

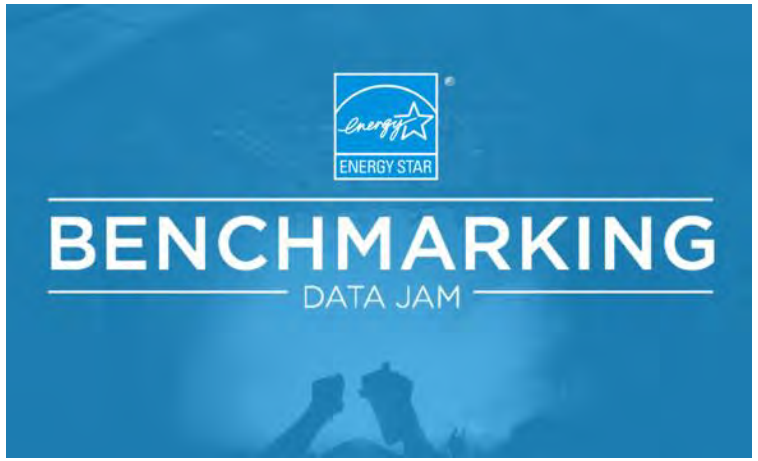
Robyn Flakne – Natural Resource Manager

Benchmarking Support and Resources

Building Owner Assistance: Education & Training

Types of building owner support offerings:

- Benchmarking Data Jams: In-person group guidance
- Virtual or in-person education and training sessions
- Help desk and one-on-one appointments: calls, emails, video meetings



Building Energy Hub: Guides, case studies and best practices:

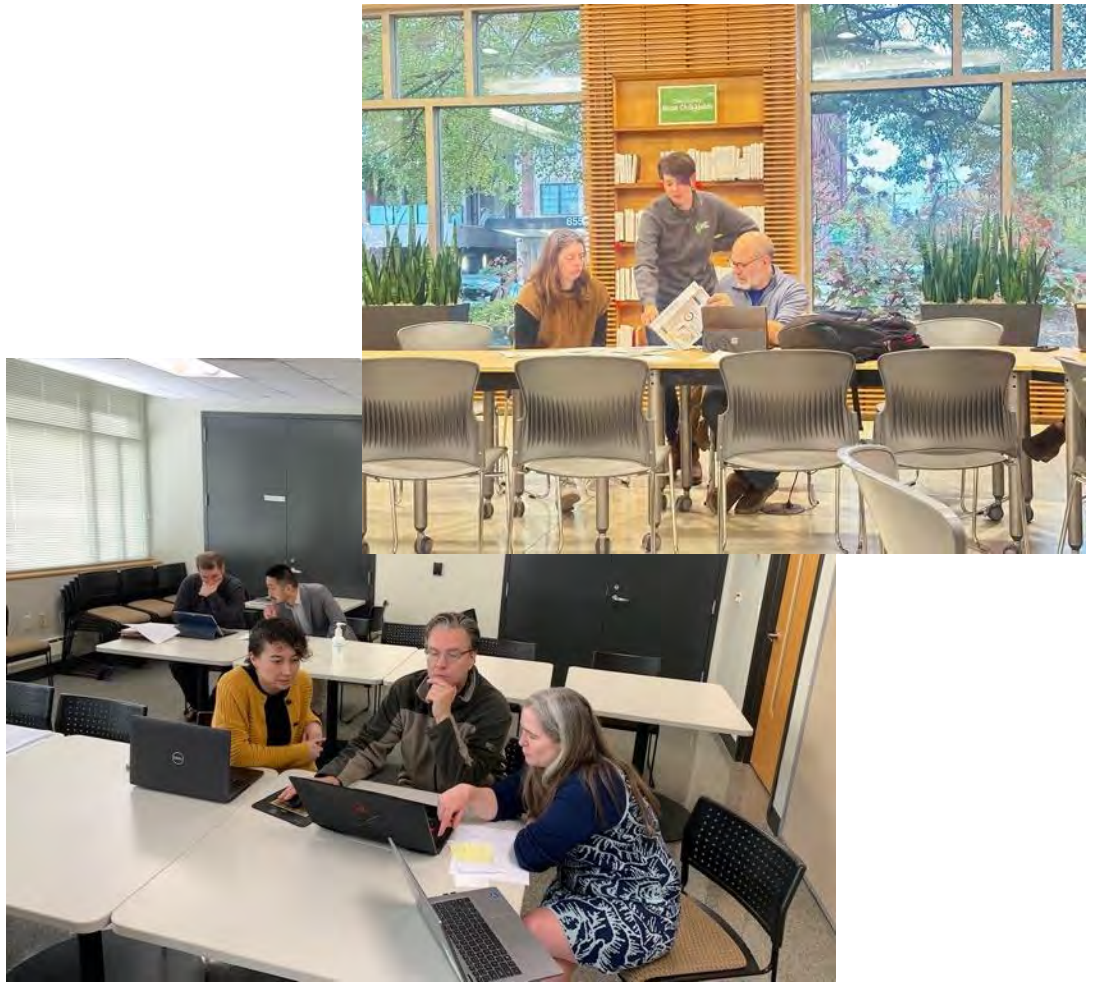
- Getting started with energy efficiency
- Building owner and manager playbooks
- Building performance and decarbonization guide
- Benchmarking and energy efficiency vendor directory

THE BUILDING ENERGY HUB

Building Owner Assistance: Common Support Issues

Help requests & one-on-one assistance

- Setting up building profile correctly in ENERGY STAR portfolio manager
- Explaining how to request whole building utility data and enter into ENERGY STAR
- Adding contacts and sharing building profiles in ENERGY STAR
- Fixing common data entry errors (missing data months, municipal share connections)



Getting Started: ComEd FREE Facility Assessments

Types of FREE building assessments:

- Public Schools Carbon-Free Assessment
- Multifamily Assessment
- Commercial Building Assessment
- Request at ComEd.com/FacilityAssessment

Benefits of Assessment Report:

- Identifies energy-savings opportunities along with their simple payback
- Identifies low cost / no cost operational opportunities
- Electrification opportunities can be included in report
- Tool for building business cases to justify energy projects

Keys to a Successful Facility Assessment

- Include someone knowledgeable of all the building's systems (e.g. HVAC, Lighting, etc.) during the site visit
  - Building Engineer, Property Manager, etc.
- Share any past assessment reports with the FA Engineer
- Have equipment information ready for the site visit
  - Equipment schedules with sizes
  - Lighting counts
- Share upcoming projects, blueprints, capital plan
- Involve your decision makers in report review meetings

Building Operator Certification (BOC) Overview

Training and certification program with more than 20,000 graduates in 20+ years

Focus: **energy efficient** building operations and preventative maintenance procedures

Target audience: **building operators** (facility managers, building engineers, HVAC technicians, etc.) with 2+ years of experience working in a building that is 50,000 square feet or larger

Requires **60 hours of classroom time and 10 hours of project work**.
Class typically meets every other week for three (3) months with unique, expert instructor for each session.

Graduates earn **Training Certificate of Completion** and are eligible to take exam to become a Certified Building Operator (CBO)

Learn more: www.boccentral.org, boc@mwalliance.org, 855.420.1785

Thank You!

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