

Edina Large Building Benchmarking



Unlocking Energy Savings Potential

Over \$80 million is spent annually on electricity and natural gas in Edina buildings. Meanwhile, the U.S. Environmental Protection Agency estimates that the average building wastes 30 percent of the energy it consumes due to inefficiencies. Increasing energy efficiency in Edina's large buildings can help drastically reduce the City's carbon footprint while cutting owner and tenant energy bills.

To support community goals and building investment, the City of Edina is exploring large building energy benchmarking and energy saving assessment policies.

MPG for Building Energy Performance

Benchmarking is the ongoing review of building energy and water performance to ensure a building is using energy and water as anticipated—over time and relative to peers. Just as fuel mileage helps drivers understand vehicle efficiency, benchmarking and energy saving assessments give owners and occupants insight into their building's energy performance and helps identify opportunities to cut waste. Public disclosure or sharing of the benchmarking results drives the market to recognize and reward energy efficiency to create a continuous cycle of improvement and demand for high-performing buildings.

What are the Benefits?

- Helps building owners track energy use and identify options to improve efficiency.
- Facilitates building peer comparison.
- Creates a demand for energy efficiency in the property market.
- Supports City climate action goal to ultimately reduce emissions 80 percent by 2050.



Figure 1. An EPA study of benchmarking buildings showed an average 7 percent savings over three years.

How It Works

Benchmarking

- Is a relatively fast and easy process, taking on average a few hours annually.
- Requires no out-of-pocket expense as the City's chosen reporting tool, the web-based ENERGY STAR Portfolio Manager, is free. ENERGY STAR Portfolio Manager is the nationally-preferred tool to measure and track building energy and water use.
- Is more convenient today, as Xcel Energy and CenterPoint Energy allows customer's consumption data to be automatically upload into Portfolio Manager.
- The City will provide trainings and a help desk for entering data and understanding a building's score.

Energy saving assessments

- Are easily accessible through utility rebate programs.
- Are reviews of a buildings equipment and operation.
- Identify and recommend changes in operating practices or energy consuming equipment that will effectively save on energy bills.



Proposed Framework and Stakeholder Engagement

The proposed benchmarking and energy saving assessment policy would apply to between 150 and 270 large commercial and multifamily buildings. The three main components of the policy – benchmarking reporting, benchmarking disclosure, and energy savings assessment – would be phased in over a few years.

Resources through Hennepin County

Edina is a pilot city in the Hennepin County Benchmarking Collaborative, which provides guidance, best practices, and technical support on benchmarking programs. The Collaborative also provides in-person and helpline training to building owners and managers to make benchmarking easy and the results valuable.

Joining Energy and Climate Leaders

Over 25 cities, including mid-size cities like Evanston, Illinois, are showing that the building market thrives on information. Total building energy use in cities with benchmarking policies has dropped 1-3 percent annually. In Minnesota, the City of Minneapolis' commercial benchmarking policy has benchmarked over 400 buildings since 2013 and in early 2019 expanded to include multifamily buildings and an energy evaluation requirement. Other cities including Saint Paul and St. Louis Park are actively exploring benchmarking policies as well.



1-3%
Realized Annual Energy Savings in Cities with Benchmarking Policies

For questions, contact the Sustainability Division at Sustainability@edinamn.gov.