Questions from EPA's Webcast
Energy Efficiency in Municipal Operations
July 12, 2011

Questions for Kudret Utebay

1. *Question regarding the Energy Star recognition: how is the data normalized before the data is converted to a percentage? A large, manufacturer will use a lot more energy than an office space. The office can cut energy usage a lot more than a manufacturer can without impacting their bottom line.*

Answer: EPA's energy performance score expresses the performance of your building relative to similar facilities around the US. The score is based on your as-billed energy consumption, and is normalized to adjust for weather and for the level of business activity (including operating hours and occupant density).

A copy of the Technical Methodology on how Portfolio Manager calculates results can be found at
http://www.energystar.gov/index.cfm?c=evaluate_performance.bus_portfoliomanager_model_tech_desc

Industrial facilities, like manufacturing plants, have different criteria for benchmarking than commercial buildings. To address these differences, EPA has created a set of tools to assist partners in the industrial sector. The ENERGY STAR Energy Tracking Tool (ETT) provides manufacturers with a simple means to track energy use, set baselines, establish energy and emissions reduction goals, and evaluate progress towards achieving goals. The ETT does not generate an energy performance score. In addition to the ETT, EPA convenes "Industrial Focuses" with manufacturing industries and sub-sectors. EPA works with partners to develop ENERGY STAR Plant Performance Indicators that are sector specific energy performance benchmarking tools that provide an ENERGY STAR score. Annual energy and plant operating data is entered to receive an energy efficiency score for a plant on a scale of 1 to 100. Plants that score above the 75th percentile are considered to be energy efficient. There are currently EPI's available for ten different types of plants. Please visit www.energystar.gov/industry for more detailed information

2. *Did he say Portfolio Manager 201 is better for municipalities? Does it matter population size?*

Answer: The Benchmarking in Portfolio Manager 101 webinar provides an overview of EPA's online energy management tool, Portfolio Manager. Attendees learn how to measure and track energy use and carbon dioxide emission reductions to establish baseline energy use, prioritize investments, set goals, and track improvements over time.

The Benchmarking in Portfolio Manager 201 webinar is meant for users more familiar with Portfolio Manager. This session discusses tools available to those with a large portfolio of buildings. Topics discussed include best practices for bulk data management for new and existing accounts with real-life examples of organizations that have successfully benchmarked large portfolio of buildings.

3. *How do you address the split incentive between tenants and owners?*

Answer: EPA's ENERGY STAR program encourages tenants to take cost-effective steps to improve the energy efficiency of their leased space. The ENERGY STAR Tenant Guide is a helpful resource for tenants and is available at http://www.energystar.gov/tenantguide. The "Current Tenants: In an Existing Lease" resource in the Tenant Guide is a useful resource for tenants and buildings owners with ideas on how to approach energy efficiency tracking and upgrades based on utility billing and lease duration.

4. *Are there any tools you'd recommend for baseline analysis and tracking of energy and water use for tenants?*

Answer: Portfolio Manager allows you to track and measure your energy and water use and establish separate baselines for both your energy and water consumption. An Energy Baseline Period must be a 12-month period for which a facility has energy data for all meters and fuel types. An energy baseline can be established by selecting a specific period ending month and year, or by allowing Portfolio Manager to automatically determine a period. The energy baseline period is the baseline period to be used for tracking all energy, emissions, and performance rating changes. Specific energy performance targets may also be set. This functionality maybe used in conjunction with entering facility improvements to increase energy efficiency to properly reflect a facility's energy performance history. A Water Baseline Period must be a 12-month period for which a facility has water data for all water meters present. A water baseline can be established a specific period ending month and year, or by allowing Portfolio Manager to automatically determine a period. When automatically determining an water baseline period, Portfolio Manager will select the earliest consecutive overlapping 12-month period. A Water Baseline Period allows you to compare water use performance in that Baseline year to the current water use performance of the facility. It does not have any affect on a building's rating.