



Philadelphia, Credit: Photo by Pond5, photo/12274159

### Introduction

Better Buildings Energy Data Accelerator (BBEDA) partners PECO, an investor-owned electric and gas utility, and the City of Philadelphia worked with community stakeholders throughout 2012 and 2013 to design and implement a data access solution for multifamily and commercial buildings. Their efforts involved local organizations such as the Consortium for Building Energy Innovation (CBEI) and the Delaware Valley Green Building Council (DVGBC). As a result, PECO created a data access portal for its customers in 2013.

### Drivers for Energy Data Access

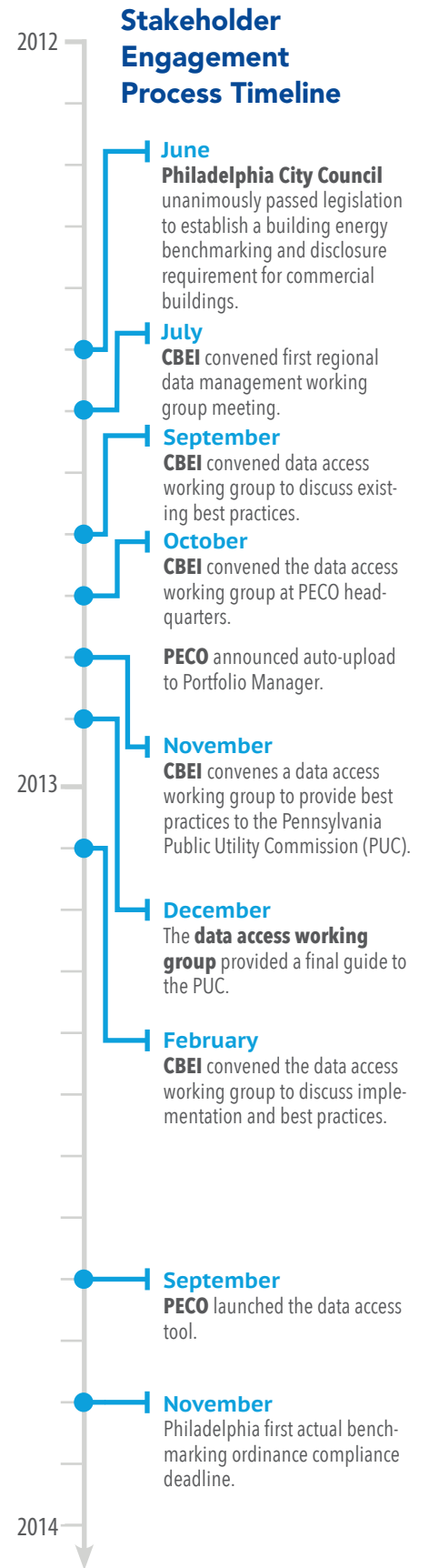
In June 2012, the City of Philadelphia adopted an energy benchmarking requirement for large commercial buildings within the city. Whole-building data access became a critical step to support building owners in their compliance with the new requirements.

**“Gathering the right stakeholders to understand their data access needs created huge momentum to provide suitable data access solutions and strengthen collaborative work in Philadelphia.”**

— Martha Krebs  
CBEI, 2015




than similar stakeholder processes in other cities, and PECO was able to provide a data access solution in September 2013.

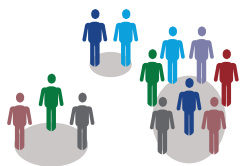
Data access practices were not cited or required in the city’s ordinance. Instead, the City of Philadelphia and the Pennsylvania Public Utility Commission (PUC) asked CBEI (formerly known as the EEBhub) to act as a convener and technical advisor to local utilities to recommend data access solutions. This resulted in the creation of a Regional Utility Data Access working group to discuss data access solutions at the local and regional scale. The working group was able to make progress more quickly



## Identifying Stakeholders and Solutions

Supported by CBEI, Philadelphia identified its major stakeholders and their key needs related to data access.

Stakeholders	Key Issues	Solutions
 <b>PECO</b>	<ul style="list-style-type: none"> <li>▶ PECO was concerned about protecting customer privacy while supporting benchmarking.</li> </ul>	<ul style="list-style-type: none"> <li>▶ PECO previously deployed master meters in the majority of commercial buildings, resolving many customer confidentiality issues.</li> <li>▶ The City's Office of Sustainability developed a Utility Account Information Data Release Form for building owners to obtain tenant consent to access energy data when necessary.</li> </ul>
 <b>Real Estate Companies</b>	<ul style="list-style-type: none"> <li>▶ Real estate companies were concerned about the feasibility of collecting tenant authorizations to facilitate benchmarking and compliance with the city's ordinance.</li> </ul>	<ul style="list-style-type: none"> <li>▶ CBEI organized sessions to educate stakeholders about whole-building data access.</li> <li>▶ PECO provided the Smart Energy Usage Data Tool (PSEUDT) which gathered the energy data usage for all accounts associated with a given physical address.</li> </ul>
 <b>Delaware Valley Green Building Council (DVGBC)</b>	<ul style="list-style-type: none"> <li>▶ DVGBC, a nonprofit organization, wanted to improve awareness and understanding of the benchmarking ordinance among local building owners.</li> </ul>	<ul style="list-style-type: none"> <li>▶ DVGBC hosted four classes facilitated by EPA trainers to train building owners on ENERGY STAR® Portfolio Manager™ benchmarking.</li> <li>▶ DVGBC actively collaborated with CBEI and the City to support implementation of the ordinance.</li> </ul>



### Determining a Stakeholder Engagement Forum

The City of Philadelphia utilized a third party convener, CBEI, to work with stakeholders to form a consensus on energy data access solutions. To accelerate the stakeholder engagement process, CBEI created a Regional Utility Data Access working group, comprised of the Philadelphia Mayor, the PUC Chairperson, CEOs of local real estate companies, utilities, U.S. DOE, and U.S. EPA.

- ▶ The working group convened four times in six months to discuss data access issues and challenges, and to learn from emerging policy and technical best practices in other cities. The working group created a regional recommendation on data access for the PUC.
- ▶ CBEI facilitated interactions with peers from different jurisdictions to learn from the experiences of stakeholders who addressed data access challenges.
- ▶ The city committed \$125,000 for data access/benchmarking stakeholder engagement and outreach efforts.

**“By requiring the measurement and recording of energy use in buildings, people will begin to think more critically about energy efficiency.”**

— Mayor Michael A. Nutter  
City of Philadelphia, 2013

**“Knowledge is power. When we have information, we absolutely make different choices.”**

— Councilwoman Blondell Reynolds Brown  
Philadelphia City Council, 2013

### About the Better Buildings Energy Data Accelerator

The U.S. Department of Energy's Better Building Energy Data Accelerator (BBEDA) was a two-year partnership with cities and utilities to improve energy efficiency by making energy data more accessible to building owners. As a result of best practices developed by partners in this Accelerator, 18 utilities serving more than 2.6 million commercial customers nationwide will provide whole-building energy data access to building owners by 2017. This historic expansion of data accessibility will increase building energy benchmarking, the first step many building owners take to improve energy efficiency.