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**FEDERAL, STATE, AND LOCAL GOVERNMENTS LEVERAGING ENERGY STAR**  
(UPDATED September 7, 2012)

Federal agencies and state and local governments across the country are taking bold steps to protect the environment and lower energy costs by adopting policies that leverage EPA’s ENERGY STAR tools to reduce energy use in commercial buildings, through both required policy measures and voluntary campaigns. This document provides a summary of federal, state, and local efforts that refer to ENERGY STAR tools. **Download an interactive copy at [www.energystar.gov/government](http://www.energystar.gov/government).**

**POLICIES LEVERAGING ENERGY STAR TOOLS**

Jurisdiction	Policy	Summary
Alabama	<a href="#">Executive Order 25</a> December 2011	By December Fiscal Year 2015, all state departments and agencies will implement energy efficiency measures in order to achieve a 30 percent reduction in energy consumption relative to Fiscal Year 2005 levels, using the ENERGY STAR <b>Portfolio Manager</b> tool to measure and report energy performance. The Department of Economic and Community Affairs-Energy Division shall provide training on the use of Portfolio Manager to, at minimum, one primary and one alternate individual in each department and agency.
Alpharetta, GA	<a href="#">Green Communities Ordinance</a> January 2009	This comprehensive ordinance requires all new local government-owned buildings over 5,000 square feet to earn the ENERGY STAR or be certified under the LEED-NC or Earth Light for Commercial Construction rating systems. It also grants expedited permitting, plan review, and processing, as well as building and site inspections, for all privately-owned new construction and major renovation projects that have earned the ENERGY STAR. Additionally, the ordinance sets forth policies for city employees to turn off lights, power down computers, and consolidate meetings when possible.
Austin, TX	<a href="#">ECAD Ordinance for Owners of Commercial Buildings</a> November 2008	Austin’s Energy Conservation Audit and Disclosure Ordinance requires that eligible commercial facilities calculate their energy performance scores not later than June 16, 2011, using a rating system approved by the director of the Austin Electric Utility. Facilities must disclose this information to a purchaser or prospective purchaser of the facility before the time of sale. <a href="#">The City has identified</a> the ENERGY STAR <b>Portfolio Manager</b> tool as the approved system for buildings with more than 5,000 square feet of space.
California	<a href="#">Assembly Bill 1103</a> November 2007	Assembly Bill 1103 requires that as of January 1, 2009, electric and gas utilities maintain and make available to building owners the energy consumption data of all nonresidential buildings in a format compatible with the ENERGY STAR <b>Portfolio Manager</b> tool. It also requires, as of January 1, 2010, that a nonresidential building owner or operator disclose Portfolio Manager benchmarking data and scores to prospective parties as part of a whole-building transaction.
Connecticut	<a href="#">SB 1243</a> June 2011	SB 1243 creates the Department of Energy and Environmental Protection and tasks it with creating a plan by July 1, 2012, to reduce energy use in state-owned or -leased buildings by at least 10 percent by January 1, 2013, and another 10 percent by July 1, 2018, in conjunction with the Department of Administrative Services. The bill also requires utility companies to make the energy consumption data of all nonresidential buildings they serve publically available in a format compatible for uploading to the ENERGY STAR <b>Portfolio Manager</b> tool.
Denver, CO	<a href="#">Executive Order 123</a> October 2007	Executive Order 123 requires new construction and major renovations of existing and future city-owned and operated buildings to be <b>Designed to Earn the ENERGY STAR</b> and benchmarked in the ENERGY STAR <b>Portfolio Manager</b> tool.

## POLICIES LEVERAGING ENERGY STAR TOOLS *continued*

Jurisdiction	Policy	Summary
District of Columbia	<a href="#">Green Building Act of 2006</a> December 2006	The Green Building Act of 2006 requires District-owned commercial buildings to be designed to achieve 75 points on the EPA national energy performance scale as determined by the ENERGY STAR <b>Target Finder</b> tool and benchmarked annually in the ENERGY STAR <b>Portfolio Manager</b> tool.
	<a href="#">Clean and Affordable Energy Act of 2008</a> July 2008	The Clean and Affordable Energy Act of 2008 requires that, beginning in 2010, eligible privately-owned commercial buildings be benchmarked using Portfolio Manager on an annual basis and results will be published on a publicly available online database.
Federal Agencies	<a href="#">Energy Independence and Security Act (EISA) of 2007, Section 435</a> December 2007	According to Section 435 of EISA 2007, federal agencies are required to lease space in buildings that have earned the <b>ENERGY STAR</b> . The rule applies to any new leases entered into on or after December 19, 2010. The lessor's building must have earned the ENERGY STAR on a date not more than 12 months prior to the lease award date. In instances where a lessor's building is not eligible to earn the ENERGY STAR, federal tenants will require the lessor to implement certain cost-effective energy efficiency upgrades to the building.
	<a href="#">Energy Independence and Security Act (EISA) of 2007, Section 432</a> December 2007	EISA 2007 Section 432 required the U.S. Department of Energy (DOE) to select a building energy use benchmarking system, such as the ENERGY STAR <b>Portfolio Manager</b> tool, and issue guidance for use of the system.
	<a href="#">Executive Order 13514, "Federal Leadership in Environmental, Energy, and Economic Performance"</a> October 2009	E.O. 13514 requires at least 15 percent of each agency's facilities and building leases to meet the Federal Guiding Principles for High Performance and Sustainable Buildings by 2015. Agencies can track their progress with the ENERGY STAR <b>Portfolio Manager</b> tool's Guiding Principles Checklist.
	<a href="#">EISA 2007 Section 432 DOE April 2010 Benchmarking Guidance</a> April 2010	The EISA 2007 Section 432 Benchmarking Guidance issued in April 2010 requires that the ENERGY STAR Portfolio Manager tool be used to benchmark metered buildings that are owned or leased by federal agencies.
Hawaii	<a href="#">House Bill 1464</a> May 2006	By December 31, 2010, each state department with responsibilities for the design and construction of public buildings and facilities will benchmark every existing public building that is either larger than 5,000 square feet or uses more than 8,000 kilowatt-hours of electricity or energy per year, using the ENERGY STAR <b>Portfolio Manager</b> tool or an equivalent tool. The energy resources coordinator shall provide training to affected departments on Portfolio Manager.
Michigan	<a href="#">ED 2005-4</a> July 2005	Executive Directive 2005-4 requires the Department of Management and Budget to establish an energy efficiency target for all state buildings managed by a department or agency within the Executive Branch of state government. It requires that all state buildings occupied by state employees be benchmarked using the ENERGY STAR <b>Portfolio Manager</b> tool.
New York, NY	<a href="#">Local Law 84</a> December 2009	Local Law 84, part of the <a href="#">Greener, Greater Buildings Plan</a> , requires public and private buildings in New York City to track energy and water consumption using the ENERGY STAR <b>Portfolio Manager</b> tool. City buildings larger than 10,000 square feet will be required to benchmark energy and water use starting in 2010, and private buildings larger than 50,000 square feet will be required to do so starting in 2011. Performance metrics for eligible buildings will be published by the City on a publicly available online database.
Oklahoma	<a href="#">Senate Bill 1096</a> May 2012	Senate Bill 1096 creates the Oklahoma State Facilities Energy Conservation Program and directs all state agencies and higher education institutions to benchmark energy use in all state facilities using the ENERGY STAR <b>Portfolio Manager</b> tool; improve energy efficiency by at least 20 percent by the year 2020; and seek to obtain the ENERGY STAR for all eligible facilities.

## POLICIES LEVERAGING ENERGY STAR TOOLS *continued*

Jurisdiction	Policy	Summary
Ohio	<a href="#">EO 2007-02</a> January 2007	Executive Order 2007-02 establishes that the State of Ohio will use the ENERGY STAR <b>Portfolio Manager</b> tool as the benchmarking tool for state-owned facilities to establish building baselines and measure and track energy use and carbon emissions within the state.
Philadelphia, PA	<a href="#">Bill No. 120428</a> June 2012	Bill No. 120428 requires non-residential buildings over 50,000 square feet to track energy and water consumption using the ENERGY STAR <b>Portfolio Manager</b> tool. The City will publish energy and water performance metrics for eligible buildings on a publicly available online database, and the seller or lessor of any eligible building, upon request, must provide prospective purchasers or lessees with a copy of the building's most recent Statement of Energy Performance.
San Francisco, CA	<a href="#">Existing Commercial Buildings Energy Performance Ordinance</a> February 2011	The Existing Commercial Building Energy Performance Ordinance amends the San Francisco Environment Code to require owners of nonresidential buildings to file Annual Energy Benchmark Summaries for their buildings using the ENERGY STAR <b>Portfolio Manager</b> tool beginning on April 1, 2011. The results of the Energy Benchmarking Summaries will be published on a publicly available online database.
San Joaquin, CA	<a href="#">Resolution No. 11-32</a> December 2011	Resolution No. 11-32 commits the City to using the ENERGY STAR <b>Portfolio Manager</b> tool to benchmark its facilities' energy data and identify opportunities for reducing energy consumption. The City resolves to promote energy reduction efforts citywide by providing ENERGY STAR tools and resources to its agencies and staff members and by encouraging other building managers to benchmark their energy use as well.
Seattle, WA	<a href="#">Council Bill 116731</a> February 2010	This bill requires owners of commercial buildings greater than 10,000 square feet and multifamily buildings with four or more units to benchmark energy performance in the ENERGY STAR <b>Portfolio Manager</b> tool, in accordance with a phased rollout beginning in 2011. Upon request, building owners subject to this ordinance will be required to provide a copy of the most current energy benchmarking report to current tenants, prospective tenants, prospective buyers, and potential lenders considering an application for financing or refinancing of the building.
Utah	<a href="#">ED 2006-0004</a> May 2006	Executive Directive 2006-0004 requires a 20 percent increase in the energy efficiency of state buildings by 2015. This Directive led the Division of Facilities Construction and Management to implement the use of the ENERGY STAR <b>Portfolio Manager</b> tool as the state benchmarking tool and to require all state buildings to benchmark energy consumption using Portfolio Manager.
Washington	<a href="#">SB 5854 - 2009-10</a> April 2009	SB 5854 - 2009-10 requires qualifying utilities to maintain records of energy data of all nonresidential customers and qualifying public agency buildings in a format compatible with the ENERGY STAR <b>Portfolio Manager</b> tool. The State will use Portfolio Manager for state-owned facilities and make resulting energy performance metrics publicly available. Beginning in 2010, eligible privately-owned commercial buildings are required to be benchmarked using Portfolio Manager and resulting metrics will be disclosed to a prospective buyer, lessee, or lender. For new construction, the WA Department of Community, Trade, and Economic Development must determine the appropriate methodology to measure achievement of state energy code targets using the ENERGY STAR <b>Target Finder</b> tool or equivalent methodology.
West Chester, PA	<a href="#">ENERGY STAR Ordinance for Private Commercial Construction</a> February 2008	This Ordinance requires new commercial construction to be <b>Designed to Earn the ENERGY STAR</b> and benchmarked annually in the ENERGY STAR <b>Portfolio Manager</b> tool.

## CAMPAIGNS AND INCENTIVE PROGRAMS LEVERAGING ENERGY STAR TOOLS

Jurisdiction	Program	Summary
Albuquerque, NM	<a href="#">Green Path Program</a> Launched 2008	This program encourages and facilitates voluntary design and construction of energy-efficient buildings that meet measurable criteria, which includes earning <b>Designed to Earn the ENERGY STAR</b> through the ENERGY STAR <b>Target Finder</b> tool.
Arlington County, VA	<a href="#">Arlington Green Games</a> Launched 2011	The Arlington Green Games is a competition for commercial property owners/managers and office tenants to realize the benefits of going green. The year-long competition compares participating buildings across a variety of sustainability categories. Each participating building is required to assess their energy and water use performance using the ENERGY STAR <b>Portfolio Manager</b> tool to benchmark and track improvements throughout the year.
	<a href="#">Green Building Density Incentive Program</a> June 2012	Through the Green Building Density Incentive Program, new development project teams may request additional bonus density and/or height in exchange for a minimum level of energy savings, ENERGY STAR certification, and LEED green building certification. All project owners will also be asked to provide ENERGY STAR <b>Portfolio Manager</b> utility reporting data after occupancy each year for 10 years.
Atlanta, GA	<a href="#">Atlanta Regional Council Green Communities Program</a> Launched 2012	The Green Communities Program encourages local governments to demonstrate leadership and set an example for environmental sustainability. Applicant communities can earn points toward certification by implementing a local policy requiring new construction owned by the jurisdiction to be <b>ENERGY STAR</b> certified.
Boston, MA	<a href="#">A Better City Challenge for Sustainability</a> Launched 2009	Participating building and business owners compete to improve their energy efficiency and reduce their energy costs. Competitors are encouraged to use the ENERGY STAR <b>Portfolio Manager</b> tool to track their energy consumption and reductions over time, and all participants receive free energy audits, technical support, energy efficiency rebates and incentives, and complementary training in energy management.
Central Florida Energy Efficiency Alliance (CFEEA)	<a href="#">CFEEA Kilowatt Crackdown</a> Launched 2009	The CFEEA Kilowatt Crackdown encourages business to reduce energy consumption by benchmarking one or more buildings in the ENERGY STAR <b>Portfolio Manager</b> tool. The program provides participants with free tracking tools, consulting, and marketing. Participants competed for the CFEEA Energy Efficiency Community Awards in 2010. The campaign seeks to reduce commercial building energy use by 30 percent by June 30, 2012.
Chicago, IL	<a href="#">Chicago Green Office Challenge</a> Launched 2009	Participants in the Chicago Green Office Challenge will use the ENERGY STAR <b>Portfolio Manager</b> tool to track energy and water use and compile results at the end of the contest period.
Cincinnati, OH	<a href="#">Cincinnati Kilowatt Crackdown</a> Launched 2009	Participating Cincinnati office buildings compete to save the most energy by benchmarking their energy performance in the ENERGY STAR <b>Portfolio Manager</b> tool, developing action plans, and implementing energy efficiency strategies. Competitors are assigned a free "Energy Coach" and compete for prizes, gift certificates, and the Grand Prize trophy.
Denver, CO	<a href="#">Watts to Water</a> Launched 2008	Participants in the Watts to Water program benchmarked energy and water consumption in the ENERGY STAR <b>Portfolio Manager</b> tool to measure reductions against the calendar year 2010 baseline. The competition will reward buildings with the greatest reductions in energy- and water-use intensity at the end of the contest period.
Georgia	<a href="#">Georgia State Building Competition</a> Launched 2011	This contest challenges Georgia state agencies to reduce their buildings' energy consumption. Contestants use the ENERGY STAR <b>Portfolio Manager</b> tool to calculate their facilities' energy use intensity. Buildings are judged on their percent reduction in energy use intensity.
Houston, TX	<a href="#">Houston Green Office Challenge</a> Launched 2010	Participants in the Houston Green Office Challenge use the ENERGY STAR <b>Portfolio Manager</b> tool to track energy and water use to establish baselines and compile results at the end of the contest period.
Louisville, KY	<a href="#">Louisville Kilowatt Crackdown</a> Launched 2009	Participants in the Louisville Kilowatt Crackdown track and work to improve their building's energy use in the ENERGY STAR <b>Portfolio Manager</b> tool. The competition is open to owners and managers of all commercial buildings in the city.

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Minneapolis, MN - Greater Minneapolis Building Owners & Managers Association (BOMA)	<a href="#">BOMA Greater Minneapolis Kilowatt Crackdown</a> Launched 2010	The Greater Minneapolis Kilowatt Crackdown aims to challenge the real estate community to improve energy efficiency and reduce greenhouse gas emissions. All participants receive free assistance from Xcel Energy and BOMA to benchmark building energy use and water consumption using the ENERGY STAR <b>Portfolio Manager</b> tool and develop action plans to improve performance through 2012. Top performers will be awarded in the spring of 2013 based on three categories: highest performing buildings, most-improved performance, and most valuable tenant.
New England EPA Region 1	<a href="#">EPA Region 1 Community Energy Challenge</a> Launched 2007	This campaign challenges communities across New England to assess energy use, improve energy efficiency, and promote energy efficiency and renewable energy to local companies. Communities that take part in the New England Community Energy Challenge are provided with assistance, including Web-based training on the ENERGY STAR <b>Portfolio Manager</b> tool.
New Jersey	<a href="#">NJ Pay for Performance Program</a> Launched 2009  <a href="#">NJ Local Government Energy Audit Program</a> Launched 2009	Under the Pay for Performance program, commercial building owners are given technical assistance with developing and implementing an Energy Reduction Plan to reduce energy use by 15 percent or more.  The Local Government Energy Audit Program provides local governments with cost-subsidized energy audits for publicly owned facilities to identify cost-justified energy efficiency measures. Both programs use the ENERGY STAR <b>Portfolio Manager</b> tool to measure progress.
New Mexico	<a href="#">HB 534: Sustainable Building Tax Credits</a> Launched 2007	To qualify for income tax credits, applicants must demonstrate that the commercial building is 50 percent more efficient than an average building of the same type using the ENERGY STAR <b>Target Finder</b> tool.
Pennsylvania	<a href="#">Department of Education Planning and Construction Workbook (PlanCon)</a> Launched 2010  <a href="#">PA Conservation Works!</a> Launched 2009	PlanCon is a set of forms and procedures used to apply for Commonwealth reimbursement for school districts that undertake a major renovation or construction project. Beginning July 1, 2011, all projects initiating the PlanCon process are subject to the following: <ol style="list-style-type: none"> <li>New District-Wide Facility Study requirements: <ol style="list-style-type: none"> <li>Facility benchmarking for each existing building, using the ENERGY STAR <b>Portfolio Manager</b> tool.</li> <li>For each construction option, a predictive utility budget must be completed using the ENERGY STAR <b>Target Finder</b> tool.</li> </ol> </li> <li>Comprehensive Energy Modeling requirements using Target Finder.</li> </ol> With funding from DOE's Energy Efficiency and Conservation Block Grant Program through the American Recovery and Reinvestment Act of 2009, Pennsylvania is offering one-time grants for motivated local governments and non-profit entities with shovel-ready projects that will save or conserve a minimum of 25 percent of all energy used. Applicants must use Portfolio Manager to track their facility energy use.
Phoenix, AZ - Building Owners & Managers Association (BOMA) of Phoenix	<a href="#">BOMA Phoenix Kilowatt Crackdown</a> Launched 2009	As part of its 7-point Challenge to reduce building energy consumption by 30 percent by 2012, BOMA Phoenix launched the Kilowatt Crackdown to encourage members to benchmark their energy and water consumption using the ENERGY STAR <b>Portfolio Manager</b> tool. BOMA Phoenix hosted a series of workshops on benchmarking building data and identifying trends in energy and water consumption for property managers, facility managers, maintenance staff, and building engineers.
Pittsburgh, PA	<a href="#">Pittsburgh Green Workplace Challenge</a> Launched 2011	Participants in the Pittsburgh Green Workplace Challenge will use the ENERGY STAR <b>Portfolio Manager</b> tool to track energy and water use to establish baselines and compile results at the end of the contest period.
Portland, OR	<a href="#">Portland Carbon4Square Initiative</a> Launched 2011	Participants in the Carbon4Square Initiative compete to improve their sustainability practices in multiple areas, including energy. Competitors use the ENERGY STAR <b>Portfolio Manager</b> tool to track their energy performance, and technical support is provided for applying to earn the ENERGY STAR.

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Rockville, MD	<a href="#">High Performance Buildings Tax Credit for Existing Commercial Buildings</a> April 2012	The Tax Credit for Existing Commercial Buildings establishes a high performance building tax credit that provides an incentive to existing commercial buildings that invest in energy efficiency and green improvements. For the first year of the tax credit, the building must achieve LEED certification and <b>ENERGY STAR</b> certification (if applicable). For years 2 through 5, building owners or managers must either submit the Statement of Energy Performance to the City demonstrating achievement of ENERGY STAR certification or submit the ASHRAE Building Energy Certificate demonstrating that the building has maintained or improved energy performance compared to the first year.
San Francisco, CA	<a href="#">Earth Hour 24x7 Energy Challenge</a> Launched 2009	Participants in the San Francisco Earth Hour 24x7 Energy Challenge tracked and worked to improve their building's energy use in the ENERGY STAR <b>Portfolio Manager</b> tool. The competition was open to owners and managers of office buildings, hotels, retail stores, hospitals, medical office buildings, supermarkets, and schools.
Seattle (and King County), WA - BOMA of Seattle	<a href="#">Seattle Kilowatt Crackdown</a> Launched 2008	Participants in the BOMA Seattle Kilowatt Crackdown will track and work to improve their buildings' energy use in the ENERGY STAR <b>Portfolio Manager</b> tool. The competition is open to owners and managers of commercial offices.
St. Louis, MO	<a href="#">St. Louis High Performance Building Initiative</a> Launched 2012	A regional project initiated to accelerate the increase in square footage of third-party verified space in the St. Louis region. The initiative focuses on promoting the use of energy management tools, including the ENERGY STAR <b>Portfolio Manager</b> tool.
Westchester, NY	<a href="#">Westchester Green Business Challenge</a> Launched 2010	The Westchester Green Business Challenge is a friendly competition for all businesses. Buildings are evaluated using an innovative Green Business Scorecard. Using the ENERGY STAR <b>Portfolio Manager</b> tool, buildings establish energy and water usage baselines and develop reduction goals for the building's overall energy and water consumption.
Winneshiek, IA	<a href="#">Winneshiek Energy District Green Business Challenge</a> Launched 2011	Participants in the Winneshiek Energy District Green Business Challenge use the ENERGY STAR <b>Portfolio Manager</b> tool to track energy and water use to establish baselines and compile results at the end of the contest period.
Wisconsin	<a href="#">WI Lt. Governor ENERGY STAR School Challenge</a> Launched 2010	This program challenges 100 new WI school districts to join as ENERGY STAR partners and reduce energy use by 10 percent or more across their building portfolios. Participating school districts agree to measure and track energy performance using the ENERGY STAR <b>Portfolio Manager</b> tool and set goals and plan improvements based on the <b>ENERGY STAR Guidelines for Energy Management</b> .