

# Sustainable Solutions Corporation

## ENERGY STAR Benchmarking for Commercial Buildings

### About Benchmarking

Everyone has heard of the old adage, “You can’t manage what you don’t measure.” Nowhere is that more true than in the building industry today. Over the past few decades, major industries such as technology, manufacturing and retail have built vast information system networks which enable decision makers to extract millions of dollars of profit from their processes. Unfortunately, the real estate industry has largely lagged behind, leaving an incredible amount of wealth on the table. Through energy performance benchmarking, Sustainable Solutions Corporation provides owners and property managers the tools and insight to significantly reduce operating expenses and realize bottom line savings.

### ENERGY STAR Overview



The U.S. Environmental Protection Agency's ENERGY STAR Program has developed energy performance rating systems for most commercial and institutional building types, along with multifamily residential properties. These ratings, on a scale of 1 to 100, provide a means for benchmarking the energy efficiency of specific buildings and industrial plants against the energy performance of similar facilities. Buildings that score a 75 or greater may qualify for ENERGY STAR certification.

SSC has achieved Partner Level as a Service and Product Provider with the ENERGY STAR Program, recognizing the extensive work conducted on numerous buildings to obtain certification. SSC delivers exceptional customer service and provides ongoing support. Specific benefits afforded by ENERGY STAR benchmarking include:

- Calculate annual energy use and carbon footprint metrics for your building and portfolio
- Identify the worst energy consumers in your portfolio so that you can reap the greatest benefit from energy upgrades
- Receive most accurate scoring as compared to internal benchmarking
- Use real-time energy data to establish and meet energy reduction targets
- Obtain credible, third-party verification of energy efficiency to assist in attracting and retaining tenants
- ENERGY STAR rental premium is \$2.40 per sq. ft. with 3.6 % higher occupancy rate (*CoStar Study Finds Energy Star, LEED Bldgs. Outperform Peers, 2010*)
- Receive national recognition and certification plaque for obtaining a score of 75 or higher
- Maintain year-to-year consistency across your portfolio with SSC’s standardized pricing and processes
- Take advantage of SSC’s ASHRAE Level I and II Energy Audits and LEED Feasibility Analyses to further improve performance



**To learn more about the value of ENERGY STAR Benchmarking, contact:**  
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### Energy Disclosure

Energy disclosure legislation is a relatively new development proliferating through the federal, state, municipal, and organizational levels. Energy disclosure requires that commercial buildings benchmark and disclose energy performance annually or face steep financial penalties. The availability of this information will drive the market toward the most energy efficient buildings, as prospective tenants will have the ability to conduct side-by-side comparisons of building operating costs. This effect is already evident, with GSA regulations requiring all leases above 10,000 SF to be ENERGY STAR certified, and markets such as New York City (Local Law 84) and Washington, D.C. (The Clean and Affordable Energy Act of 2008) enacting legislation. SSC has extensive experience in meeting these legislative requirements for our clients and will ensure that your organization complies with all applicable regulations. For a full listing of current or proposed legislation by state, please visit <http://www.buildingrating.org/>.



### Case Study

Since 2009, Sustainable Solutions Corporation has been benchmarking buildings to comply with New York City's Local Law 84 (LL84) for energy disclosure. The building pictured here requires utility and occupancy data to be collected each year from over 30 tenants. SSC presents the floor-by-floor energy data to the client, providing a better understanding of how energy is allocated throughout the building. By utilizing SSC's services, the building complies with LL84 and requires minimal time commitment from the property manager.

This particular building's ENERGY STAR score is currently too low for certification. The silver lining of a low score is that it is typically associated with the greatest opportunity for energy savings; SSC conducted an ASHRAE Level II Energy Audit which resulted in several low- and no-cost energy conservation measures, as well as a few capital improvements that will decrease energy consumption and result in financial savings. SSC's ongoing benchmarking allows building management to confirm expected energy savings.

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