

Sustainable Solutions Corporation

Philadelphia Energy Disclosure Bill #120428

About Philly Benchmarking

Philly Benchmarking, a service of Sustainable Solutions Corporation (SSC), provides consultative compliance with Bill #120428. Our extensive experience with existing energy disclosure legislation in other cities, and our intimate understanding of Philadelphia's real estate market, allows us to provide the most competitive compliance service available. Turn to sustainability experts to meet Philadelphia's Energy Disclosure requirements with confidence.



Overview

What is Bill #120428?

On May 17, 2012, Philadelphia's City Council passed legislation known as Bill #120428. This legislation requires all buildings in Philadelphia that are 50,000 square feet or larger to be benchmarked and disclose energy and water consumption data.

Do my buildings need to comply with Bill #120428?

The following buildings apply:

- Any commercial building with indoor floor space of 50,000 square feet or more
- All commercial portions of any mixed-use building where a total of at least 50,000 square feet of indoor floor space is devoted to any commercial use

What is the deadline for compliance?

The submission deadline has been pushed from October 31, 2013 to November 25, 2013 because Portfolio Manager was unavailable due to the government shutdown. Calendar year 2012 data must be submitted no later than November 25, 2013. Buildings that fail to disclose their energy and water data are subject to a \$300 fine the first month their data is late, and a \$100/day penalty following the initial 30 days.

Should I hire a consultant to assist with compliance?

Yes. Over 75% of all compliant properties in NYC used a consultant to comply with Local Law 84 (similar legislation enacted in 2011). Philly Benchmarking, a service of Sustainable Solutions Corporation, provides a comprehensive solution to ensure compliance with Bill #120428 at a manageable cost. The SSC Team works to:

- Eliminate risk of non-compliance and associated fees
- Ensure a consistent approach throughout portfolio
- Leverage compliance as an opportunity to improve overall portfolio performance and reduce costs, utilizing SSC's deep experience with high performance buildings
- Apply for ENERGY STAR Certification, for eligible buildings, as part of the compliance service

To learn more about the value of Philly Benchmarking or SSC's Sustainable Buildings and Operations Services, contact:
Nate Belke · (610) 569-1047 Office · Nate@SustainableSolutionsCorporation.com
www.PhillyBenchmarking.com

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"[...] common errors compromised the accuracy of about 15-25% of the data. These inaccuracies appear to be the result of either difficulties in obtaining accurate information, or a lack of familiarity with Portfolio Manager."

- New York City Local Law 84
Benchmarking Report August 2012

Don't let this be you! Take peace of mind in knowing your portfolio will be submitted accurately and on time.

Why Choose SSC?

Our knowledgeable team will bring your building(s) into compliance by:

- Performing a site visit to building(s) in your portfolio
- Obtaining utility data (including retail tenants)
- Obtaining occupancy data through electronic survey
- Finalizing ENERGY STAR Portfolio Manager data entry
- Performing QA/QC check to verify accuracy and compliance with the law
- Generating a compliance report, and submitting to the City

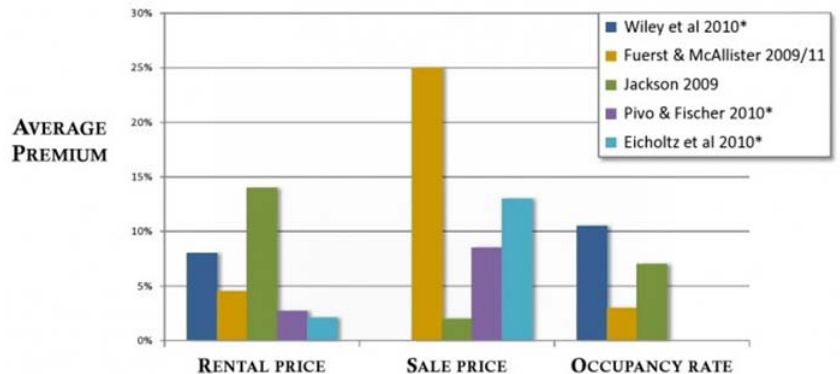


If any properties within your portfolio achieve an ENERGY STAR rating of 75 or higher, SSC will apply for ENERGY STAR Certification at no additional cost. SSC has achieved Partner Level as a Service and Product Provider with the ENERGY STAR Program, recognizing the extensive work conducted on numerous buildings to obtain certification. SSC delivers exceptional customer service and provides ongoing support.

Trusted Advisor for:



Financial Benefits of High-Performance Buildings



Source: Institute for Market Transformation

Leverage compliance as an opportunity to improve your portfolio performance... gain an edge in the market!

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