



Sandy City Council Office

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Memorandum

July 19, 2021

To: Zach Robinson, Council At-large

CC: Mike Applegarth, Council Executive Director

From: Dustin Fratto, Council Office Assistant Director

Subject: Energy Benchmarking of City Buildings – General Review of the SLC Process and Comments from Staff

Energy Benchmarking of Municipal Buildings in Sandy

Below you will find the portions of the SLC ordinance that apply to municipal buildings.

General overview: City buildings will be required to undergo annual energy efficiency benchmarking review and subsequent tune-up evaluations, as necessary. Reports generated from these processes will be made publicly available.

Scope: All buildings owned by Sandy City

Biennial benchmarking required for the previous two calendar years no later than May 1st.

- a. Use a benchmarking tool: The Energy Star portfolio manager (the tool developed/maintained by the EPA to track and assess the relative energy performance of buildings nationwide) or any replacement tool adopted by the EPA.
- b. Benchmarking information shall include at minimum:
 - Property address and name (i.e. City Hall)
 - Gross floor area
 - Site electricity consumption (kWh)
 - Site natural gas consumption (therms)
 - Site energy use intensity (site EUI)
 - Weather normalized source energy use intensity (source EUI)
 - Total annual greenhouse gas emissions
 - Water use per gross square foot
 - The Energy Star score
- c. Must use the automated data quality checker function that is available with the benchmarking tool, correcting any missing or incorrect information that is identified.
- d. The City shall make accessible to the public the benchmarking information for the previous calendar year.



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In addition to biennial benchmarking, tune-up evaluations are required for buildings that are eligible for participation in a utility-sponsored tune-up incentive program, as determined by the utility offering the program and that have an energy star score of 49 and below. The implementation of recommendations from the tune-up are encouraged (**Required, pending budget availability?**).

- a. City will conduct a tune-up evaluation of the base building systems of qualifying governed buildings that do not meet the energy star threshold. This process must be completed every 5 years (**consider allowing the City to spread this out so we are not doing a tune-up evaluation on every City building the same year.**).
- b. (**May consider making the tune-up documents publicly available, this depends on the intent of the ordinance.**).

Other Important Info:

[SLC Elevate Buildings Homepage](#)
[An Overview of Portfolio Manager](#)
[Portfolio Manager Quick Start Guide](#)
[SLC Benchmarking Guide](#)
[SLC Ordinance 18.94](#)

Q: How much time will it take to benchmark a building?

A: The time varies based on an individual's familiarity with ENERGY STAR Portfolio Manager. Set-up time may take up to a full day for one building but should take just a couple of hours each year to update once your portfolio is set up. Automated data cuts down on the time dramatically. (From SLC elevate buildings home page)

Staff questions, recommendations, and concerns:

- a. What is the Council intent or mission behind energy benchmarking? Some general ideas:
 - We want to get to a point where all City buildings are energy star certified.
 - We want to be able to better track and understand our energy usage as a municipal corporation.
 - We want to track our energy consumption in such a way that can be made easily available to the public.
 - We want to implement guidelines to hold us accountable for our energy consumption as municipal corporation.
 - We want to better understand where improvements can be made to the energy efficiency/emissions/etc. of Sandy buildings to save taxpayer dollars.
 - I am sure there are many others that I might be missing.
- b. Is the method created by SLC the best method for Sandy City to meet your intentions?
- c. Is the Energy Star Portfolio Manager the best tool for Sandy City?
- d. Do we include all City buildings, only buildings with a certain square footage, only certain types of buildings? (In other words, does a park restroom need to be benchmarked? Where should the line be drawn? SLC seems to draw the line at 25,000 square feet and up)