

CITY OF PHILADELPHIA

BUILDING ENERGY PERFORMANCE REGULATION

The City of Philadelphia recently implemented regulations pertaining to the Building Energy Performance Policy. The goal of the Policy is to increase tenant comfort while decreasing energy costs and carbon emissions. The City anticipates implementation of the Policy will reduce carbon pollution by nearly 200,000 metric tons. The policy focuses on improving building performance by identifying non-capital improvements to the operations and maintenance of existing systems. Industrial processes or specialized equipment are excluded.



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IMPACTED: Owners of any non-residential building with at least 50,000 SF of floor space.

- Mixed-use buildings in any mixed-use zoning classification with non-residential use greater than 50,000 SF.
- Industrial and manufacturing facilities.
- Temporary lodgings including hotels, motels, and short-term rental.

HOW TO COMPLY: Buildings must comply every 5 years from their compliance date.

- Conduct a tune-up or apply for an exemption

WHAT IS A BUILDING TUNE-UP? An assessment of existing base building systems and corrective actions to bring the systems up to a state of good repair.

- Billing Analysis
- Assessment of Elements: HVAC Operations and Controls, Lighting System Assessment, Building System Maintenance and Repairs, Domestic Hot Water and Water usage, Building Envelope
- Determination and implementation of corrective actions
- Post-implementation Assessment
- Final tune-up Report

WHO CAN PERFORM THE INSPECTION? A qualified tune-up specialist is a licensed Professional Engineer (PE) or Certified Energy Manager (CEM) with at least 7 years experience. This specialist must be a third-party to the building– unless a large portfolio, then in-house or contracted service providers may complete the corrective actions, however, the final tune-up report must be verified and signed by the qualified tune-up specialist.

TIMELINE: BUILDING SIZE AND COMPLIANCE DATE

- **Large Portfolios** January 4, 2021 Large portfolios include 20 or more covered buildings or cumulative floor area in covered buildings of 5,000,000 SF or more. Building owner qualifying as a Large Portfolio has options to submit a compliance plan that details when buildings will comply across the cycle.
- **> 200,000 SF** September 30, 2021 (COVID-19 extension available)
- **100,000-200,000 SF** September 30, 2022
- **70,000-100,000 SF** September 30, 2023
- **50,000-70,000 SF** September 30, 2024

HERE TO HELP: Energy & Sustainability Services

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