

Large Building Energy and Water Reporting and Benchmarking (EWRB)

Green Building Council
Breakfast
February 6th, 2019



Regulation Update

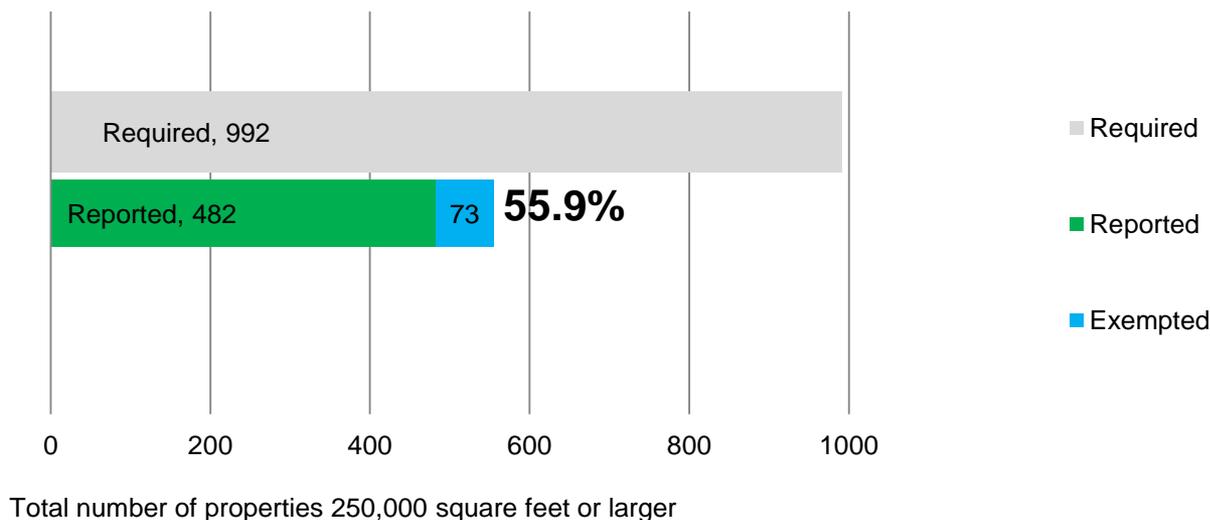
- Ontario Regulation 506/18, Reporting of Energy Consumption and Water Use (EWRB) came into force January 1, 2019, reintroducing EWRB into the Electricity Act, 1998 with the repeal of the Green Energy Act, 2009.
- Ontario building owners of commercial, industrial, multi-unit residential and other building types that are 50,000 square feet or larger are required to report their building's energy and water consumption, and greenhouse gas emission data annually to the Ministry of Energy, Northern Development and Mines (ENDM).

Value of Building Benchmarking

- Energy use is one of the largest operating expenses in commercial and residential buildings.
 - It represents about 1/3 of typical building operating budgets, according to www.energystar.gov.
 - A number of studies have shown as much as a 30% decrease in energy use in commercial buildings that implemented a small number of energy-efficiency strategies and monitoring systems.
- EWRB compiles the information building owners and managers need to understand how energy and water is being used.
 - The largest barrier to identifying cost efficiencies and making existing buildings more efficient is a lack of access to the data needed to measure and track energy performance.
 - The vast majority of buildings in jurisdictions that benchmark have taken steps to improve performance by investing in low- or no-cost changes.

Reporting Activity in Year 1

- As of August 16, 2018, 555 properties had submitted energy and water reports or exemption notices. This represents just under 56% of the estimated 990 properties expected to report in Year 1.
 - Reporting levels between 40% and 55% are common for the first year of reporting in other jurisdictions with regulated requirements.
- Per EWRB Guidelines, building-level data and compliance for Year 1 will not be posted publicly.



Timeline

- **Year 1:** July 1, 2018 (consumption data from 2017 calendar year)
 - Commercial and industrial buildings over 250,000 square feet

- **Year 2:** July 1, 2019 (consumption data from 2018 calendar year)
 - Commercial, industrial and multi-unit residential buildings over 100,000 square feet

- **Year 3:** July 1, 2020 (consumption data from 2019 calendar year)
 - Commercial, industrial and multi-unit residential buildings over 50,000 square feet

Reporting Update

- Buildings that are under 50,000 square feet are not required to report regardless of the metering infrastructure. For example, in a plaza that has numerous buildings under and over 50,000 sq. ft., only buildings 50,000 sq. ft. and larger are required to report. This is consistent with the intent of the Regulation.
- Building owners will now have the option to report at the building level as an alternative to reporting at the property level. Building owners will need to provide information to the Ministry of Energy, Northern Development and Mines (ENDM) on the size and use of the individual buildings so that ENDM can assign an EWRB number to each building.

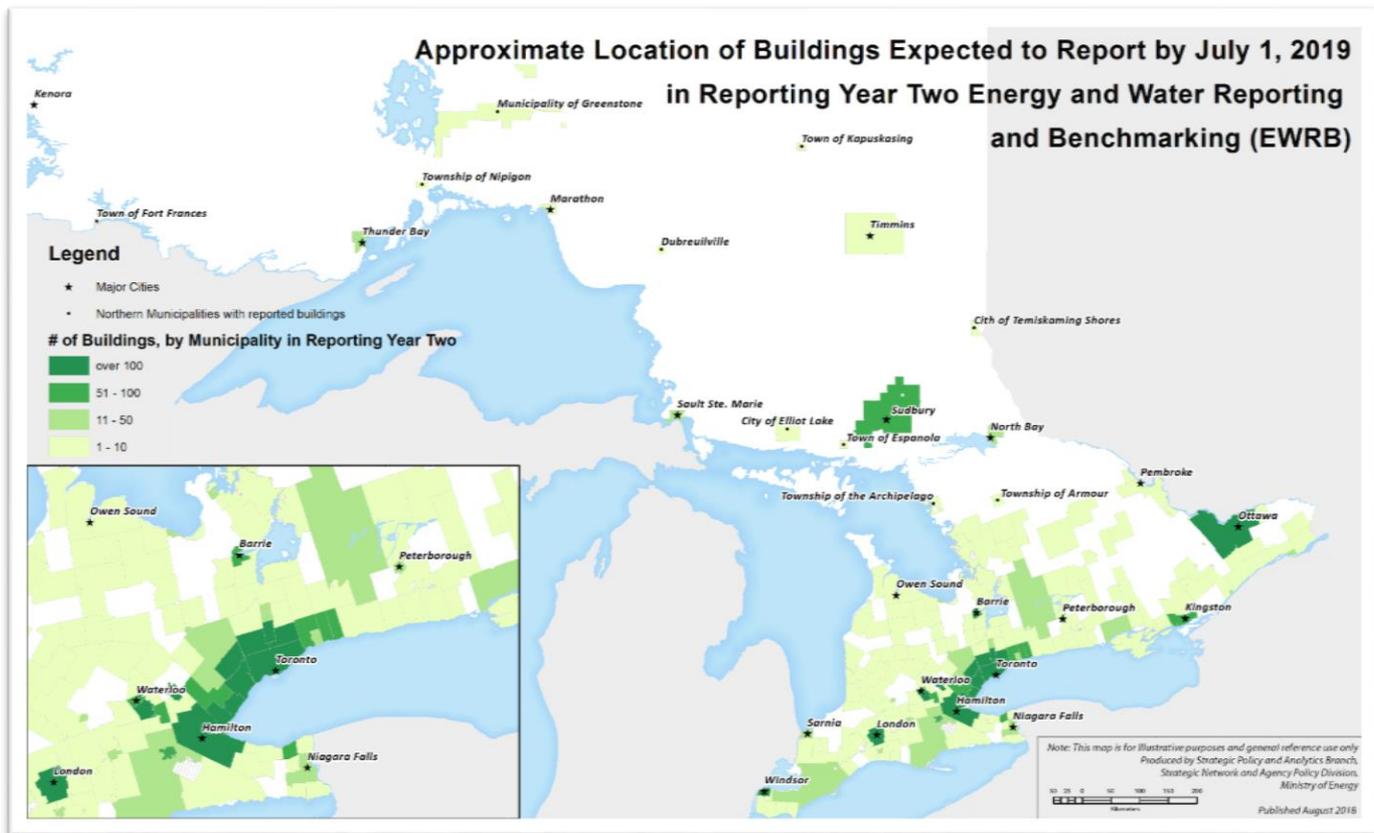
Reporting Update

- Prescribed properties will be required to report even if they have less than 50% occupancy on average. This was originally included as an exemption in the Regulation. The rationale for the change is that:
 - A number of building owners who were reporting in Portfolio Manager (PM) prior to EWRB reported on buildings with various levels of occupancy and have indicated their desire to continue to do so.
 - PM will adjust for these vacancy levels when it generates energy intensities or scores so that benchmarking will be fair when comparing buildings.
 - It permits more building owners, regardless of occupancy levels, to benchmark their buildings and increases opportunities for energy savings.

Year 2 Reporting – Map

The second reporting deadline is July 1, 2019.

Commercial, multi-residential and industrial buildings at least 100,000 sq. ft.



Note: Approximate, based on April 2018 MPAC data

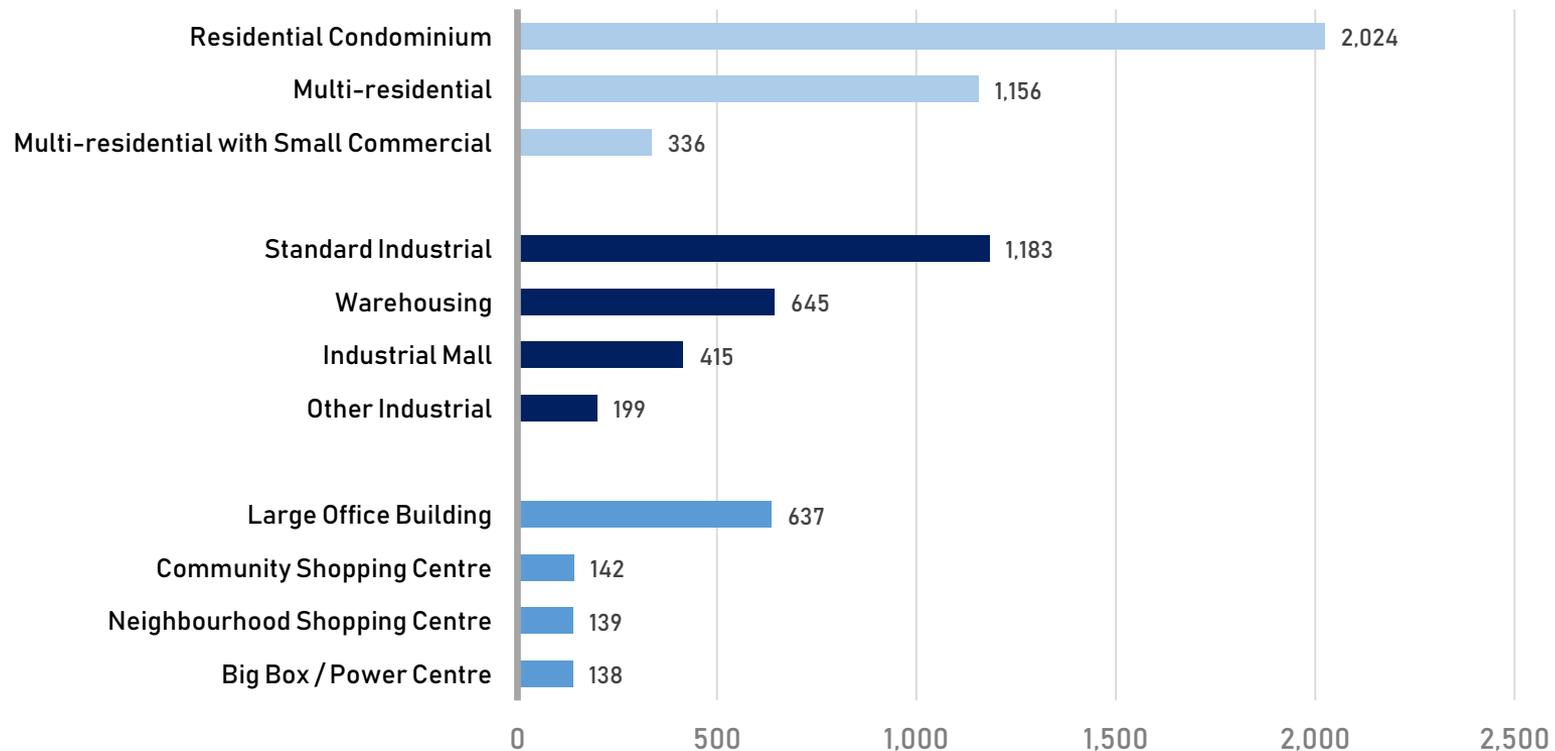
Year 2 Reporting – Property Types

Largest Property Categories Expected to Report in Year 2*

Number of properties per category

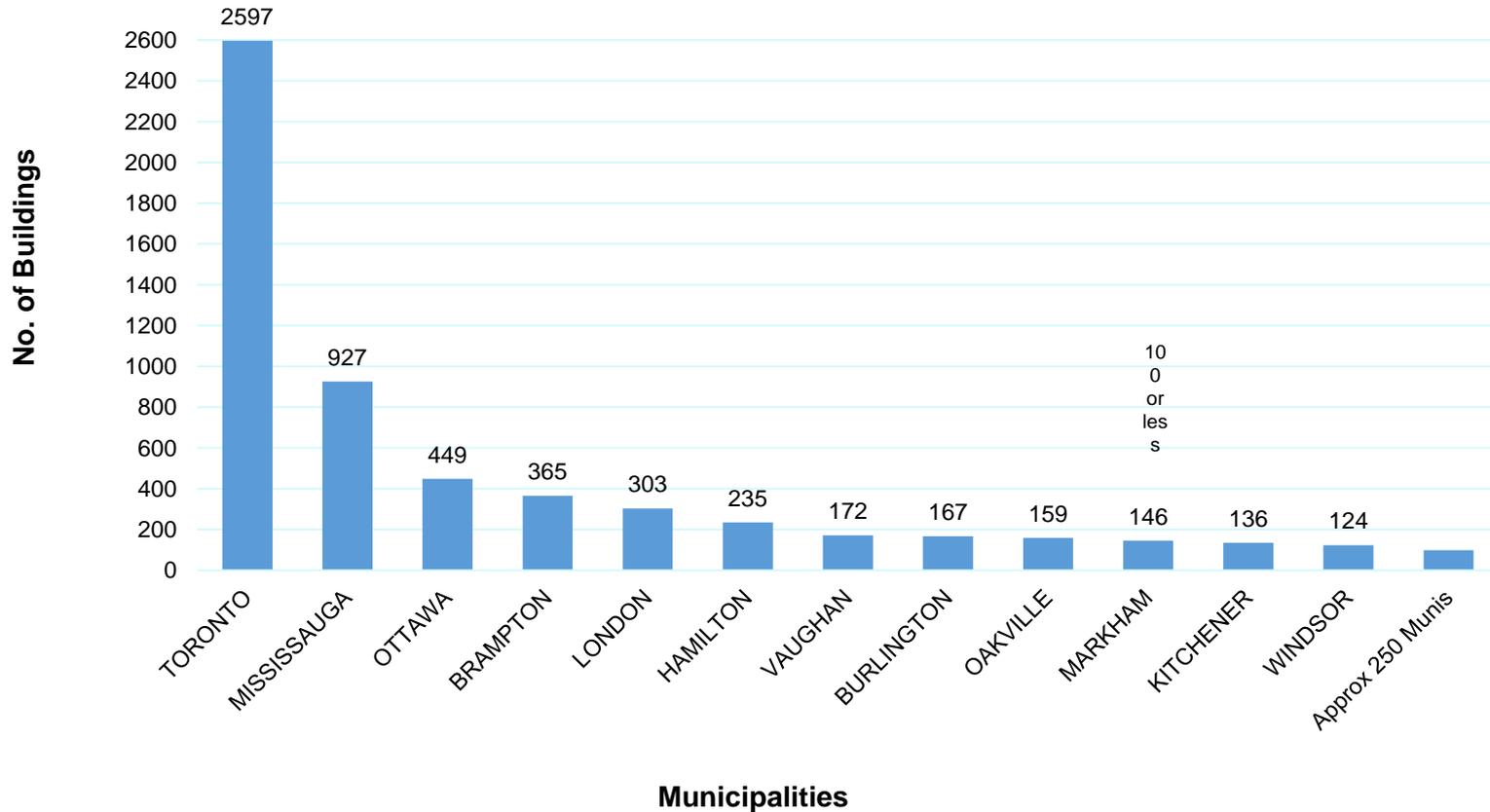
Residential (new in Year 2) Industrial Commercial

Note: Totals are approximate, based on April 2018 MPAC data



Year 2 Reporting – Municipalities

Estimated Number of Buildings Reporting in Year 2, by Municipality



Note: Totals are approximate, based on April 2018 MPAC data

Communications and Outreach

- The Ministry is working on outreach activities to make building owners aware of the regulation:



“Benchmarking to Reduce Your Building’s Energy and Water Costs”

Posted at www.acmo.org/category/news/



If you own, manage, or represent a building that’s 100,000 square feet or larger, you may be required to report its energy and water use to the Ontario government by July 1, 2019. <https://www.ontario.ca/reportenergywater>



Watch for and re-tweet messages about EWRB

@ONenergy

Links and Contacts

EWRB Description: <https://www.ontario.ca/reportenergywater>

Forms:

[Property Owner Contact Update](#)

[Exemption Notice](#)

Training: [How to use Portfolio Manager](#)

Questions: Call **1-844-274-0689** or email EWRBSupport@ontario.ca