Large Building Energy and Water Reporting and Benchmarking (EWRB)

Green Building Council Breakfast

February 4th, 2020
Introduction

• Ontario Regulation 506/18, Reporting of Energy Consumption and Water Use (EWRB) requires 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 data annually to the Ministry of Energy, Northern Development and Mines (ENDM).

• ENDM will make some of this data publicly available annually.
EWRB Regulation Update

• ENDM is proposing to amend O. Reg. 506/18 to limit the reporting obligations under the EWRB program to owners of properties of at least 100,000 sq. ft. and larger. This proposed amendment would no longer require owners of properties of at least 50,000 sq. ft. but less than 100,000 sq. ft. to report their energy and water consumption to the Ministry. A decision is anticipated in March 2020.

• If the proposal is approved and the change proceeds:

  ➢ It would take effect in the 2020 reporting year.

  ➢ Owners of buildings smaller than 100,000 sq. ft. may still report on a voluntary basis through Portfolio Manager. These building owners would benefit from tracking their energy and water consumption and the benchmarking features of Portfolio Manager.
Value of Building Benchmarking – Building Owner

• Energy and water use are some of the largest operating expenses in commercial and multi-unit residential buildings.
  – Energy use represents about 33% of typical building operating budgets, according to www.energystar.gov.
  – Analysis by the US Energy Protection Agency for ENERGY STAR shows that commercial office buildings account for 25% of overall municipal water use. Retail properties are the second largest water users.

• EWRB compiles the information building owners and managers need to understand how energy and water is being used.
  – The largest barrier to identifying cost and energy efficiencies in existing buildings is a lack of access to the data needed to measure and track performance.
  – Reporting EWRB data using Portfolio manager helps building owners to monitor, measure, and manage water and energy consumption to compare against existing benchmarks and targets.

TRACK TO SAVE
Value of Building Benchmarking

Reported savings in select U.S. cities with building energy benchmarking policies:

- **Washington, D.C.**
  9% (2010-13)

- **Chicago, IL**
  10% (2010-15)

- **New York, NY**
  6-14% (2010-14)

- **San Francisco, CA**
  7.9% (2010-14)

- **Minneapolis, MN**
  3.4% (2014-16)

- **Seattle, WA**
  3.7% (2014-16)
2019 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
Estimated Number of Buildings Reporting in Year 2, by Municipality

Note: Totals are approximate, based on April 2018 MPAC data
2019 Reporting Overview

- Compliance for all building types in Year 2 was approximately 45%
- Reporting levels between 40% and 55% are common for the first year of reporting in other jurisdictions with regulated requirements
- Participation was proportionally lower among the generic industrial types
- All buildings required to report their 2018 data were required to verify the reported data
  - 67% of all buildings that reported this year indicated that the data had been verified
2019 Reporting Overview

Below are the approximate participation rates (including both reports and exemptions) for select MPAC property types:

- Residential condominiums – 49%
- Light or generic industrial – 29%
- Residential rental – 54%
- Retail – 59%
- Warehouses and distribution centres – 34%
- Office – 63%

The categories above represent approximately 92% of all buildings covered by the regulation this year.
Utilities Survey Feedback

- 25 utilities responded to utilities survey circulated in July 2019
- Energy utilities are not charging a fee for EWRB data requests
- Enbridge worked with ENDM on an approach that helped facilitate requests and answer inquiries from third parties and owners of multiple properties
- Some utilities already provide consumption data to any customer that requests it (not just for EWRB)
- Some utilities like Enbridge and Toronto Water have a portal available to managers of multiple properties, with functionality that enables delivery of aggregated reports
- Some have existing capability to provide data based on calendar month by using interval electricity meters and smart meter data
Tips For Reporting

- Contact **EWRB Support** by phone at 1-844-274-0689, or by email at ewrbsupport@ontario.ca to get an Ontario EWRB ID - a unique number assigned to each prescribed building owner.

- Encourage prescribed building owners to contact their energy and water utilities well in advance of the EWRB reporting deadline of July 1, to get the information they need to report.

- If you know the owner of a prescribed building that has not heard about the EWRB regulation, encourage them to contact EWRB Support. This will help ensure we have current contact information for all prescribed buildings.

- Talk to your industry colleagues about the EWRB reporting requirement, and encourage them to contact us for more information.

- The EWRB Team encourages you to contact us with any questions, and to share learnings and success stories from building benchmarking and reporting.
For More Information

EWRB Overview:  https://www.ontario.ca/reportenergywater


Ontario Benchmarking Help Centre: http://windfallcentre.ca/benchmarking/

Forms:
 Property Owner Contact Update
 Exemption Notice

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