ENERGY STAR
Tenant Space

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Timeline

- *Energy Efficiency Improvement Act of 2015* -- directed EPA to develop recognition for energy efficient commercial tenant spaces
- EPA proposed recognition criteria in 2016, and launched pilot for office spaces in summer 2017
- In 2018, EPA announced recognition for 51 Charter Tenant spaces
    - 2,000 sq' to over 1.3M sq'
    - 15 states
    - Occupied tenant space, as well as in build/fit-out

Charter Tenants

- Automatic Controls Company, Inc.
- CodeGreen Solutions
- COOKFOX Architects
- CRB
- Cushman & Wakefield
- DOE Office of Legacy Management
- DNV GL Energy
- Empire State Realty Trust HQ
- Event Network, LLC.
- Forest City Realty Trust, Inc.
- Harvard Pilgrim Health Care
- Hines (East & Midwest Regions)
- HKS, Architects
- HNTB Corporation
- JCDecaux
- JLL
- JPMorgan Chase
- Kilroy Realty Corporation

- LaSalle Investment Management
- Legrand NA
- LinkedIn
- MG2 Corporation
- Related Companies
- Robert A.M. Stern Architects
- Rocky Mountain Institute
- Samsung Electronics America
- Salesforce
- Satori Energy
- Servidyne, LLC
- Shorenstein
- Skanska USA
- TowerPinkster
- USAA Real Estate
- Ventas, Inc.
- Verizon
- Vornado
- Wells Fargo
- Zeal Optics

Timeline (continued)

- Since the pilot, EPA has been working toward a market-scale launch for office spaces
  - Reviewing pilot results
  - Working with NREL and PNNL to refine the analytical components
  - Developing online tool
- Summer 2020: Market-scale launch of ENERGY STAR Tenant Space recognition
  - Online tool will be housed in Portfolio Manager
  - Recognition available to any office tenants who meet the criteria
- ENERGY STAR Tenant Space recognition for retail and warehouse spaces to follow

How Will Tenants Earn Recognition?

- Meet 5 criteria
  1. Estimate Energy Use
  2. Meter
  3. Light Efficiently
  4. Use Efficient Equipment
  5. Share Data
- Have a Professional Engineer or Registered Architect verify the information and stamp the application
- Submit the completed, stamped application to EPA
- EPA reviews and awards the recognition

Tenants apply via a new tenant module in Portfolio Manager

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Criterion	Requirement for ENERGY STAR Tenant Space Changes from pilot in red
Estimate Energy	Tenant inputs basic space characteristics into Portfolio Manager tenant module to create energy estimate.* No performance threshold.
Meter	Tenant space has meters that capture all energy tenant is responsible for in building. Includes lighting, plug-load, supplemental HVAC (if applicable), data center (if applicable). Meters must be +/- 2% accurate.
Light Efficiently	Tenant conducts lighting inventory of their space, and inputs information on a floor/suite by floor/suite basis into the tenant module. Tenant's estimated Lighting Energy Use Intensity (LEUI*) is at or below Target LEUI, which is based off of previously entered space characteristics. Requirement is based on weighted average of entire tenant space.
Use Efficient Products	Tenant provides proof of a procurement policy, indicating purchase of energy efficient equipment. (Examples: Green lease, corporate policy). Tenant attests that sleep settings have been (or will be) enabled for computer equipment.
Share Data	Tenant agrees to share energy data with landlord upon request.

* Energy estimate and LEUI developed by NREL and PNNL, respectively, with support from DOE.

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Eligibility

- Tenant (or representative) leasing office space
    - Administrative office
    - Non-diagnostic medical office
- Application must include all space tenant leases within building
    - Any size
- Meters and lighting must be in place

Tenant Module

- Housed within Portfolio Manager
  - Simplifies process and leverages Portfolio Manager infrastructure and functionality
    - Office space entered as 'part of a building' automatically given option to apply through tenant module
  - Same look & feel
  - Built-in user support features, links to FAQs, glossary of terms
- Stores data, so users can start and stop application
- Provides automatic feedback on eligibility

Next Steps

- Intensive IT development of tenant module in Portfolio Manager to prepare for Summer 2020 launch

- Creation of supporting materials
  - Preview of requirements for tenants and landlords
  - Application and licensed professional guides
  - FAQs, etc

- Webinars prior to and following launch to support tenants and landlords seeking recognition

- Exploration of changes needed to extend recognition to retail and warehouse spaces

Questions?