



## CLIMATE ACTION COMMITTEE

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### Voluntary Building Energy Tracking and Reporting (BETR) Program

May 19, 2022

#### What is the BETR Program?

BETR is a Town of Wellesley initiative to assist large commercial, multi-family, and institutional properties in Wellesley with lowering energy costs, making buildings more sustainable and reducing greenhouse gas (GHG) emissions. The program has two components: energy tracking and reporting, and a Building Energy Roundtable.



Large building owners are invited to voluntarily track and report their building energy use data. The data will be aggregated, anonymized and used to create benchmarking reports and building energy improvement programs tailored to buildings in Wellesley.

Large building owners are also invited to participate in the Building Energy Roundtable. Quarterly Roundtable meetings allow property owners to review energy tracking results and share best practices. The Roundtable email list and web page will inform participants about incentives, educational events, and other opportunities.

#### Why is the voluntary BETR Program being implemented?

- Benchmarking against building energy performance guidelines encourages reductions in energy use and emissions.
- Convening large building owners regularly strengthens engagement among institutions and businesses, and fosters information sharing and best practices.
- Wellesley has established a goal of net zero GHG emissions by 2050 with interim targets for 2030 and 2040.
- Buildings contribute over 60 percent of Wellesley's GHG emissions. Reducing building energy use reduces emissions.

## **What does the program involve?**

### *Short term:*

- The Town communicates with large building owners before and during the program to build understanding and participation.
- Owners of buildings larger than 25,000 sq. ft. voluntarily report annual energy use to the Town of Wellesley.
- Building owners use U.S. EPA's Energy Star Portfolio Manager tool for data input, tracking, and reporting.
- The Town's Climate Action Office will review and compile data in an annual report for sharing at the Building Energy Roundtable and on the Climate Action Dashboard for the Town of Wellesley.
- The Town will share building energy improvement and incentive program information with building owners.

### *Long term:*

- The Building Energy Roundtable continues to share progress and identify ways the Town can support building owners.
- Energy use intensity targets and improvement objectives guide progress.
- The Town follows up with building owners and offers energy audits and other support.
- The voluntary reporting program expands to include all commercial, institutional, and large multi-family buildings.
- The Town supports building owners as building energy disclosure programs, proposed in various state legislation and executive rulemaking, become requirements.

## **What support will be available for large building owners reporting energy use data with Energy Star Portfolio Manager?**

Energy Star provides a robust set of training and support materials for users learning to navigate Portfolio Manager, upload and share data, and visualize energy use over time. Materials include [live webinars, recorded trainings, FAQs](#), and a [user support portal](#). In addition, the Town of Wellesley Climate Action Analyst is available to guide building owners/managers through the process.

## **Data categories requested (as listed in Energy Star Portfolio Manager)**

### *Building identification and general information:*

- Property name
- Property ID
- Property address
- Year built
- Property use types
- Square footage

### *Building energy use (as applicable):*

- Electricity use – grid purchase
- Electricity use – generated from onsite renewables and used on site
- Electricity use – generated from onsite renewables and exported
- Percent of renewable energy certificates (RECs) retained
- Natural gas use
- Fuel oil use
- Propane use
- Diesel use
- Kerosene use
- District steam use

### *Building energy efficiency metrics:*

- Site energy use intensity (EUI)
- Percent difference from national median site EUI
- Weather normalized site EUI
- Source EUI
- GHG emissions<sup>1</sup>
- GHG emissions intensity<sup>1</sup>

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<sup>1</sup> GHG emissions and GHG emissions intensity will be calculated by the CAC analyst using an electricity emissions factor specific to Wellesley Municipal Light Plant in order to align with the methodology used in Wellesley's community-wide GHG inventory.