

October 8, 2010

Notice of Changes to Energy Star Portfolio Manager



LEED Canada for Existing Buildings: Operations and Maintenance 2009 requires building energy use to be assessed using the US Environmental Protection Agency's Energy Star Portfolio Manager. On June 7, 2010 the US EPA implemented updates to this tool. The CaGBC is offering an opportunity for some projects seeking *LEED Canada EB:O&M* certification to have their performance evaluated using the methodology in place before June 7, 2010.

Changes to Portfolio Manager

As reported by the US EPA prior to the implementation of the updates, there were two changes affecting office buildings:

1. *An analysis of the existing Office models found a bias in favour of buildings with extremely high values for certain operating characteristics. As such, the EPA is capping the square footage adjustment for office buildings at 200,000 square feet. This means that for a building that is larger than 200,000 square feet, the square foot adjustment in the equation to calculate the predicted Energy Use Intensity is equal to that of a building with 200,000 square feet.*
2. *Previously Data Centres were excluded from Energy Star (the EPA lacked sufficient information to address them). After analyzing 120 data centre spaces, the EPA now has an approach to explain their energy use. Data Centre spaces must now be entered into Energy Star. If sub-metered, a data centre's energy use can be entered. If not entirely sub-metered, Energy Star will apply an estimated energy use. This estimate can only be applied for the next two years to give building owners a chance to install sub-meters.*

Impact and Options for LEED Canada EB:O&M Projects

In general, the LEED rating systems have operated on the principle that projects are evaluated against the requirements in place when they were registered. This allows projects to move forward with greater certainty as to the outcome of the efforts made.

The change to the square foot adjustment reduces the Energy Star Performance Rating of office buildings that are larger than 200,000 square feet; the larger the building floor area, the greater the reduction.

Following an evaluation of the severity of the impacts from the changes implemented June 7 2010, the CaGBC has developed an approach that will allow *LEED Canada EB:O&M* registered office buildings to maintain consistency of performance measurement by using the methodology in place before June 7, 2010 (i.e.: *not* applying the two changes discussed above). In arriving at this decision, the CaGBC considered that the majority of registered *LEED Canada EB:O&M* projects are impacted by the changes.

Eligibility

To be eligible to choose *not* to apply the changes, projects must:

- Be registered for *LEED Canada EB:O&M* certification by end of day November 12, 2010; and
- Begin their performance period for Energy and Atmosphere prerequisite 2 and credit 1 before January 1, 2012

Calculating Energy Star Performance Rating

If using the methodology in place before June 7, 2010, building size *and* data centres must be treated using the methodology in place at that time, meaning:

- An office that contains a submetered data centre must exclude both the data centre area and its associated energy use when entering the building into Energy Star;
- An office that contains a non-submetered data centre must enter that area as an 'other' space type, which cannot exceed 10% of the building's area; and
- An office exceeding 200,000 square feet must use the calculator, developed by the CaGBC, to take a current Energy Star Performance Rating and determine what the rating would be without the changes to the square foot adjustment. The calculator is available from the LEED Canada EB:O&M web page.

Future Changes

The US EPA periodically updates Portfolio Manager, resulting in changes to Energy Star Performance Ratings. These changes will, generally, be immediately integrated for the purposes of *LEED Canada EB:O&M* Energy and Atmosphere prerequisite 2 and credit 1. The CaGBC will advise of upcoming changes as soon as possible.