

Fact Sheet

Building Energy Performance Policy (BEPP)

In Philadelphia, 72% of the carbon footprint stems from energy consumption in the built environment.¹ So, the City implemented the Building Energy Performance Policy (BEPP) – a way to help reach its energy savings and carbon reduction goals. PECO Ways to Save has the solutions and incentives to help you meet the City’s requirements for Building Energy Performance through qualified compliance pathways, plus create a better space for tenants and reduce operating costs.

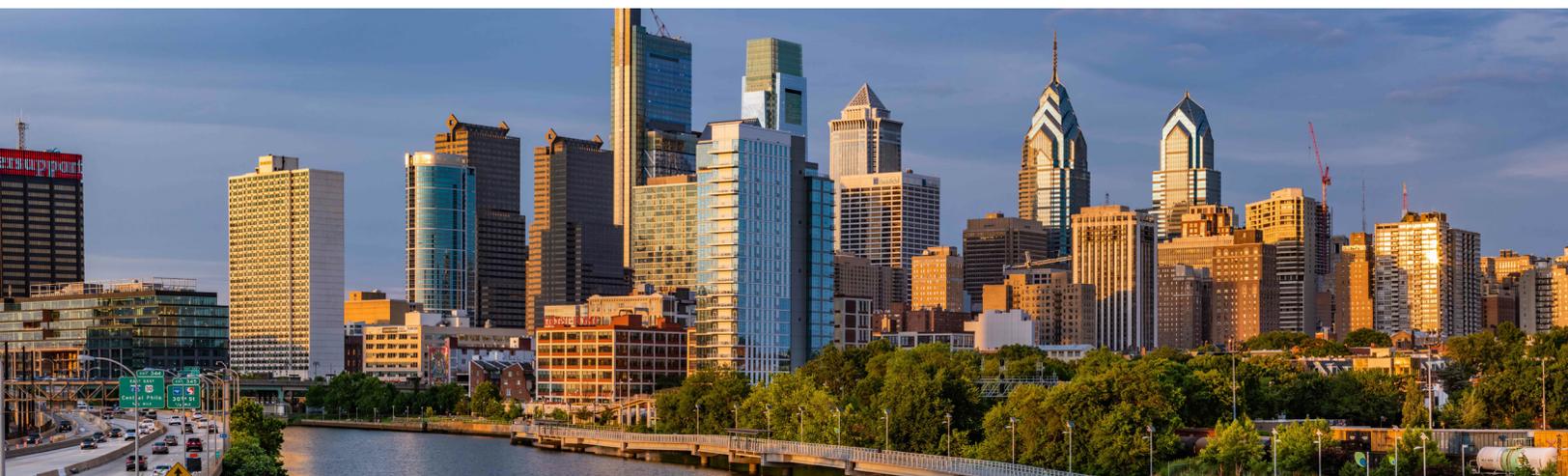
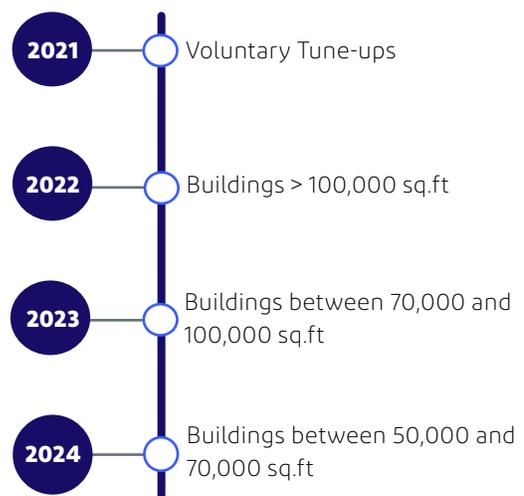
The City strives to be carbon neutral by 2050, projecting BEPP to cut carbon pollution in Philadelphia by nearly 200,000 metric tons - equivalent to taking 40,000 cars off the road.

The Building Energy Performance Policy (BEPP) requires operational and maintenance upgrades to improve building performance in non-residential buildings with indoor floor space of at least 50,000 square feet.

Building types include:

- Office Buildings
- Municipal Buildings
- Retail Stores
- Hospitals
- Schools/Universities
- Mixed-use Buildings
- Temporary Lodging (hotels, motels, etc.)
- Industrial and Manufacturing Facilities

A building tune-up includes a review of existing energy systems and controls, as well as minor adjustments to improve the quality of the building’s performance.



Meeting the City's BEPP requirements can be achieved one of three ways:

1. Conduct a tune-up and leverage PECO Ways to Save incentives for low-cost prescriptive and custom measures.

Perform an assessment:

- Energy-saving opportunities will be identified among five sections: Building System Maintenance and Repairs; HVAC Operations and Controls; Lighting System Assessment; Domestic Hot Water and Water Usage; Building Envelope
- Performed by a certified tune-up specialist

Implement Corrective Actions:

- Performed by in-house staff or contracted service providers

Reassessment and Submission

- Performed by a certified tune-up specialist

2. Follow a high-performance pathway and receive incentives from PECO Ways to Save:

Pathway Options	Documentation Timelines	PECO Ways to Save
Gold rating under USGBC's LEED for Building Operations & Maintenance v.4**		Prescriptive and/or Custom
Net-Zero Energy Certification		N/A
Participate in and complete a utility retrocommissioning program	Within 3 years of the compliance deadline	Retrocommissioning/Custom Measure
Complete a full retro- or recommissioning procedure, with documentation that building performance was optimized		Retrocommissioning/Custom Measure
Demonstrate energy savings of at least 15%*		Prescriptive and/or Custom
Conduct an energy audit (ASHRAE Level II or stricter) and implement all the no/low-cost EE measures*		Low Cost Prescriptive and/or Custom
Low Site EUI (less than 20kBTU/sq ft)	For at least 2 of the 3 preceding calendar years prior to the compliance deadline	PECO Energy Assessment & Energy Usage Data Tool**
ENERGY STAR® certification (75 or greater)	The year immediately preceding the compliance deadline (accepting 2019 certifications in 2021 and 2022)	Energy Usage Data Tool; Supports data needed for ENERGY STAR scoring**
Demonstrated continuous commissioning/active optimization*	One year of reports	Custom

*Pathways for which buildings can apply for a deadline extension.

**Customer is responsible for certifying LEED, EUI or ENERGY STAR through a qualified third party.

3. Is your building exempt? It all depends on if:

- There is a certificate of occupancy within three years of the compliance deadline; or
- It is set to be demolished within one year of the date of the compliance deadline

Two Easy Steps to Get Started

1. Establish a plan to meet compliance with a certified tune-up specialist:
www.phila.gov/programs/building-energy-performance-program/
2. Work with your PECO Account Manager and Ways to Save Outreach Manager to apply for Ways to Save incentives.

► Contact Us Today! To learn more call us at **1-844-4BIZ-SAVE** (1-844-424-9728) or visit peco.com/business.

¹<https://www.phila.gov/media/20191210092812/2019-Citywide-Energy-Benchmarking-Report.pdf>



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