

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 9186

A RESOLUTION authorizing annual benchmarking and reporting of energy use in select municipal facilities.

WHEREAS, the City of Bellevue established the Environmental Stewardship Initiative (ESI) in June 2007, with a mission to exercise focused leadership with a “One City” approach, to implement continuous change, learning and innovation in practices that drive the organization and the City of Bellevue toward achieving the Environmental Stewardship Initiative Vision; and

WHEREAS, on February 20, 2007, in Resolution no. 7517, the City Council expressed agreement with and signed on to the U.S. Mayors’ Climate Protection Agreement, establishing a goal to reduce greenhouse gas emissions to 7% below 1990 levels by 2012; and

WHEREAS, on August 4, 2014, in Resolution no. 8789, the City Council joined the King County Cities Climate Collaboration, which is a partnership among cities across King County working to achieve greenhouse gas emission reductions consistent with Countywide Planning Policies; and

WHEREAS, the City Council adopted an updated Comprehensive Plan in 2015, which includes the following policies related to managing energy use, greenhouse gas emissions, and providing regional leadership on environmental issues:

- EN-2. Conduct city operations in a manner that ensures the sustainable use of natural resources, promotes an environmentally safe workplace for its employees, and minimizes adverse environmental impacts.
- EN-4. Promote and invest in energy efficiency and renewable energy resources as an alternative to non-renewable resources.
- EN-6. Establish an achievable citywide target and take corrective actions to reduce greenhouse gas emissions such as reducing energy consumption and vehicle emissions, and enhancing land use patterns to reduce vehicle dependency.
- EN-8. Provide regional leadership on environmental issues that extend beyond Bellevue’s boundaries and require regional cooperation.
- EN-17 - Reduce countywide sources of greenhouse gas (GHG) emissions, compared to a 2007 baseline, by 25% by 2020, 50% by 2030, and 80% by 2050.
- EN-18 – Establish a greenhouse gas emissions inventory and measurement framework for use by all King County jurisdictions to efficiently and effectively measure progress toward countywide targets established pursuant to policy EN-17; and

WHEREAS, energy benchmarking and reporting is a best practice for managing and publicly-sharing energy information, intended to drive energy efficiency investments and conservation through improved transparency and literacy around energy use; and

WHEREAS, the U.S. Environmental Protection Agency reports that buildings using benchmarking have achieved an average energy savings of 2.4% per year, for a total savings of 7% over a four year period; and

WHEREAS, City staff provided an overview of energy benchmarking to the City Council on April 4, 2016, and a further analysis and recommendation on September 26, 2016; and

WHEREAS, the City Council believes it to be in the best interest of the City of Bellevue and its citizens to take action on this issue; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES  
RESOLVE AS FOLLOWS:

Section 1. To encourage efficient use of energy in City facilities, reduce costs, and greenhouse gas emissions, the Bellevue City Council hereby expresses its support for the use of energy benchmarking and public reporting of benchmarking data for certain City facilities.

Section 2. The City Manager or designee is hereby authorized to annually benchmark and publicly report energy data for the following municipal facilities: (1) all City-owned buildings with more than 5,000 gross square feet of floor area; and (2) all leased facilities with greater than 20,000 gross square feet of floor area in which the City is the sole occupant and has control of utility accounts.

Section 3. The City Manager or designee is hereby authorized to publish benchmarking information on the City's website. The benchmarking information should be published in a manner that gives context to the data. Before reporting benchmarking information, the City Manager or his designee should perform a quality check of the data and correct all missing or incorrect information.

Section 4. The following definitions apply to this Resolution:

(1) "Benchmark" means to input energy information into the benchmarking tool.

(2) "Benchmarking information" means descriptive and resource inputs required to benchmark a building and the output information generated by the benchmarking tool. The information may include, but need not be limited to:

(a) Descriptive inputs, such as:

- i. Building address;
- ii. Building occupancy type;
- iii. Gross floor area;
- iv. Number of occupants; and
- v. Contextual information related to energy use in the building.

(b) Resource inputs, such as:

- i. Purchased energy; and
- ii. On-site energy generation.

(c) Output information, such as:

- i. Site energy use intensity (EUI);
- ii. Weather normalized site EUI;
- iii. Weather normalized source EUI;
- iv. Total annual greenhouse gas emissions; and
- v. The energy performance score for qualified property types.

(3) “Benchmarking tool” means the U.S. Environmental Protection Agency’s ENERGY STAR Portfolio Manager tool, or an equivalent tool.

(4) “Energy performance score” means the numeric rating generated by the ENERGY STAR Portfolio Manager tool or equivalent tool.

(5) “ENERGY STAR Portfolio Manager” means the tool developed and maintained by the U.S. Environmental Protection Agency to track and assess the relative energy performance of buildings nationwide.

(6) “Energy use intensity” or “EUI” means the energy use per square foot of gross floor area. This is reported as 1,000 British thermal unit per gross square foot of floor area (kBtu/SF). EUI may be reported as “site EUI” or “source EUI”.

(a) “Site EUI” is a measurement of energy used in the building per gross square foot of floor area.

(b) “Source EUI” is a measurement of all energy use including generation, transmission, distribution and on-site building energy use per gross square foot of building.

(7) "Gross floor area" means the total number of enclosed square feet measured between the principal exterior surfaces of the fixed walls of a building, as detailed in the ENERGY STAR Portfolio Manager glossary.

(8) "Utility" means electricity (from grid, on-site solar, or on-site wind sources), natural gas, district steam, district hot water, district chilled water, propane, fuel oil, wood, coal, or other fuels used to meet the loads of the covered property.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
and signed in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_,  
2016.

(SEAL)

\_\_\_\_\_  
John Stokes, Mayor

Attest:

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Kyle Stannert, City Clerk