



City of
Evanston[™]

Future of Benchmarking

Webinar: 10/29/2024

In person: 11/1/2024

Benchmarking Buildings & Wards

Buildings over 20k sq ft

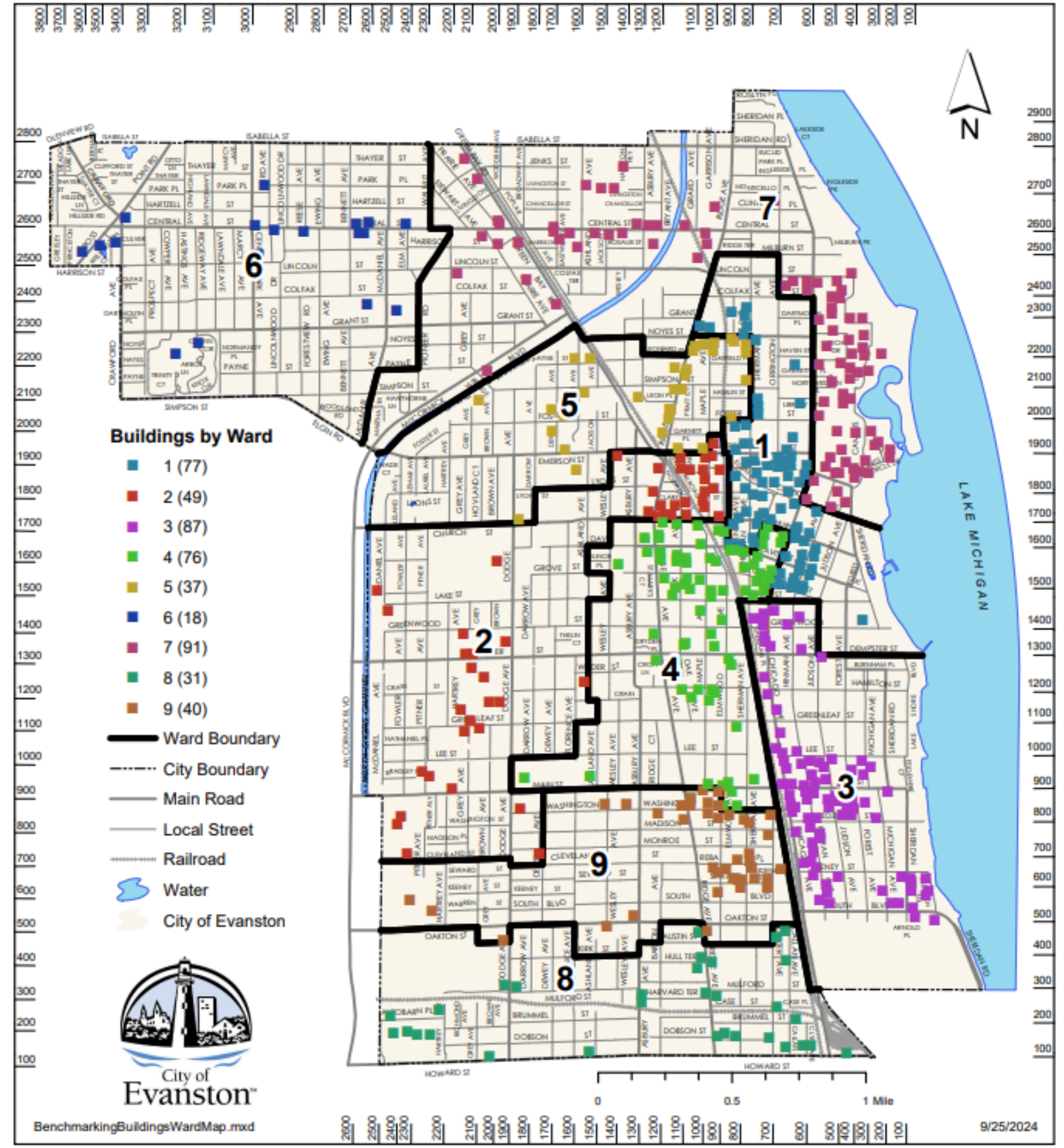
~ **500 buildings** are subject to the benchmarking ordinance

Spatially diverse across Evanston

- 18 in 6th ward to 91 in 7th ward

2024 (2023 data)

- 72% submission rate
- 28% in progress



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

2023 Data Year Highlights

32.3 Million square feet reported



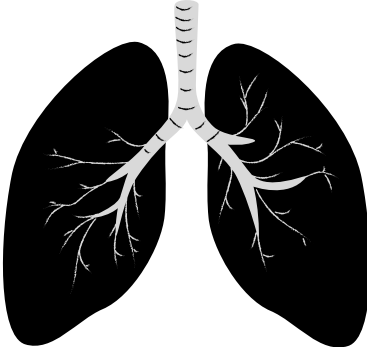
Equivalent to ~11.4k single family homes

1.54 Million kgal of water used



Over 2.3k Olympic Pools

~25 Million Therms of methane gas used



Over 40% of Evanston's community wide methane gas use

98 buildings have Energy Star Score above 75

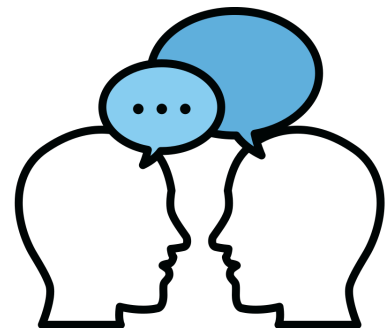
Improvements to Benchmarking

3 Focus areas in 2025:



Learning from you

- Your feedback will help us improve future program cycles



Improved communication

- Increased upfront communication for deadlines, help, funding, etc.



Reducing barriers

- We are building strong networks, bringing in experts to help you, and identifying areas of improvement

2025 Benchmarking Changes

- Adding automated data sharing with City
- Launching online map
- Improved Customer Relationship Management
- Issuing building summary reports
- Offering pre-submission expert level help:
 - Staff office hours
 - Data jam to help with data collection, data input, and submission
 - Pro-bono verification (pending)
 - ComEd automated data training session (pending)
- Enabling optional historic data submissions
- Ensuring timely public data disclosure
- Identifying relevant funding, trainings/education, etc.

The Healthy Buildings Ordinance

Evanston City Council has instructed staff to provide recommendations for a Building Performance Standard (BPS) style ordinance

Ordinance builds on benchmarking to put in place performance requirements

What does the Healthy Buildings Ordinance require?

Buildings over 20,000 square feet must meet 3 performance metrics by 2050

1

Buildings must be energy efficient

Buildings must reduce their normalized site energy use intensity (EUI) from baseline levels

2

Buildings must eliminate on-site and district system emissions

Direct GHG emissions from energy use must equal zero

3

Buildings must solely procure renewable electricity

100% of electricity consumption sourced through on-site and purchased renewable electricity

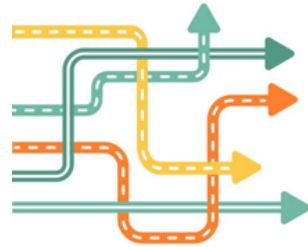
*The ordinance will also create a new public body that will be empowered to establish interim performance metrics and a rulemaking process for alternative compliance.

What is NOT in the Healthy Buildings Ordinance?



Addressing every nuanced circumstance and sub-metered building

This will be complicated and is best done on a case by case basis.



How alternative compliance can be reached

This will be nuanced and will be decided in part by the community during rulemaking.



Specifically defining who will benefit from the available support funds

The community will be empowered to define this.



Prescribing what buildings must do to reach compliance

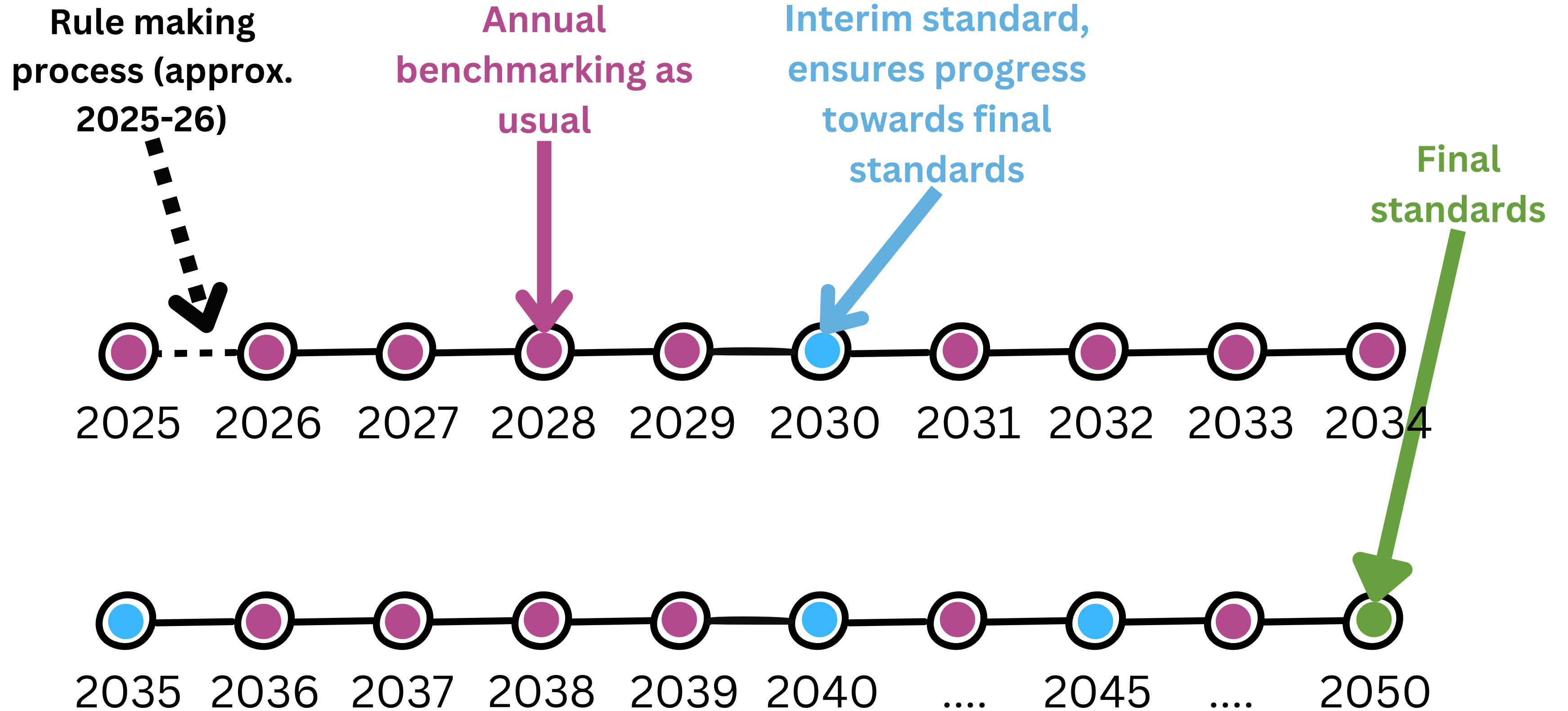
Each building can design its own path to compliance and the City will provide technical assistance.



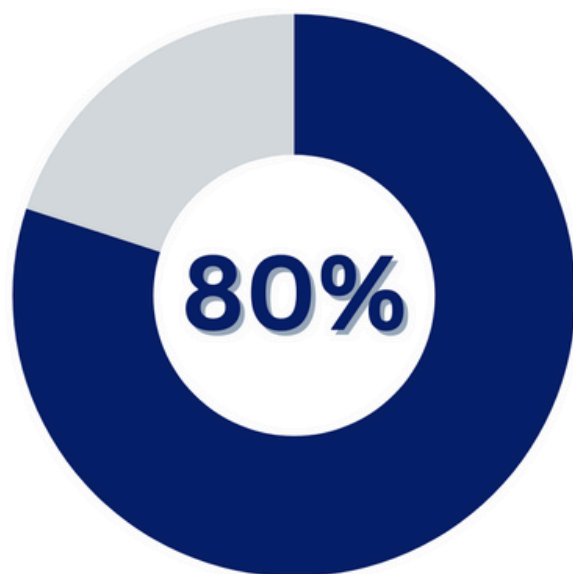
The various partners, staff, funds, and more that are going to support and synergize with this work.

This ordinance is part of a larger portfolio of policies, programs, and efforts to support a healthier and more sustainable Evanston.

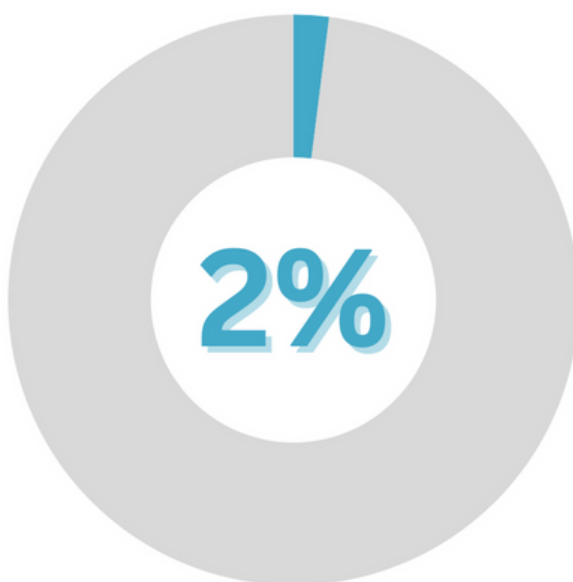
Timeline of Healthy Buildings Ordinance



Why?



80% of emissions in Evanston come from buildings



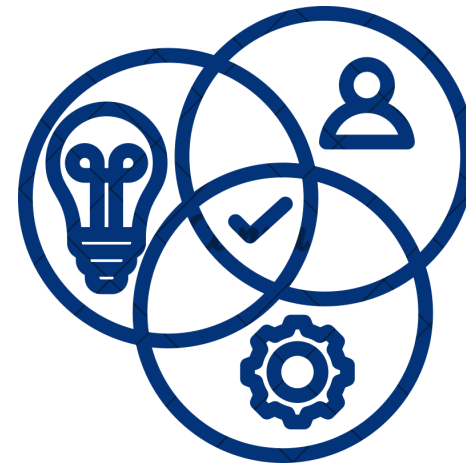
Replacement rate of buildings, demolition, and new construction, is less than 2% per year, leaving outdated technologies in current building stock.

Co-benefits to the Healthy Buildings Ordinance



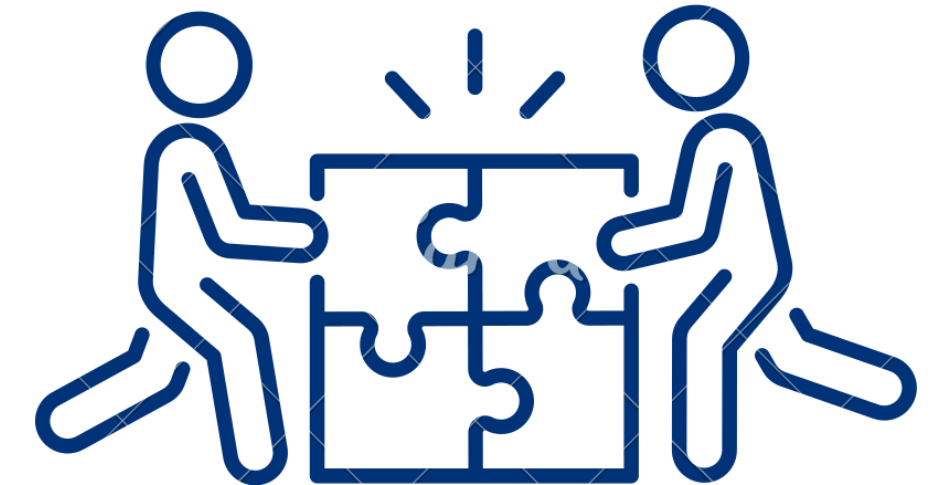
Improve air quality

Reduced indoor and outdoor pollution will lessen exposure to harmful toxins.



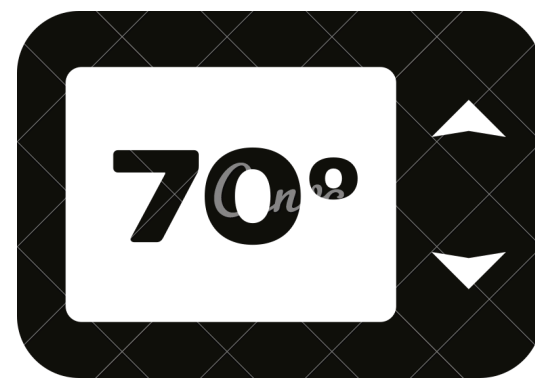
Build local capacity

Increased clean energy workforce benefits local workers and contractors with new trainings and job opportunities



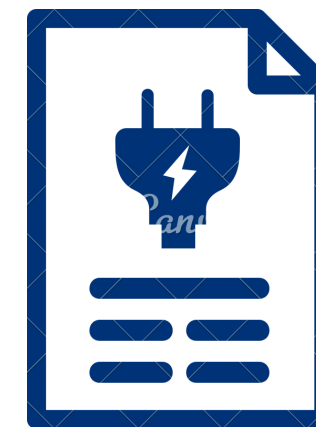
Empower community

Stipend supported process facilitates community decision making



Optimize systems

Improved heating, cooling, and ventilation systems use less energy and increase tenant control



Reduce utility costs

Increased efficiency means lower utility bills

Buildings will have the freedom to determine their own “best path”

There are a variety of factors that play into how efficient a building is

Built factors

- Lighting
- Building automation
- Roof insulation
- Sun orientation
- Shading
- Air distribution system
- Hot water system
- Cooling and heating systems
- Windows

Operational factors

- Maintenance
- Plug loads
- Operation schedule
- Occupant behavior

The City is securing federal funding, growing staff capacity, and building partnerships to help buildings determine what is best for them

FAQs

Will my building have to make changes ASAP?

- Interim and final standards will be pragmatic and achievable
- The City recognizes nuanced approaches will be needed for many buildings

How will you empower the community?

- An approximately year-long rulemaking process will take place, during which the City will organize two stipend-supported groups to empower community members:
- *A Community Advisory Board* will provide community, equity, and justice expertise
- *A Technical Committee* will provide building technical expertise

How will you support my building?

- The City is focused on removing technical and financial barriers
- Direct support from the City
- Facilitate support from outside sources

What buildings will get help?

- Everyone will get help!
- The CAB will have discretion to prioritize buildings for City aid

We are committed to supporting you

Over \$10M

will support adoption and implementation of the Healthy Buildings Ordinance, ongoing negotiation with the Department of Energy

Our approach will:

- Prioritize equity
- Reduce technical and financial hurdles
- Empower the community through rule making and stipend supported group(s)
- Increase local capacity through workforce development
- Recognize complexities
- Ensure adequate City staff capacity

Our partners supporting implementing the Healthy Buildings Ordinance



Interested in sharing feedback on benchmarking?

To participate in feedback email:
benchmarking@cityofevanston.org

We are seeking to learn from you so we can improve

Thanks for joining!

Ask more nuanced questions at our upcoming meetings:

Office hours- 6PM Dec. 5 Civic Center (2100 Ridge Ave. 2402)

Office hours- 11AM Dec. 6 Civic Center (2100 Ridge Ave. 2402)

Learn more about Healthy Buildings Ordinance:

<https://shorturl.at/qSWgx>

Email questions to benchmarking@cityofevanston.org