

IMPORTANT NOTICE:

City of Philadelphia Building- Energy Performance Policy

Ordinance - Amending Chapter 9-3400 of The Philadelphia Code, entitled “Energy Conservation,” to add a new Section 9-3403, entitled “Building Energy Performance Policy,” to require owners of certain large buildings to conduct Tune-ups of the energy and water systems in such buildings, under certain terms and conditions.

Tune- Ups Required-

- “Every owner of a covered building over 50,000 sq. ft. shall conduct a tune-up of such building’s energy and water systems, consisting of an inspection component and a corrective action component.”
- "Building tune-ups must be performed on the base building systems of the property. These include the systems or subsystems of a building that use energy or impact energy consumption including building envelope, HVAC systems, conveying systems, domestic hot water systems and electrical lighting systems.”

Inspections and Corrective Actions shall cover the following-

Energy Bill Analysis - Sensors - Schedules – Set points - Outside Air control – Equipment controls – Maintenance check – Design issues - Lighting – Domestic plumbing issues

Inspection and Corrective Action-

“The Inspection component of Tune-up shall be supervised by a qualified tune-up specialist (Professional Engineer or Certified Energy Manager). The Corrective Action component of a Tune-up shall resolve all adjustments and minor repairs that are identified through the inspection”

Exemptions Prior to Scheduled Tune-Up-

180 Days Prior - 75 or greater Certified Energy Star Score.

3 Years Prior - a. Gold rating Under USGBC’s LEED or Net-Zero Cert.

b. Participation in PECO’s Retro-commission Incentive Program.

c. Completed a full Retro-commissioning procedure.

d. Achieved 15% or more energy savings, must include M&V.

e. Conducted an ASHRAE Level II audit and implemented all recommended projects with a 3 year or less simple payback.

f. Currently has active Optimization

Submitting Tune-Up Reports-

File proof of one of the above Exemptions to the Office Of Sustainability or:

- File Inspections and Corrective Actions completed no earlier than 2 years prior to the scheduled Tune - up date.
- All subsequent Tune-ups dates shall be 5 years after the prior Tune-up date.

Tune-Up Report Schedule:

200,000 sq. ft. Bldg. - Sept. 30, 2021

100,000 sq. ft. Bldg. - Sept. 30, 2022

70,000 sq. ft. Bldg. - Sept. 30, 2023

50,000 sq. ft. Bldg. - Sept. 30, 2024.

Penalties - Violations of this Ordinance “shall subject a building owner to a fine of \$2,000. Each day that a building owner fails to file a required report or take a required action after the 13th day after the deadline for such filing shall constitute a separate violation, subject to a fine of \$500 for each such day”.