



**Maryland**  
Department of  
the Environment

# **Maryland Building Energy Performance Standards (BEPS)**

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Understanding the Maryland  
BEPS Standards

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# Objective

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This webinar will provide important background relating to the Maryland BEPS:

- Introduce the benchmarking tool
- Define key terms from the Maryland BEPS draft regulation
- Provide overview of the standards by property type
- Help you prepare for benchmarking and BEPS



# Benchmarking Tool

US Environmental Protection Agency (EPA) ENERGY STAR Portfolio Manager tool will be used for Maryland benchmarking

The screenshot shows the ENERGY STAR Portfolio Manager login interface. At the top left is the ENERGY STAR logo and the text 'ENERGY STAR® PortfolioManager®'. At the top right, there is a 'Help' link and a language selector for 'English | Français'. The main content area is divided into two columns. The left column contains a 'Welcome to Portfolio Manager' heading, a sub-heading 'Helping you track and improve energy efficiency across your entire portfolio of properties.', and a login form with 'Username:' and 'Password:' labels, each followed by a text input field with an asterisk. Below the password field are two links: 'I forgot my password.' and 'I forgot my username.', and a blue 'Sign In' button. At the bottom right of this column is a blue 'Create a New Account' button. The right column contains three links, each with a circular icon: 'ENERGY STAR Buildings Homepage' (green icon of a building), 'Take a Training' (orange icon of a computer monitor), and 'Learn More About Portfolio Manager' (blue icon of a document). At the bottom of this column is a small yellow information icon followed by the text: 'These links provide more information from ENERGY STAR and are not available in French.'



# Key Definitions

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**“Greenhouse gas emissions or emissions”** means gasses released into the atmosphere that contribute to climate change, including but not limited to carbon dioxide (CO<sub>2</sub>), as calculated by the benchmarking tool

**“Direct greenhouse gas emissions or direct emissions”** means greenhouse gas emissions produced on-site by covered buildings, as calculated by the benchmarking tool



# Key Definitions

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- **“Net direct greenhouse gas emissions or net direct emissions”** means:
  - Direct greenhouse gas emissions; or
  - For a covered building connected to a district energy system, direct greenhouse gas emissions plus the greenhouse gas emissions attributable to thermal energy inputs from the district energy system used by the covered building, as calculated using the methodology provided in this regulation.
  - “Net direct greenhouse gas emissions or net direct emissions” does not include direct greenhouse gas emissions from a food service facility located within a covered building.



# Key Definitions

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**“Site energy use”** means all energy used on-site by a covered building to meet the energy loads of the building.

- “Site energy use” includes electricity delivered to the building through the electric grid and/or generated on-site with renewable sources; thermal energy delivered to the building through a district energy system; and natural gas, diesel, propane, fuel oil, wood, coal, and other fuels used on-site.
- “Site energy use” excludes electricity used to charge vehicles and other electricity uses excluded from site energy use by the benchmarking tool.

**“Site energy use intensity or site EUI”** is calculated by the benchmarking tool by dividing the total energy consumed in one calendar year by the gross floor area of the building and reported as a value of a thousand British thermal units (kBtu) per square foot per year.



# Key Definitions

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**“Interim performance standard or interim standard”** means the numeric values of net direct greenhouse gas emissions and site EUI which covered buildings must achieve by a specified calendar year that is prior to 2040.

**“Final performance standard or final standard”** means the numeric values of net direct greenhouse gas emissions and site EUI that each covered building must ultimately achieve on an annual basis in 2040 and beyond.



# Understanding the Performance Standards

Property Type	Net Direct Emissions Standards kg CO2e per square foot			Site EUI Standards kBTU per square foot
	Interim Standard for 2030-2034	Interim Standard for 2035-2039	Final Standard for 2040 and beyond	Final Standard for 2040 and beyond

Benchmark your buildings' performance and assess if and when changes are needed using <https://portfoliomanager.energystar.gov/>

Learn about EPA ENERGY STAR Portfolio Manager property types and find yours on the [Portfolio Manager website](#)





# Preparing for Benchmarking and BEPS

1. Visit the website: <https://portfoliomanager.energystar.gov/>
2. Create an EPA ENERGY STAR Portfolio Manager account
3. Begin to access the catalog of how-to guides, pre-recorded and live online training

The screenshot displays the EPA ENERGY STAR Portfolio Manager website. The main heading is "How To" Series, with a sub-heading "Portfolio Manager Quick Start Guide". The text describes the tool's purpose: "EPA's ENERGY STAR Portfolio Manager tool helps you measure and track the energy and water use, waste and materials, and greenhouse gas emissions of your buildings, all in a secure online environment." Below this, a "Getting Started" section lists three steps: "Step 1: Add a Property", "Step 2: Enter Energy, Water & Waste Data", and "Step 3: View Results & Progress". A large number "1" is next to the heading "Add a Property". Below this heading, it says "To get started, log in to Portfolio Manager at [www.energystar.gov/portfoliomanager](http://www.energystar.gov/portfoliomanager). Then, follow these instructions to create a property and to enter property information."

Other resources shown include:

- How-To Guides:** Download dozens of step-by-step how-to documents.
- Demo Videos:** Watch short Portfolio Manager demos on YouTube.
- Webinars:** Browse 100+ recorded webinars on various topics.
- Slide Library:** Read through PowerPoint presentations at your own pace.



## Contact

### **MDE BEPS website:**

<https://mde.maryland.gov/programs/air/ClimateChange/Pages/BEPS.aspx>

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