



C I T Y O F
RENO
Memorandum

DATE: December 24, 2024
TO: Jackie Bryant, City Manager
FROM: Suzanne Groneman, Sustainability Manager
DEPT: City Manager's Office
SUBJECT: Annual Energy Benchmarking Report

In 2019, the City of Reno passed an ordinance requiring all commercial buildings 30k square feet and above, with exceptions for manufacturing and industrial, to report their energy and water use to the City. Benchmarking policies help the City understand how buildings perform and create economic opportunities within the market. The data in this report was tracked in 2023 and reported in 2024.

Report highlights include:

- Water exemption given for all properties due to a lack of access to data
- 256 properties reported
- 46,571,513 square feet of building space reported
- 229,910 metric tons of CO₂e emitted from reported buildings



Sustainability
CITY OF
RENO

ENERGY AND WATER BENCHMARKING REPORT

2023



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INTRODUCTION

In the face of changing climate, Reno is proud to be a leader in sustainability. The City of Reno developed a Sustainability and Climate Action Plan with goals to reduce energy and water usage in City facilities by 20% by 2025. The plan further outlines goals to reduce emissions across the City in accordance with worldwide emissions reductions targets. Reno is also one of only 160 cities worldwide to be certified through LEED for Cities by the United States Green Buildings Council.

In an effort to reduce emissions in our community, the Reno City Council passed Ordinance #6493 in 2019 requiring large commercial buildings to report their energy and water data. Benchmarking energy and water data helps the City to deepen our understanding of how we perform and where we can create economic opportunities for a healthier and more sustainable community.



PURPOSE AND DEFINITIONS

Purpose

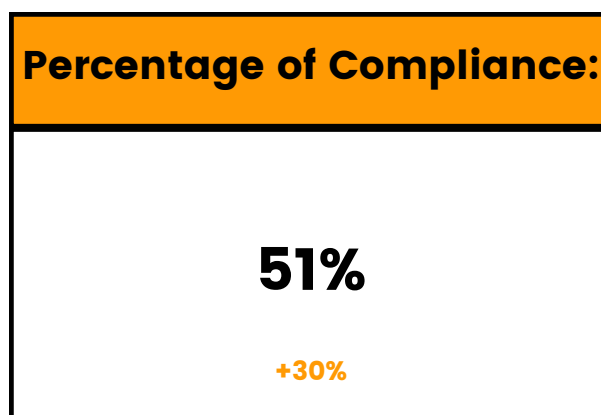
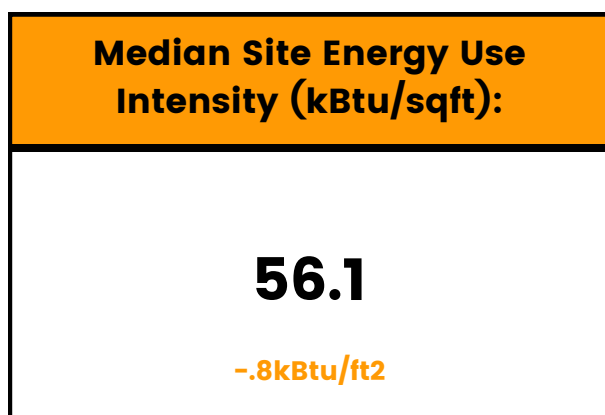
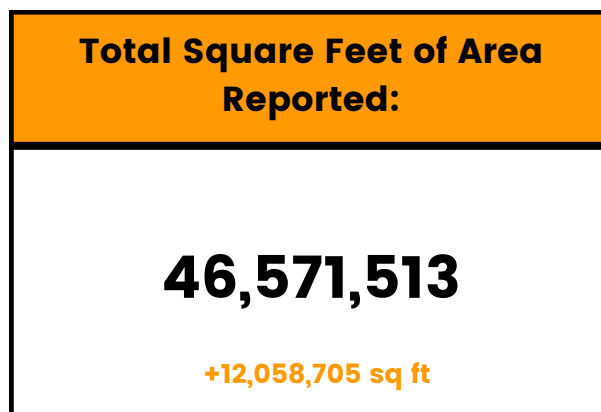
The Reno Energy and Water Efficiency Program requires commercial, institutional, and multifamily buildings 30,000 square feet and above to report their water and energy use to the City. The threshold for municipal buildings is 10,000 square feet. This data is collected and assessed annually to determine Reno's progress towards its longer-term sustainability targets. This process, known as benchmarking, will enable building owners to assess how their properties compare to similar buildings in the City and make informed decisions on how to increase efficiency. The benchmarking process will be a crucial part of meeting the City's goal to reduce GHG emissions. The data reported during the benchmarking process will also be used as a baseline for buildings looking to decrease emissions in compliance with the upcoming building performance targets ordinance.

Definitions

- Energy Use Intensity (EUI): Measures energy use per square foot in kBtu/ft². A lower EUI means energy use is lower at the site.
- Greenhouse Gas Emissions: Chemicals that trap heat in the atmosphere and are released from burning fossil fuels to create energy.
- Intensity: Refers to how efficiently energy and water are used.
- Site Energy: Refers to the energy consumed by a specific property being reported for benchmarking (EnergyStar).
- Water Use Intensity (WUI): Measures water use per square foot in gal/ft².

DATA

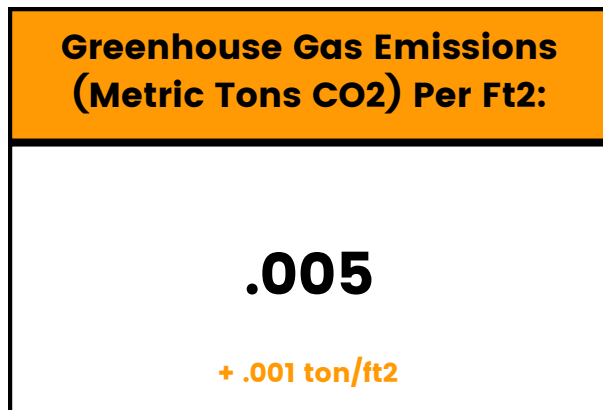
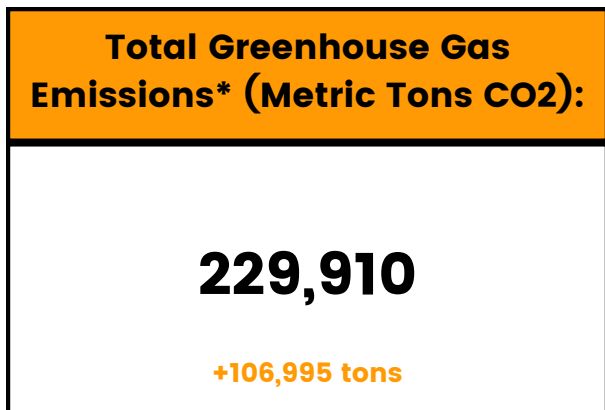
Each year, covered properties must report their building's total square footage, site and source EUI, and greenhouse gas (GHG) emissions. Buildings must also report their building type so comparisons can be made across similar buildings. Below is the summary data collected from all properties that reported to the benchmarking program in 2023. The City of Reno saw an increase in buildings that reported, square feet of area reported, as well as a significant increase in compliance with the ordinance. Changes from the prior year are reflected in orange text.



This year the manager allowed a water exemption for all properties per RMC 14.30.005. Typically, water data such as total water use and water use intensity (gal/ft²) would be reported here, however, it was not collected this data cycle and cannot be displayed.

*Greenhouse Gas Emissions are reported as a total and as an average per area. A direct comparison of total greenhouse gas emissions between years 2022 and 2023 is not advised, as two properties mistakenly reported erroneous emissions numbers in 2022. Without the two outlying data points the emissions per ft² number for 2022 would be .004. Thus average emissions went up in 2023.

Emissions have increased since 2022, and this is likely due to an increase in compliance and total number of buildings reporting energy data. Once compliance rates stabilize, more accurate comparisons can be made between emissions year over year.



In 2023, Reno properties had a lower median site EUI than the U.S. national averages for Multi-Family Housing properties, Retail properties and Super Markets/Grocery Stores. Conversely, Reno still has a high median site EUI for offices and hotels.

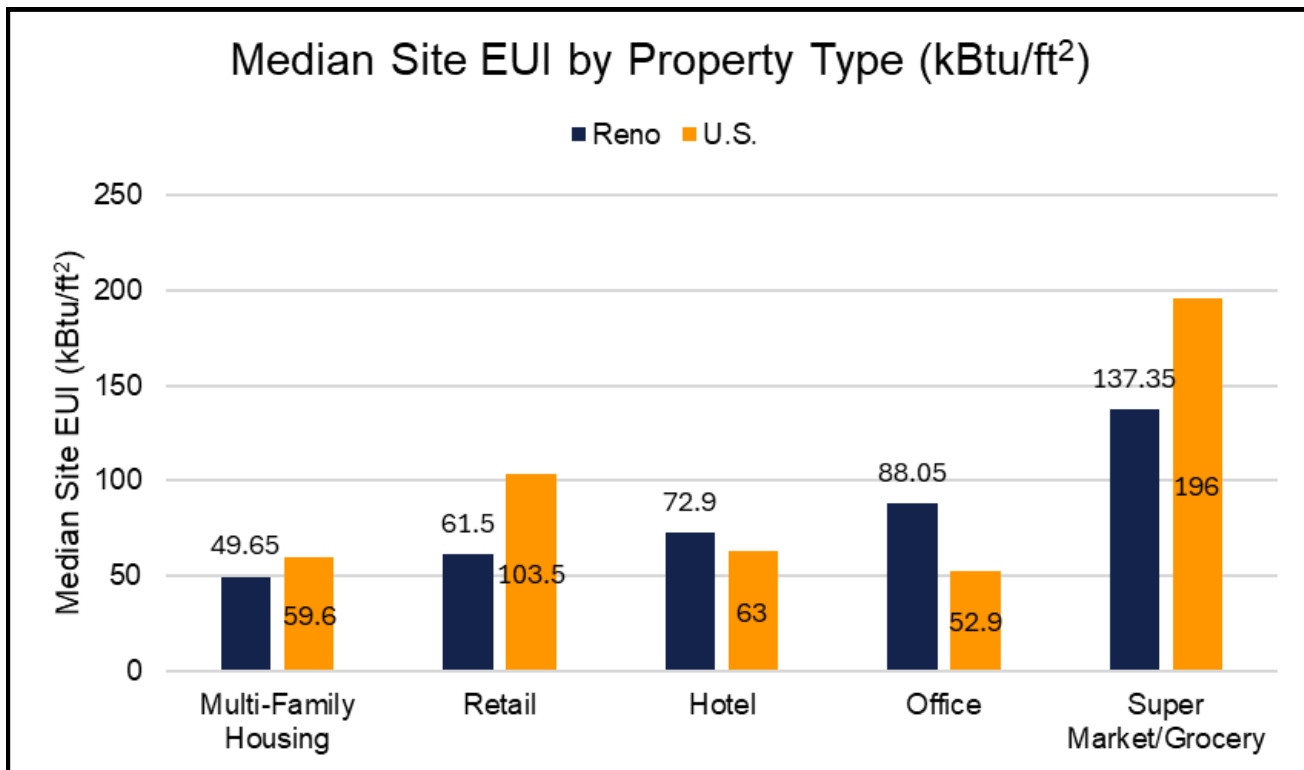


Figure 1. Comparative bar chart of Median Site EUI by property type for Reno and the United States. The property types shown in this graph demonstrate several of Reno's highest median EUI values.

ENERGY STAR SCORES

Top Ten Properties

1. HERE Reno
2. Riverwood Apartments
3. Basecamp
4. Park Place at Reno
5. Vintage at the Crossings
6. Palomino
7. Vida Luxury Apartments
8. Altitude by Vintage
9. 10880 Lear Blvd.
10. Sagecliff Apartments



Park Place at Reno

Lowest Ten Properties

1. Clayton Middle School
2. 6840 Sierra Center Pkwy
3. Desert Heights Elementary School
4. PHS | St. Mary's Medical Plaza
5. 245 E. Liberty
6. 200 S Virginia St.
7. 7350 Silver Lake Rd.
8. 5370 Kietzke Lane
9. South Reno Medical (Copperfield)
10. Atlantis Casino Resort Spa

An ENERGY STAR Score measures how well a building is performing. It serves as a metric that allows operators to compare energy use to other buildings. A score of 50 represents median energy use (ENERGY STAR).

LOOKING AHEAD

To view the 2023 data file of properties that reported under the Benchmarking Ordinance, please view [this link](#).



01. Upcoming Building Performance Standards

Beginning in 2026, some buildings will also have to comply with performance targets. Performance targets might include metrics such as Energy Star score or Energy Star water score of fifty or greater, decrease in site EUI or WUI of 10% or more from baseline years, or other similar metrics, to be evaluated by a qualified service company. Read more about targets, reporting schedules, pathways to compliance, and more in [Reno's Administrative Code](#).



02. Building Scorecards

Buildings that report the required benchmarking data will receive an annual scorecard with highlights from their submission, as well as resources for improving efficiency.



03. Sharing ESPM Profile

Buildings will continue to be required to share their Energy Star Portfolio Manager (ESPM) with the City of Reno, rather than returning a data request file. Resources will be published at <https://www.reno.gov/community/sustainability/energy-and-water-efficiency>.

RESOURCES

- Visit the [Energy and Water Efficiency website](#) for further information on the ordinance, compliance guides, trainings, how to report, and exemption requests
- Read about building energy policies and learn how to manage your portfolio on the [Center for Building Performance Standards](#)
- See [NREL's guide on how to maximize energy savings](#) and find funding opportunities for small businesses
- Find financing for efficiency projects through the [US Office of Energy Efficiency](#)
- [NV Energy Powershift](#) can help with business energy incentives, tips, and free energy assessments
- Become a Green Business by joining the [Nevada Green Business Network](#)
- [The Commercial Property Assessed Clean Energy \(C-PACE\) Program](#), launched by the City in 2019, provides financing for renewable energy and efficiency and resiliency projects

