

Maryland Building Energy Performance Standards

Benchmarking, Verification, & Optimization

Navigate the path to BEPS compliance and proactive energy management with our Energy Optimization Services. From energy benchmarking and compliance to retro-commissioning and building analytics, we help you optimize your building systems.

With hundreds of customers and 20 years' experience delivering ESCO, HVAC and Building Automation solutions, CM3 is a regional leader in providing energy benchmarking and compliance services.

As governments and local utilities strive for enhanced energy efficiency, CM3 continues to obtain the necessary certifications and approvals to deliver energy efficiency services in accordance with program requirements.

BEPS THIRD-PARTY VERIFIER CREDENTIALS

CM3 is a benchmarking and verification specialist for the Maryland Standards. We support building owners with upcoming benchmarking and third-party verification requirements. In addition, we offer energy auditing and commissioning services for new and existing construction.

CM3 maintains an extensive energy optimization staff to support BEP compliance services:

- Professional Engineers (PE)
- AEE Certified Energy Managers (CEM)
- Energy Management Professionals (EMP)

FROM COMPLIANCE TO ACTION

With a range of Energy Optimization Services, we help you make the leap from insight to action. We illuminate a realistic and actionable plan forward with our comprehensive building system audit, customized improvement plan, and recommendations categorized by priority.

BEPS COMPLIANCE SERVICES

Benchmarking

Verification

Building Performance Pathways

- Building Automation Systems
- Commissioning
- Monitor-Based Commissioning (MBx)
- Turnkey Replacements

Ongoing Monitoring

Re-Certification

BUILDING OPTIMIZATION SERVICES

- Retro-commissioning
- Preventative Maintenance
- Monitor-based Commissioning

- Air Handling Units
- Fan Coil Units
- VAV Systems
- Rooftop Units
- & Many More

BUILDING ENERGY PERFORMANCE PROCESS

Benchmarking Data & Submission

We will submit the appropriate utility data to the Energy Star Portfolio Manager on your behalf.

Verification

We provide 3rd-party verification services on energy data submission to the EPA Portfolio Manager.

Performance Standards Implementation

Through a retro-commissioning study and repairs, we identify and prioritize corrective actions to achieve energy efficiency. The process includes:

- Comprehensive site assessment of HVAC, BAS, lighting, hot water and building envelope
- Energy efficiency recommendations
- Corrective actions implementation and verification

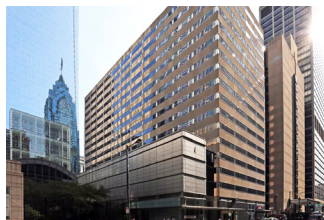
Performance Standards Submission

We submit all information to the EPA Portfolio Manager (or as required).

PROJECT SPOTLIGHTS



The Philadelphia Building
1315 Walnut St.



1701 Market Street



Walter P. Miller Building
441 N. 5th St.



GRM Information Mgmt.
3443 Fox St.



New Foundations Charter School
8001 Torresdale Ave / 4850 Rhawn St.

PROGRAM OVERVIEW

The Maryland Building Energy Performance Standards (BEPS) regulations, established under the Climate Solutions Now Act of 2022, require large existing facilities to dramatically reduce their carbon footprint.

The policy utilizes a phased approach to enforce environmental compliance:

Covered Facilities: Commercial or multifamily buildings that are 35,000 square feet or larger, or multiple smaller connected buildings served by the same meter or HVAC system. Certain building types are eligible for exemption, and building owners should view the BEPS Portal for more information.

Annual Benchmarking: Owners must track and report annual energy use to the Maryland Department of the Environment (MDE) using the free federal ENERGY STAR Portfolio Manager tool. Reports are due June 1 each year.

Data Verification: Starting with 2026 energy data, submissions require third-party data verification every five years.

Phased Emission Reductions: Beginning in 2030, buildings must meet increasingly strict interim targets to reduce direct on-site greenhouse gas (GHG) emissions (such as those from gas boilers or furnaces).

The Final Goal: The regulation mandates that all covered buildings achieve net-zero direct GHG emissions by 2040.

THE OPTIMIZATION PATHWAY



Identify energy & operational opportunities



Calculate projected energy savings



Recommend available energy incentives



Deliver turnkey energy services, from design through installation



Monitor & optimize building systems continuously