

Maryland Building Energy Performance Standards Benchmarking & Verification Specialist



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.

Maryland BEP Specialist

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.

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

- » Commissioning
- » Monitor-Based Commissioning
- » Turnkey Replacements
- » Building Automation Systems

Ongoing Monitoring

Re-Certification

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

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).

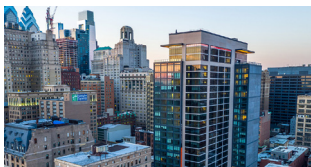
Building Energy Performance Spotlights



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Philadelphia, PA 19123



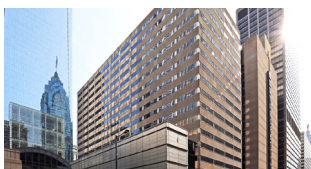
4850 Rhawn Street
Philadelphia, PA 19136



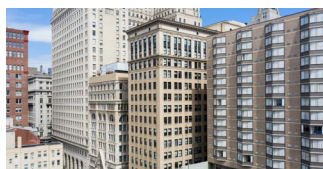
1213 Walnut Street
Philadelphia, PA 19107



3443 Fox Street
Philadelphia, PA 19129



1701 Market Street
Philadelphia, PA 19103



1315 Walnut Street
Philadelphia, PA 19107



1735 Walnut Street
Philadelphia, PA 19107

Program Overview

The Statute directs the Maryland Department of the Environment to develop building energy performance standards for covered buildings that achieve:

- » a 20 percent reduction in net direct greenhouse gas emissions on or before January 1, 2030, as compared with 2025 levels for average buildings of similar construction; and
- » Net-zero direct greenhouse gas emissions on or before January 1, 2040.

Eligibility

Buildings with at least 35,000 sq. ft. of indoor floor space with some exclusions: Historic buildings, Elementary and Secondary Schools, Manufacturing Buildings, Agricultural Buildings, and Hospitals (under the April 2025 amendments). Applications for exemption can be made for other situations.

Process

- » The building owner requests relevant data from utilities. During the first year, the utility will be given 90 days from the date of the request to respond.
- » The owner must then submit benchmarking data using the EPA Portfolio Manager application by June 1, 2025. The data must include all energy use during calendar 2024. Failure to submit the data or the submittal of incorrect data is a violation and can be punished by penalties at the discretion of the Department. Benchmark reporting for new construction, if it meets the definition of a covered building, would begin the first calendar year after which the new building is occupied. Benchmark data submitted before September 1, 2025, will be considered timely.
- » Data for the 2025 calendar year must be submitted by June 1, 2026. In addition to reporting, this data must be third-party verified every 5 years beginning on June 1, 2026. The first required benchmarking report for newly constructed covered buildings must be third-party verified, regardless of calendar year. These buildings must then follow the standard timeline requirements in subsequent years.
- » Performance Standards will be implemented starting in 2030. There are increasingly robust interim standards in the 2030-2034 and 2035-2039 periods, and the final performance standard will be enacted for 2040 and beyond.