

Philadelphia Building Energy Performance Program

Approved Tune-Up Specialist



Navigate the path to BEPP 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.

APPROVED TUNE-UP SPECIALIST

CM3 is approved by Philadelphia's Office of Sustainability as a Building Tune-Up Specialist, and we conduct tune-ups in accordance with Philadelphia's Building Energy Performance Program (BEPP).

We offer both pathways to achieve compliance with BEPP:

- Conduct a "tune-up" of existing building systems
- Certify high performance

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.



BEPP COMPLIANCE SERVICES

Building Tune-Ups

High Performance Pathways

- Utility Retro-Commissioning
- Full Retro-Commissioning / Re-Commissioning
- Manual Ongoing Commissioning
- Automated Active Optimization (CCx)
- Monitor-Based Commissioning (MBx)
- Energy Star Certification

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

TURNKEY TUNE-UP PROCESS

Utility Bill Analysis & Submission

to the Philadelphia Benchmarking program and the BEPP.

Comprehensive Site Assessment

to survey the site's HVAC systems, BAS, lighting, hot water, roofing and windows and any written maintenance plans or records.

Energy Efficiency Recommendations

A comprehensive report with energy savings suggestions. These will include low-cost, no-cost corrective actions, but may also include equipment replacement suggestions.

Corrective Actions Implementation & Verification

Verification that the site has taken action to reduce energy consumption. And, if significant energy savings are generated, we will apply for PECO utility incentives on behalf of the customer, with all incentives paid directly to the customer.

Final BEPP Submission

We submit all information to the Office of Sustainability by the deadline and provide you with the compliance acceptance letter.

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 program aims to achieve more efficient energy and water use in larger non-residential buildings through a building tune-up process.

Eligibility

Non-residential buildings with at least 50,000 sq. ft. of indoor floor space. There are some exemptions such as if a building is scheduled to be demolished within a year. Refer to the Phila.gov site.

High Performance Pathways

Building owners have three options for compliance:

- Conduct a tune-up of existing building systems.
- Certify high performance.
- Receive an exemption.

If conducting tune-ups, owners must use an approved tune-up specialist, like CM3, to lead the building system assessment and sign off on tune-up reports. Every five years, the process is repeated and an updated workbook is submitted.

Penalties

\$2,000 if a building owner fails to file a required report or take a required action after the thirtieth day after the deadline with additional fines of \$500 for each subsequent day.

Tune-up Deadlines

Owners of non-residential buildings 50,000 sq. ft. and larger are required to submit tune-up reports, plans, and certifications every five years. The compliance schedule is based on the size of the building. For example, buildings over 200,000 square feet submitted reports for the first time in 2021 and will have to again in 2026, 2031, and so forth. Buildings must comply with the current cycle of the program according to this schedule:

- Buildings over 200,000 sq. ft. in 2026.
- Buildings between 100,000 & 200,000 sq. ft. in 2027.
- Buildings between 70,000 & 100,000 sq. ft. in 2028.
- Buildings between 50,000 & 70,000 sq. ft. in 2029.