

**Office of the Mayor, Ethan K. Strimling**

Douglas Hertling, President  
Central Maine Power Company  
83 Edison Drive  
Augusta, ME 04336

September 25, 2018

Dear Mr. Hertling,

This letter is to request that you attend the City of Portland's Sustainability and Transportation Committee meeting on Oct 24, 2018 to discuss how CMP can assist the City's efforts to benchmark the energy use of all medium and large sized buildings in the city. The meeting is at 5:30 PM in City Council Chambers.

**Background:** In November 2016, the City of Portland established an energy benchmarking and disclosure ordinance that requires the owners of all buildings in the city with 20,000 square feet or more of floor space to calculate the amount of energy and water used in their buildings each year and to report this information to the City's Sustainability Office. By doing so, property owners become acquainted with the energy usage of their buildings and establish a baseline by which they can gauge the performance of their buildings over time. This information can guide them to make energy efficiency upgrades to reduce their energy costs and reduce the carbon footprint of their buildings. Cities around the country including Boston, Cambridge, Seattle, Chicago, Minneapolis, and others, have adopted similar policies and have found them to be an important tool to achieve their climate goals.

During the past year City staff and property owners associated with the Portland 2030 District have worked together to gather the information necessary to prepare benchmarking reports for their buildings. They found it challenging to access information about the electrical consumption of their buildings – data that is essential to comply with the City's ordinance and to make good decisions about their energy usage.

1. **Energy Manager Interface:** The CMP website provides a tool called Energy Manager that allows account holders to enter an account number and view reports regarding the energy usage associated with that account. City staff and private building owners report that the user interface for this tool is cumbersome and difficult to use, particularly if a property owner has multiple accounts to report on. If a user successfully accesses a specific account, they find excellent energy usage information but technical problems with the software prevent users from downloading it in a usable format -- the links to download Excel or PDF files produce a file with an .aspx suffix that will not open in Excel or Acrobat. Some property owners are able to access a "Green Button" feature through Energy Manager. However, this tool generates a download of 15 minute interval data

that is not usable for most property owners who lack sophisticated energy management software or the staff resources to use it.

- 2. Inaccessibility of Whole Building Data:** Many property owners affected by the City of Portland benchmarking ordinance own and manage properties with multiple tenants. Some properties contain dozens of individual tenants with separate utility meters. Under current Public Utility Commission rules, CMP is not allowed to provide a building owner with information about a tenant's energy usage without permission from the tenant. Several building owners have gotten such releases but report that CMP does not appear to have a process in place to document the accounts that have authorized the property owner to access information. This has limited their ability to access the whole building data they need to create a benchmarking report. During the past year, Efficiency Maine collaborated with building owners affiliated with the Portland 2030 District to leverage their access to energy data and find a way to report on whole building data. This effort has not yet proven workable although we appreciate Efficiency Maine's willingness to support the benchmarking effort.

**Moving forward:** Around the country, cities with benchmarking ordinances have worked with their local utilities and interested stakeholders to develop reporting platforms and policies that have made energy data available to building owners in easy to use electronic formats. The collaboration between Eversource and the City of Boston serves a successful regional example. Their effort resulted in the creation of the Energy Reporting and Disclosure Portal on the Eversource website that allows building owners to access information about accounts belonging to them and to access whole building data (including that of tenants) in a streamlined manner. The City of Cambridge has also joined this partnership.



This effort has led to successful implementation of benchmarking ordinances in both Boston and Cambridge.

We believe that Central Maine Power along with City of Portland and other stakeholders including the Office of the Public Advocate, Efficiency Maine, and the Portland 2030 District could establish a similar platform for electricity customers in the CMP service area. In that light, we would like to invite you to attend the next meeting of the City of Portland's Sustainability and Transportation Committee to discuss your company's efforts to make energy data accessible to

customers and to explore opportunities improve access further. We look forward to hearing from you and working with Central Maine Power to help property owners access the data they need to improve the energy performance of their buildings.

Please contact the City's Sustainability Coordinator, Troy Moon, at 207-756-8362 or at [thm@portlandmaine.gov](mailto:thm@portlandmaine.gov) with any questions.

Sincerely,



Ethan K. Strimling  
Mayor



Spencer Thibodeau  
Chair, Sustainability and Transportation Committee