



Madison, Wisconsin

Building Energy Savings Program

The City of Madison's Building Energy Savings Program (BESP) requires 50,000+ sq. ft. commercial buildings to complete energy tune-ups every four years. Buildings with recent upgrades, ENERGY STAR® Certification or other qualifying characteristics may be eligible for exemptions from the tune-up requirement.

Learn More: [Program Website](#) [Covered Buildings List](#) [Regulation Text](#)

Covered Buildings

The Building Energy Savings Code requires tune-up assessments and corrective actions for commercial buildings with a gross floor area of 50,000 sq. ft. and larger.

Compliance Pathways

1. Prescriptive Pathway

The owner of a covered building must select a qualified tune-up specialist to complete a review of energy systems, controls and maintenance practices every four years. The law also requires operational adjustments, maintenance and/or minor repairs to resolve any issues identified during the tune-up assessment.

2. Performance Pathway

In certain conditions, properties by meeting one of the following criteria are exempt:

- Achieved an ENERGY STAR Score of 75 or higher.
- Received a LEED Gold or higher Operations and Maintenance Certification, a recognized net zero certification or other green building certification/designation.
- Recently completed commissioning, re-commissioning or retro-commissioning or recently completed an ASHRAE Level II or equivalent energy audit and implemented all energy efficiency measures.
- Has a site energy use intensity of no more than 20 kBtu per square foot per year.

Exemptions & Provisions

A building with no installed heating and cooling system is exempt. Exemptions are also available for properties slated for demolition within one year of the due date and properties facing financial distress.

The owner of a covered building may apply for a one-year extension with good cause, including a change of ownership, vacancy of 50% or more of the floor area and ongoing renovations and/or mechanical improvements.

Mixed use properties are covered if the nonresidential floor area is 50,000 sq. ft. or more.

Penalties & Enforcement

Buildings with a floor area of 100,000 sq. ft. and larger may face a fine of \$3,000 after 180 days of noncompliance and \$10,000 after one year. For buildings between 50,000 and 99,999 sq. ft., the penalty is \$2,000 after 180 days and \$8,000 after one year.

Intentionally falsified data is subject to a fine of \$3,000 for the first violation and \$5,000 for each subsequent violation.

Yardi Energy Solutions®

Yardi offers a comprehensive suite of energy solutions that simplify compliance, enhance operational efficiency, and reduce energy costs. Our offerings include:

- [Utility Invoice Processing](#) – Simplify the process of collecting and managing utility consumption data.
- [ENERGY STAR® Services](#) – Streamline benchmarking, verify whole-property data and achieve ENERGY STAR Certification for your properties.
- [Building Performance Standards](#) – Track, monitor and streamline BPS compliance.
- [Energy Procurement](#) – Optimize energy costs and reduce carbon emissions.
- [Energy Efficiency](#) – Improve building energy performance with real-time data and timely alerts, detect HVAC system issues and reduce energy waste.

Disclaimer: This document is intended for informational purposes only and does not constitute legal advice or a comprehensive compliance guide.