

Philadelphia, Pennsylvania

Building Energy Performance Program

Under the Building Energy Performance Program (BEPP), commercial buildings 50,000 sq. ft. and larger in Philadelphia are required to complete energy tune-ups every five years. Exemptions are available for high performing buildings, such as those with an ENERGY STAR® Certification, demonstrated energy savings or low site energy use intensity (EUI).

Learn more: [Regulation Text](#) [Covered Building List](#) [Program Website](#)

Covered Buildings

Nonresidential properties with a gross floor area of at least 50,000 sq. ft. are required to comply. This includes mixed use buildings with nonresidential floor area greater than 50,000 sq. ft., temporary lodgings, and industrial and manufacturing facilities. Residential buildings and parking structures are not covered.

Compliance Pathways

1. Prescriptive Pathway

A covered building may achieve compliance by completing an assessment of the base building systems by a qualified tune-up specialist, implementing mandatory corrective actions and submitting a tune-up report before the assigned deadline. Tune-up reports are due every five years, with the compliance due date based on the gross floor area of the property.

2. Performance Pathway

The owner of a high performing building may apply for an exemption if the building has been compliant with the City's benchmarking policy for two years preceding its tune-up deadline. A high performing building meets one of the following criteria:

- ENERGY STAR Certification.
- LEED Operations and Maintenance Gold rating or higher.

Compliance Pathways, Continued

- Net-Zero Energy Certification from the International Living Future Institute.
- Achieved a verified weather normalized site EUI of 20 kBtu/sq. ft. or less.
- Achieved verified energy savings of at least 15%.
- Conducted an energy audit no less stringent than the ASHRAE Level II standard and implemented all no-cost and low-cost energy efficiency measures.
- Performed retro-/re-commissioning or ongoing commissioning/monitoring.
- Successful completion of a utility retro-commissioning incentive program.

Exemptions & Provisions

New Construction

A property may be exempt from tune-up requirements if it received its initial Certificate of Occupancy within three years of the compliance deadline.

Other Conditions

Buildings scheduled to be demolished within one year of the deadline are exempt. Building owners with large portfolios may apply for an alternative compliance schedule.

Penalties & Enforcement

Noncompliance may result in an initial fine of \$2,000. If not compliant within 30 days of the initial violation, the property may be subject to additional penalties of \$500 per day.

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.