



FACT SHEET – WATER USE BENCHMARKING

Introduction

Energy use in buildings accounts for about 80% of GHG emissions in Cambridge, with two-thirds of the total related to commercial, institutional, and large multifamily buildings. The Building Energy Use Disclosure Ordinance (BEUDO), enacted by the Cambridge City Council on July 28, 2014, is a key step in efforts to reduce Cambridge's greenhouse gas (GHG) emissions. For more information, visit:

<http://www.cambridgema.gov/CDD/zoninganddevelopment/sustainablebldgs/buildingenergydisclosureordinance.aspx>

As part of this process, Cambridge requires building owners to benchmark their energy use and water use. The data will help Cambridge buildings improve efficiency of water use, as well as provide the information for the City of Cambridge to help develop programs pertaining to water use.

Follow the steps below to correctly benchmark a property's water data to an account in U.S. Environmental Protection Agency (EPA)'s Portfolio Manager®:

PART 1	Accessing information from the Cambridge Water Department Website																														
<p>Step 1: Access Cambridge's on-line water payment system by clicking this link.</p> <p>Use the account number provided by your utility to sign in.</p> <p>Step 2: In the list of bills that are generated, click on "View" for the last four bills (representing billing information from the last four quarters).</p>	<div><p>Search Tips: For best search results, please enter the EXACT account number as it appears on your bill. Account Number is located below Service Address on your printed bill.</p><p>Account Number (Must be an exact match.)</p><p><input type="text" value="Account Number"/> [REQUIRED]</p><p><input type="button" value="Submit ✓"/></p></div> <table border="1"><thead><tr><th>Due Date</th><th>Bill Total</th><th>Balance Due</th><th>Bill Year</th><th>View</th></tr></thead><tbody><tr><td>1/16/2014</td><td>\$4,927.39</td><td>\$0.00</td><td>2014</td><td><input type="button" value="View"/></td></tr><tr><td>4/14/2014</td><td>\$4,367.62</td><td>\$0.00</td><td>2014</td><td><input type="button" value="View"/></td></tr><tr><td>7/16/2014</td><td>\$4,772.56</td><td>\$0.00</td><td>2014</td><td><input type="button" value="View"/></td></tr><tr><td>10/15/2014</td><td>\$4,620.84</td><td>\$0.00</td><td>2015</td><td><input type="button" value="View"/></td></tr><tr><td>1/14/2015</td><td>\$7,735.56</td><td>\$0.00</td><td>2015</td><td><input type="button" value="View"/></td></tr></tbody></table>	Due Date	Bill Total	Balance Due	Bill Year	View	1/16/2014	\$4,927.39	\$0.00	2014	<input type="button" value="View"/>	4/14/2014	\$4,367.62	\$0.00	2014	<input type="button" value="View"/>	7/16/2014	\$4,772.56	\$0.00	2014	<input type="button" value="View"/>	10/15/2014	\$4,620.84	\$0.00	2015	<input type="button" value="View"/>	1/14/2015	\$7,735.56	\$0.00	2015	<input type="button" value="View"/>
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<p>You need billing information that covers the entire 12 month period between January 1, 2015 and December 31, 2015 to comply with BEUDO. (You will end up needing bills that cover part of 2014 and part of 2016, as the bills are invoiced quarterly and do not exactly fit the January 1 – December 31 schedule.)</p>																															

Step 3:

Collect water bill usage details in columns "Usage" and "Total Due" for the bills that cover the entire 2015 12-month period.

Current Read Date	Previous Read Date	Current Meter Reading	Previous Meter Reading	Read Code*	Usage	Charge
11/30/2013	08/31/2013	556	509	A	47	384.93 141.94
Adjusts	Interest 0.00	Current Charges 526.87			Total Due	\$526.87

Your bill, by default, shows consumption in 100 cubic feet (ccf) units; Portfolio Manager accepts this unit so you do not have to make any conversions. Simply note the ccf usage and costs on a piece of paper/Excel/etc.

PART II**Taking your utility information and entering it into Portfolio Manager****Step 4:**

For each building, in the "Meters" tab in Portfolio Manager, go to the "Water Meters" section, and click on "Add Another Meter"

Water Meters (1)

[View as a Diagram](#)

Add Another Meter

Name	Water Meter	Most Recent Bill Date	Action
Potable: Combined Indoor/Outdoor or Other Meter	Potable: Combined Indoor/Outdoor or Other		I want to...

Step 5:

Select the appropriate options that apply to your property and click "Get Started"

In this example, we are indicating to Portfolio Manager that our test property has 1 Municipally Supplied Potable Water Meter that caters to both indoor and outdoor facilities at this property.

Your Property's Water Usage

What kind of **water** do you want to track? Please select all that apply.

☒ Municipally Supplied Potable Water

☐ Indoor

☐ Outdoor

☒ Combined Indoor/Outdoor or Other

How Many Meters?

☐ Municipally Supplied Reclaimed Water

☐ Alternative Water Generated On-Site:

☐ Other:

Get Started! [Cancel](#)

Step 6:

Click anywhere on the table to make edits. Under the “Units” column, choose “ccf (hundred cubic feet)” from the drop-down menu.

Then, choose the appropriate date under “Date Meter became Active” column.

Meter Name	Type	Other Type	Units	Date Meter became Active	In Use?	Date Meter became Inactive
Potable Combin	Potable Combin			01/10/2010	<input checked="" type="checkbox"/>	

[Delete Selected Entries](#)
[Add Another Entry](#)

[Back](#)
[Create Meters](#)
[Cancel](#)

(Hint: You could also type in MM/DD/YYYY format if you don't wish to toggle through the calendar that pops up) Click the box under “In Use?” if appropriate. Finally, click on “Create Meters”!

Step 7 (final step):

Take the water meter readings you had noted from the Cambridge Water Department website, and add them into this table. Ensure that the end date of each billing period coincides with the start date of the next billing period. **Ensure the billing dates exactly match the dates as shown on your City of Cambridge Water Bill.**

You must provide at least 12 months of water consumption data

Click “Save Bills” once you’ve inputted all the necessary information.

Congratulations, you have successfully benchmarked your water data!

Potable Indoor Meter Display Year(s) 2014 x

Start Date	End Date	Usage ccf (hundred cubic feet)	Cost (\$)	Estimation	Last Updated
1/1/2014	3/31/2014	500	500.00	<input type="checkbox"/>	3/16/2015 AG_Processor
3/31/2014	6/30/2014	503	503.00	<input type="checkbox"/>	3/16/2015 AG_Processor
6/30/2014	10/31/2014	422	422.00	<input type="checkbox"/>	3/16/2015 AG_Processor
10/31/2014	12/31/2014	622	622.00	<input type="checkbox"/>	3/16/2015 AG_Processor

[Delete Selected Entries](#)
[Add Another Entry](#)

[Download to Excel](#)

Upload data in bulk for this meter:

You can copy/paste into the table above, or upload an Excel spreadsheet using our [spreadsheet template](#).

[Choose File](#) No file chosen [Upload](#)

[Save Bills](#)
[Close](#)

Contact Information

The City of Cambridge is providing a help desk to assist building owners and their agents in complying with the ordinance; the help desk is operated by ICF International. Questions related to benchmarking in Portfolio Manager, or accessing energy data and building attribute information can be directed to the help desk by contacting:

- energyhelpdesk@cambridgema.gov
- (617) 250-4205