

Photo by Jeff McLain on Unsplash

# Maryland's Building Energy Performance Standards (BEPS)

## Delmarva Community Managers Association

### BEPS 101

April 28<sup>th</sup>, 2025

Visit Our Website

[mde.maryland.gov](https://mde.maryland.gov)

**Sam Furio, MDE BEPS**  
**Becky Price, MEA Clean Buildings Hub**



# Agenda

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- BEPS background
- What's a “covered” building
- What building owners need to know
- Performance standards
- MEA Clean Buildings Hub
- Q&A

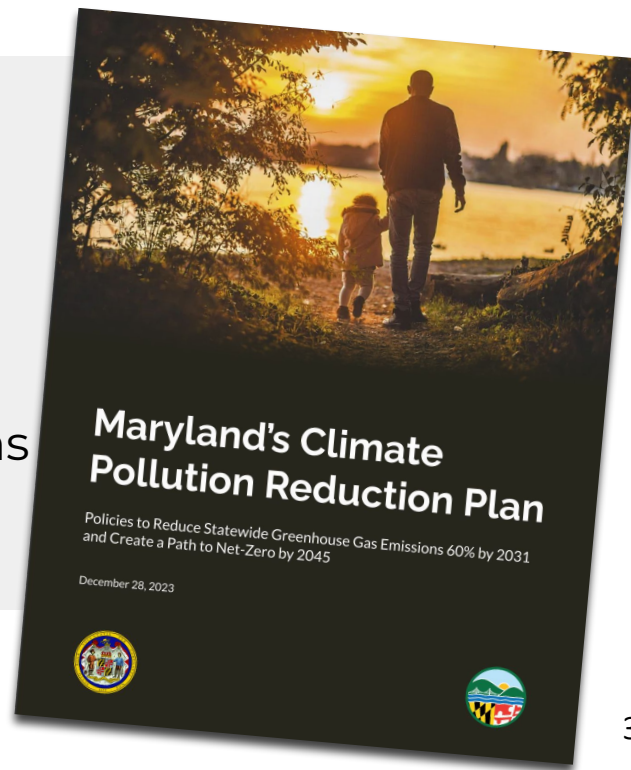






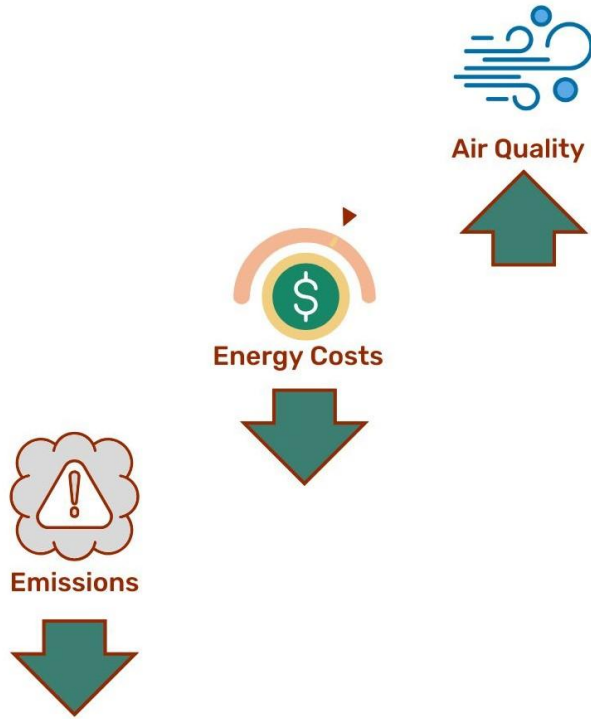
# Climate Plan Objectives

- Reduce statewide greenhouse gas emissions
  1. Achieve 60% reduction by 2031
  2. Achieve net-zero emissions by 2045
- Implement BEPS to help meet these reductions
- Read the plan today @ [mde.maryland.gov](https://mde.maryland.gov)





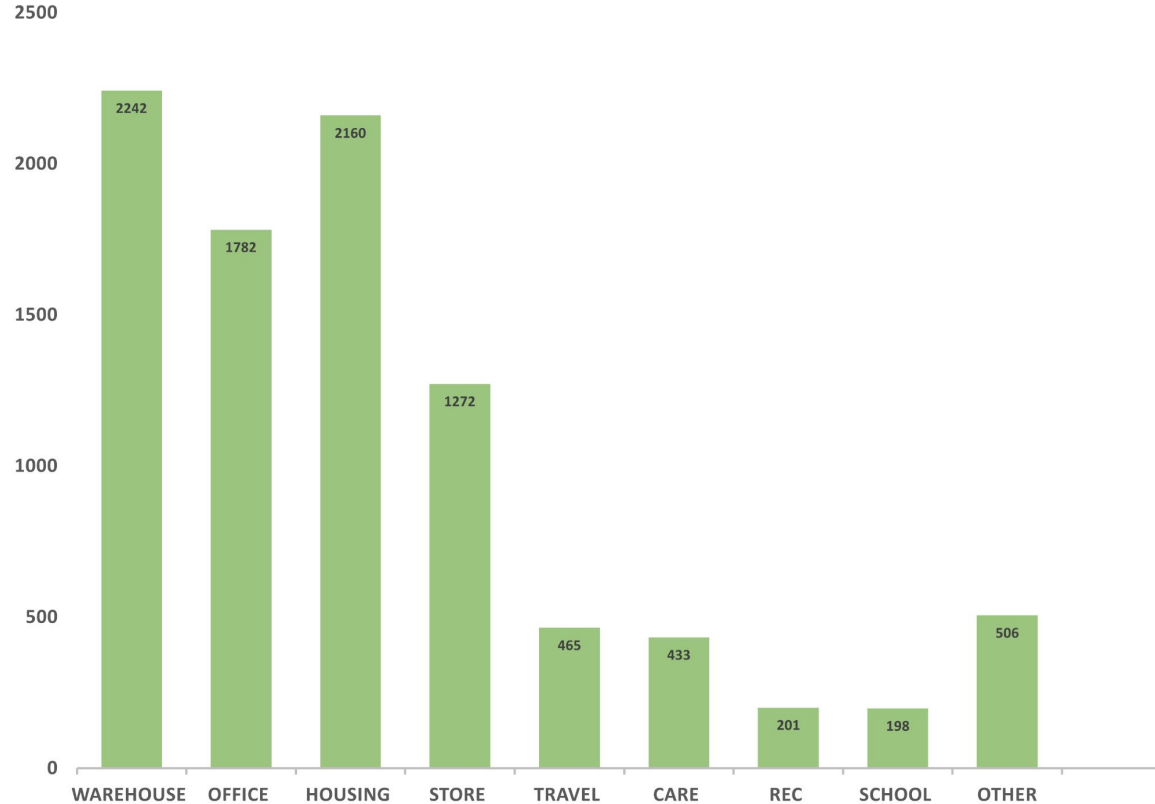
# Current Status



- BEPS now in effect for Maryland
- Most buildings 35,000 square feet or larger are “covered”
- Covered buildings must annually submit a benchmarking report starting this year
- First reports are due **September 1 2025**
- Start meeting phased emissions standards in 2030 or pay for excess emissions



# Covered Building Types

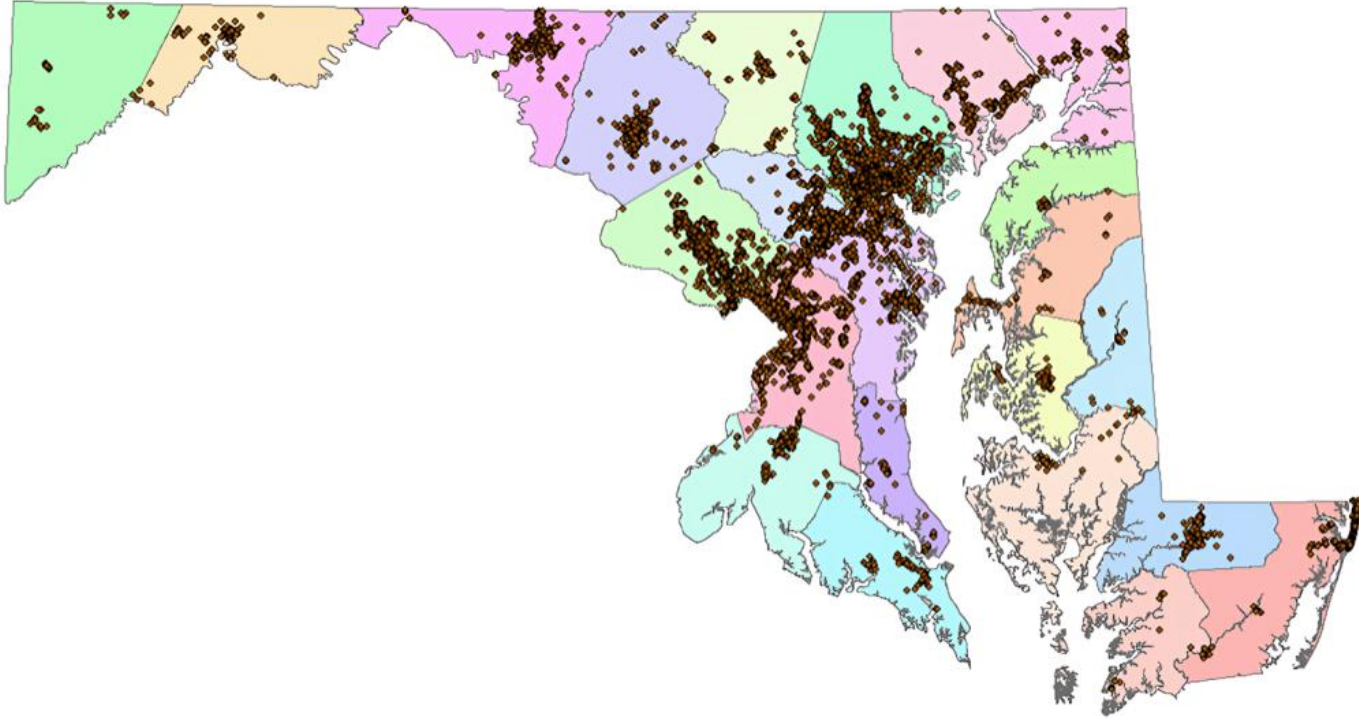


*Preliminary analysis*



# Covered Building Map

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## Total Exemption Apply Once



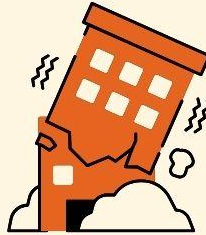
Designated  
Historic



Agricultural



Elementary &  
Secondary Schools



Demolished



Manufacturing



Federally  
Owned

## ACP Adjustment

Apply Annually



Reduced Alternative  
Compliance Payments  
(ACP) for  
Affordable Housing

## Total Exemption

Apply Annually



Financial Distress



Not Occupied

## Baseline Exemption

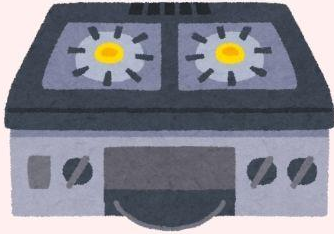
Apply Annually  
(Max 3 Times)



Low Occupancy  
< 50%

# Annual Energy Exclusions

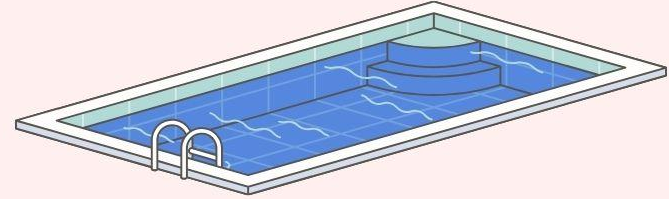
Food Service  
Facilities



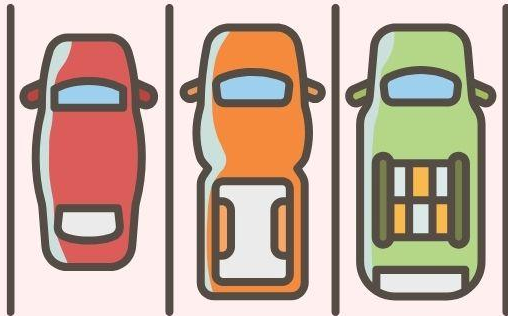
EV Charging



Outdoor Heated Pools



Parking Lots



Combustion Equipment  
*Required by Law*



Other ESPM Exclusions  
listed in TM24-01







# How to Get Started

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## Benchmarking

### **Annually, starting in 2025**

Use ENERGY STAR  
Portfolio Manager to  
track annual energy  
use and greenhouse  
gas emissions



# How to Get Started

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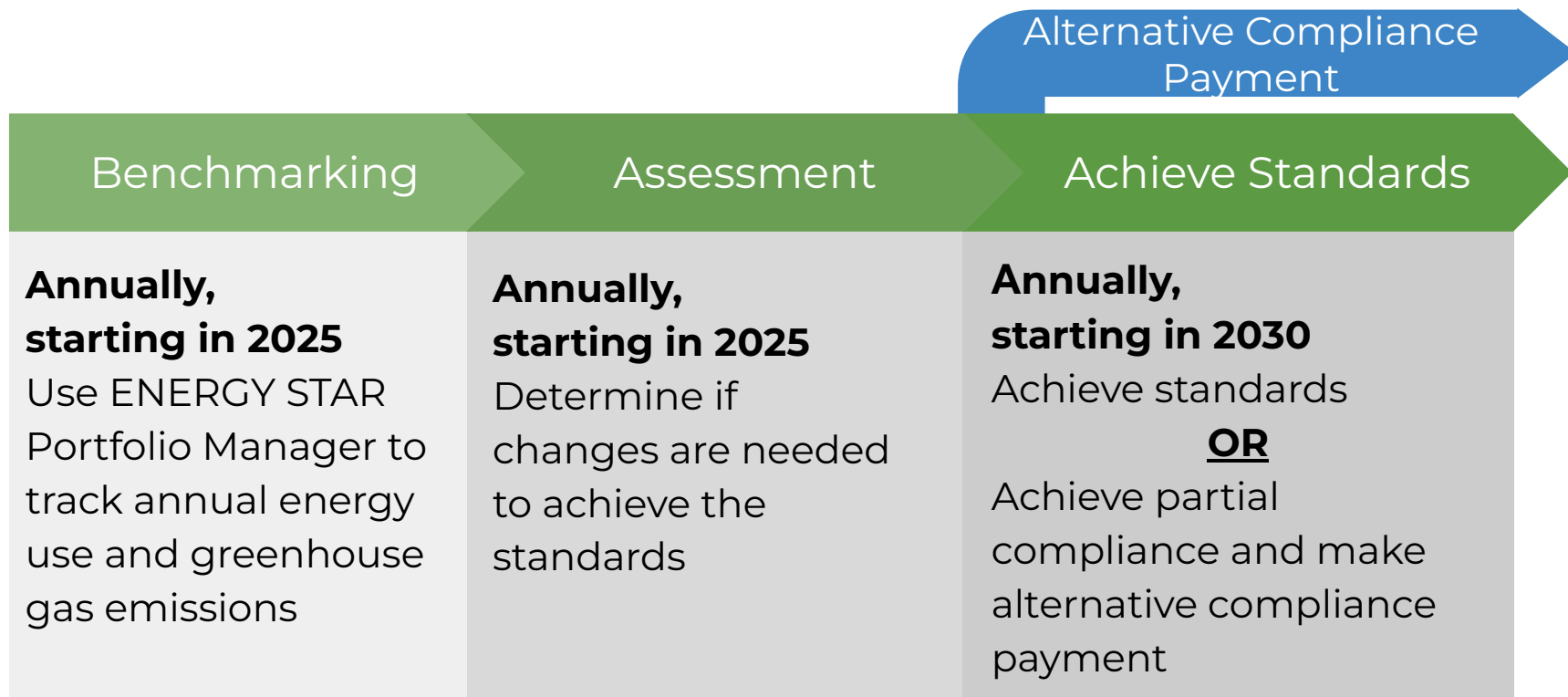
## Assessment

**Annually,  
starting in 2025**

Determine if  
changes are needed  
to achieve the  
standards



# How to Get Started





# Building Owner To-Do List

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1. Determine coverage status, search BEPS Portal, and/or submit relevant forms
2. Start benchmarking
3. Assess whether the building is already achieving the standards
4. If not meeting the standards, plan to make improvements and determine when it's preferable to pay for the building's excess emissions





# Performance Standards

Building owners have a long runway!

- Phased reduction of on-site “direct” emissions by type of building
  1. Interim Standard 1 (2030 - 2034) ↓
  2. Interim Standard 2 (2035 - 2039) ↓↓
  3. Final Standard Net-Zero (2040 +) ↓↓↓
- MDE intends to adopt an energy efficiency standard, called site energy use intensity (EUI) in 2027 – and recommends not installing inefficient electric equipment





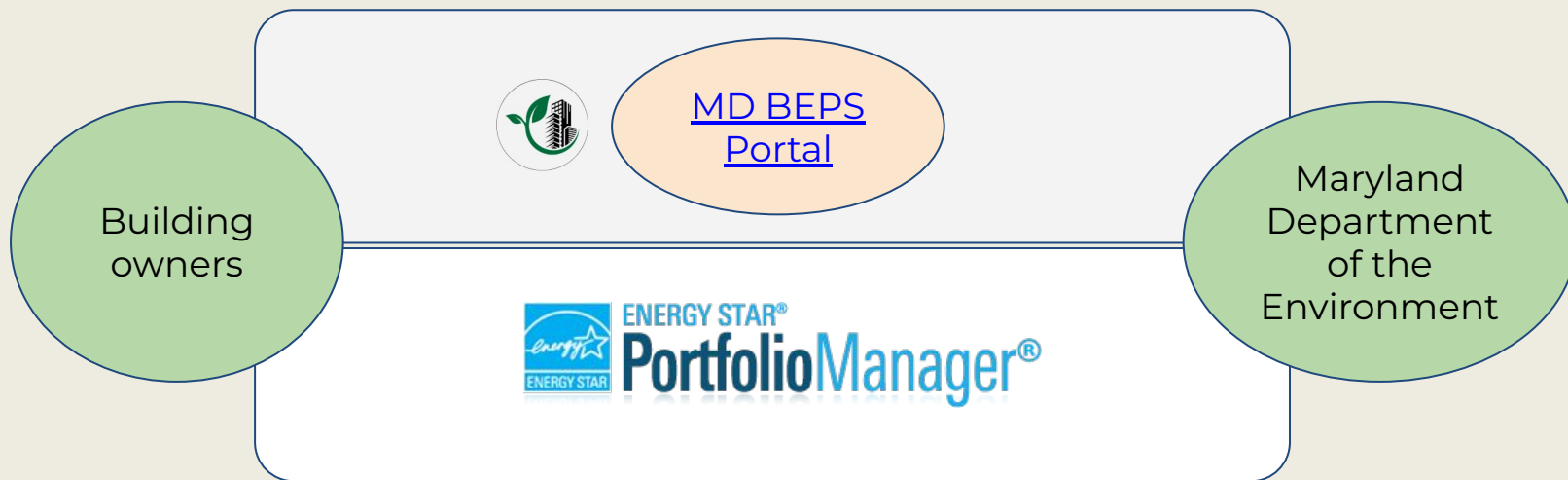
# Noncompliance: Benchmarking

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- Failure to submit a benchmarking report would put the building owner in violation of the requirements of the BEPS regulation.
- Violations are reviewed and enforced on a case by case basis by the MDE Air and Radiation Administration Compliance Program, and enforcement may range from warnings to fees.
- We encourage people to reach out as soon as possible if they have any concerns about being able to complete a timely submission, as we understand people are learning to navigate the requirements of this new regulation.



# Data Process





# BEPS Portal

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## **BUILDING ENERGY PERFORMANCE STANDARDS**



**BEPS PORTAL & NEXT STEPS  
CLICK HERE**

**COVERED BUILDINGS LIST, FORMS AND RESOURCES**





# ENERGY STAR Portfolio Manager

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Free  
online trainings



Service provider  
directory





# Data Acquisition

## Connecting With Your Energy Data Provider



### Pepco Holdings (Pepco and Delmarva Power)

#### Data Request Process

Building owners will enroll in the [Energy Usage Data System \(EUDS\)](#) via the [enrollment form](#) on the Pepco informational webpage. They will receive credentials, login to the EUDS, create their buildings, submit requests for energy usage data, and link their buildings to ENERGY STAR Portfolio Manager.

#### Contact Information

For inquiries, please contact the Pepco Energy Usage Data System (EUDS) Support Team at [Support@exelonenergyusagedata.com](mailto:Support@exelonenergyusagedata.com).

#### Resources

[Pepco informational webpage](#)

[Pepco Energy Usage Data System \(EUDS\)](#)

Pepco's innovative Energy Usage Data System (EUDS) can help you retrieve the aggregate whole building energy usage data of your single or multi-tenant commercial, residential, and industrial buildings and enable you to connect to and send/receive data with ENERGY STAR® Portfolio Manager®



**pepco holdings**<sup>SM</sup>

AN EXELON COMPANY

- Electric and gas companies have 90 days to provide your data upon request in 2025, 30 days every year thereafter
- Be cognizant of September 1 deadline

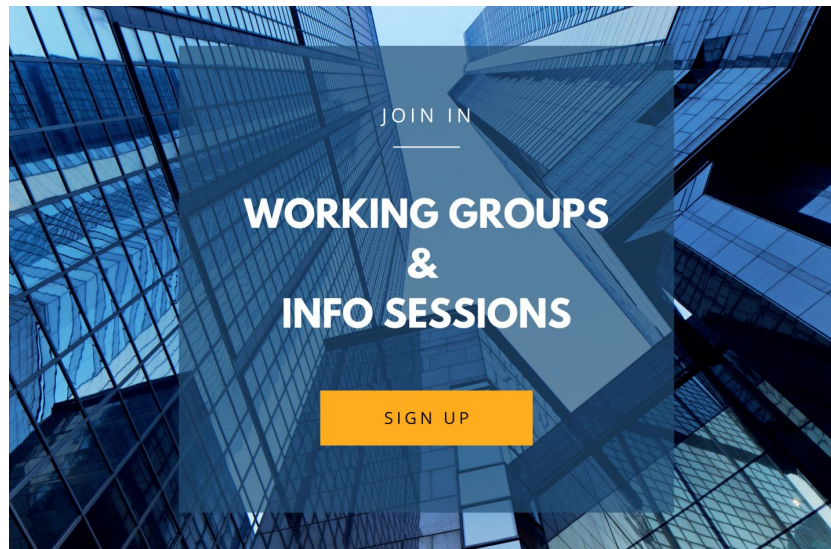
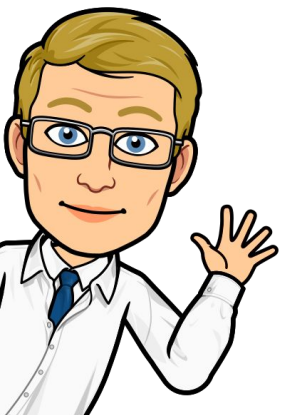


# Info Sessions & Working Groups

Signup today on the [BEPS website](#)

## YOUTUBE PLAYLIST

subscribe



# Clean Buildings Hub: Helping you funding & finance BEPS

Rebecca Price, Manager, Maryland Clean Buildings Hub

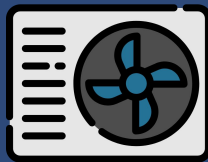




# Maryland Energy Administration 101

The Maryland Energy Administration's mission is to promote clean, affordable, reliable energy and energy-related greenhouse gas emission reductions to benefit Marylanders in a just and equitable manner.

- Grants
- Loans
- Rebates



# Maryland Clean Buildings Hub

The Hub **CAN:**

- ✓ Help you understand available funding and financing opportunities & alert you to new ones
- ✓ Connect you to technical assistance
- ✓ Point you to resources to help you get started



The Hub **CANNOT:**

- ✗ Apply for incentives on your behalf
- ✗ Endorse a vendor or contractor
- ✗ Give tax or legal advice
- ✗ Provide explicit recommendations on measures or pathways to pursue



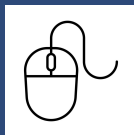
# Connect with the Hub



[building.decarbonization@maryland.gov](mailto:building.decarbonization@maryland.gov)



<https://tinyurl.com/ywjt7pf5>



[energy.maryland.gov/Pages/MDCleanBuildingsHub](https://energy.maryland.gov/Pages/MDCleanBuildingsHub)



# Snapshot: funding & financing BEPS

- MEA Commercial, Industrial, and Agricultural Grant Program
- MEA Jane E. Lawton Loan Program
- EmPOWER utility rebates
- Federal 179D Tax Deduction
- Maryland Clean Energy Center (green bank)



# Layer Cake Project Financing

Energy utility	EmPOWER rebates
Maryland Clean Energy Center	Technical assistance program Low-interest financing Property assessed clean energy (PACE)
Maryland Energy Administration:	Grants Lawton Loan
Internal Revenue Service	179D Tax Deduction
Out-of-Pocket:	Capital budget





# Q&A

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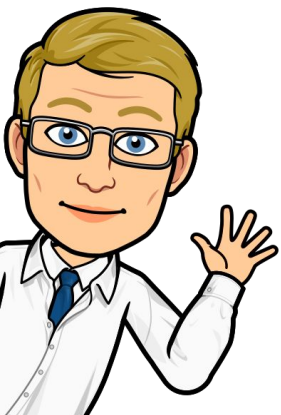
## BEPS Team



beps.mde@maryland.gov



410-537-3183



## Clean Buildings Hub



building.decarbonization  
@maryland.gov

