

**U.S. General Services Administration (GSA)
Office of Federal High-Performance Green Buildings**

**Discussion Preparation for Green Building Advisory Committee Meeting
May 9th, 2012**

**Topic:
Submetering Guidance**

Background:

This project aims to determine the extent to which submetering is a viable strategy for achieving Federal energy reduction goals as well as for GHG reporting.

Submetering is an important tool for reducing energy use in buildings; it provides information at a local level, enabling building occupants and tenant agencies to identify energy intensive systems and adjust their behaviors to achieve energy performance goals. Sub-metering, if implemented more widely, could have far reaching effects on reducing greenhouse gas emissions.

A high priority work item for OFHPGB is development of guidance for federal facility and energy managers on when and how to use submetering to collect and report energy use and greenhouse gas emissions data for leased assets.

To help facilitate such efforts, the guidance will:

- summarize the roles of real property portfolio managers and facility energy managers for energy and greenhouse gas reporting and submetering,
- briefly explain lease types and the energy reporting challenge emerging from fully serviced leases,
- identify best practices for portfolio and energy managers to estimate and report energy usage in fully serviced leases, and
- present a primer on using submetering to reduce energy consumption, costs, and greenhouse gases.

KEY QUESTIONS & REQUESTS FOR DISCUSSION:

1. GSA is seeking additional research reports available as reference for ways to use submetering to improve building performance
2. GSA is looking for additional studies particularly on the cost of submetering, and return on investment.