CHICAGO, IL · MUNICIPAL CODE OF CHICAGO CH. 18-14

Chicago Benchmarking & Star Rating

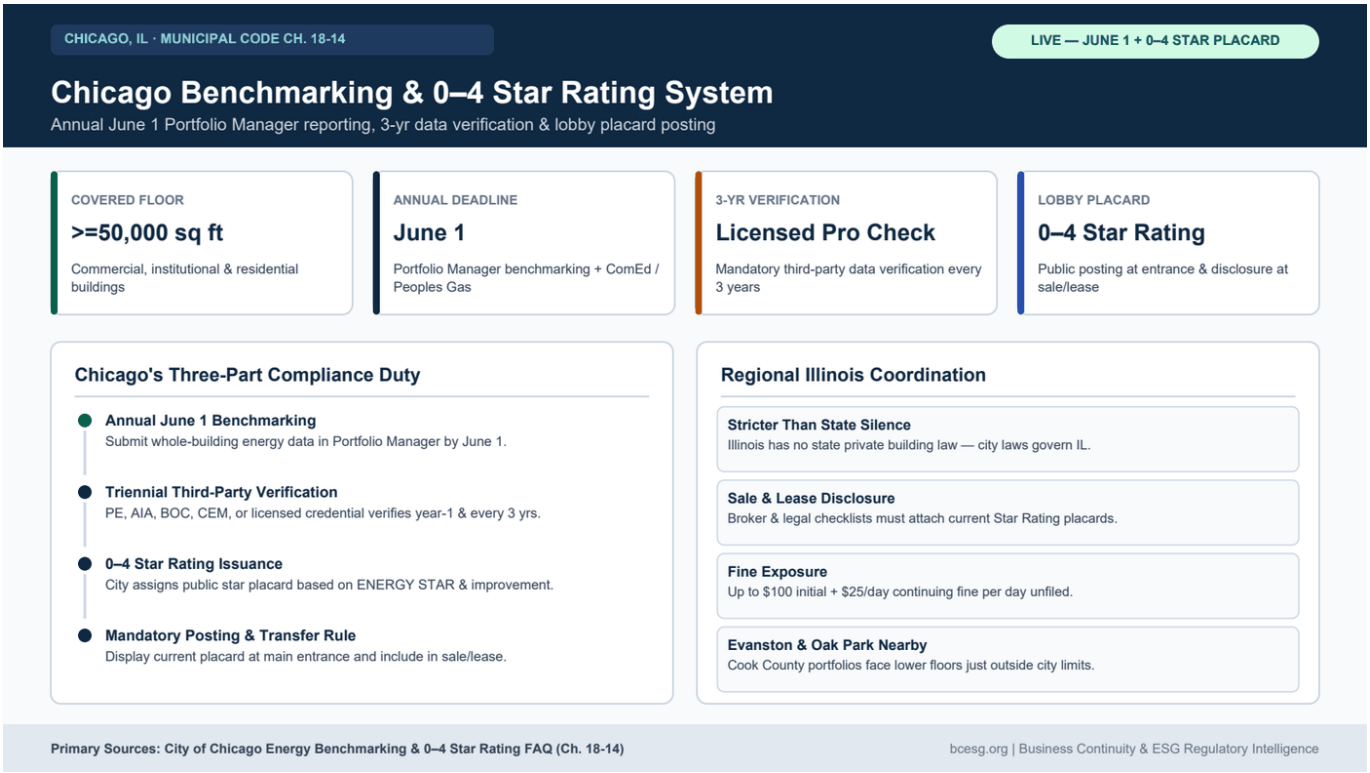
June 1 filings (>=50k sf), triennial professional verification & 0–4 Star placards

1. Statutory Scope, Thresholds & Key Dates

Ch. 18-14 Requirement	Covered Buildings	Cadence / Deadline	Verification & Posting Duty
Benchmarking Filing	Comm, inst & res >=50k sf	Annual June 1	Portfolio Manager whole-building energy
3rd-Party Verification	All >=50k covered parcels	Every 3 years (+ yr 1)	Signed by PE, AIA, CEM, BOC, or approved pro
0–4 Star Rating Placard	All >=50k covered parcels	Updated annually post-filing	Post in public entrance + share in sale/leases

2. Operational Requirements & Enforcement

- **Three Ch. 18-14 Obligations:** Chicago demands annual June 1 benchmarking, licensed 3-year data verification, and visible 0–4 Star lobby placards.
- **Sale & Lease Disclosure:** Owners must disclose current 0–4 Star ratings in commercial leases and building sales under MCC Ch. 18-14.
- **Zero Illinois State Building Law:** Private real estate obligations depend entirely on municipal Chicago, Evanston, and Oak Park rules.



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Chicago ComEd/Peoples Gas, Verification & Placard Workflow

Step-by-step workflow from utility data verification through filing & compliance proof

Step	Owner / Team	Auditable Deliverable
1. ComEd & Peoples Gas Pull	Property Ops	Sync automated whole-building utility intervals in Portfolio Manager by April 15.
2. 3-Yr Verification Check	Compliance / PE	Check Chicago ID year cycle; engage PE/CEM/AIA verifier before June 1 if due.
3. Placard & Lease Rider	Building Mgr / Counsel	Download updated 0–4 Star placard, frame in lobby & attach to leasing packets.

Key Questions & Edge-Case Rules

- **Do Chicago buildings need third-party verification every year under Ch. 18-14?** No. Annual June 1 Portfolio Manager reporting is required every year, while third-party verification by a qualified licensed professional (PE, AIA, CEM, BOC, etc.) is required in year one and every three years thereafter.
- **Where must Chicago's 0–4 Star Energy Rating placard be posted?** Covered buildings >=50,000 sq ft must display the municipal 0–4 Star placard in a prominent location at the building's public entrance and disclose the rating upon sale or commercial/residential lease.

Primary Sources & Statutory Citations

- City of Chicago — Energy Benchmarking & 0–4 Star Rating System FAQs (Ch. 18-14 PDF)
- Evanston HBO & Oak Park Suburban Cook County Guide

Canonical Guide: https://bcesg.org/chicago-energy-benchmarking-0-4-star-rating-compliance-guide/

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