DETROIT & ANN ARBOR, MI · SOUTHEAST MICHIGAN

Detroit & Ann Arbor Benchmarking

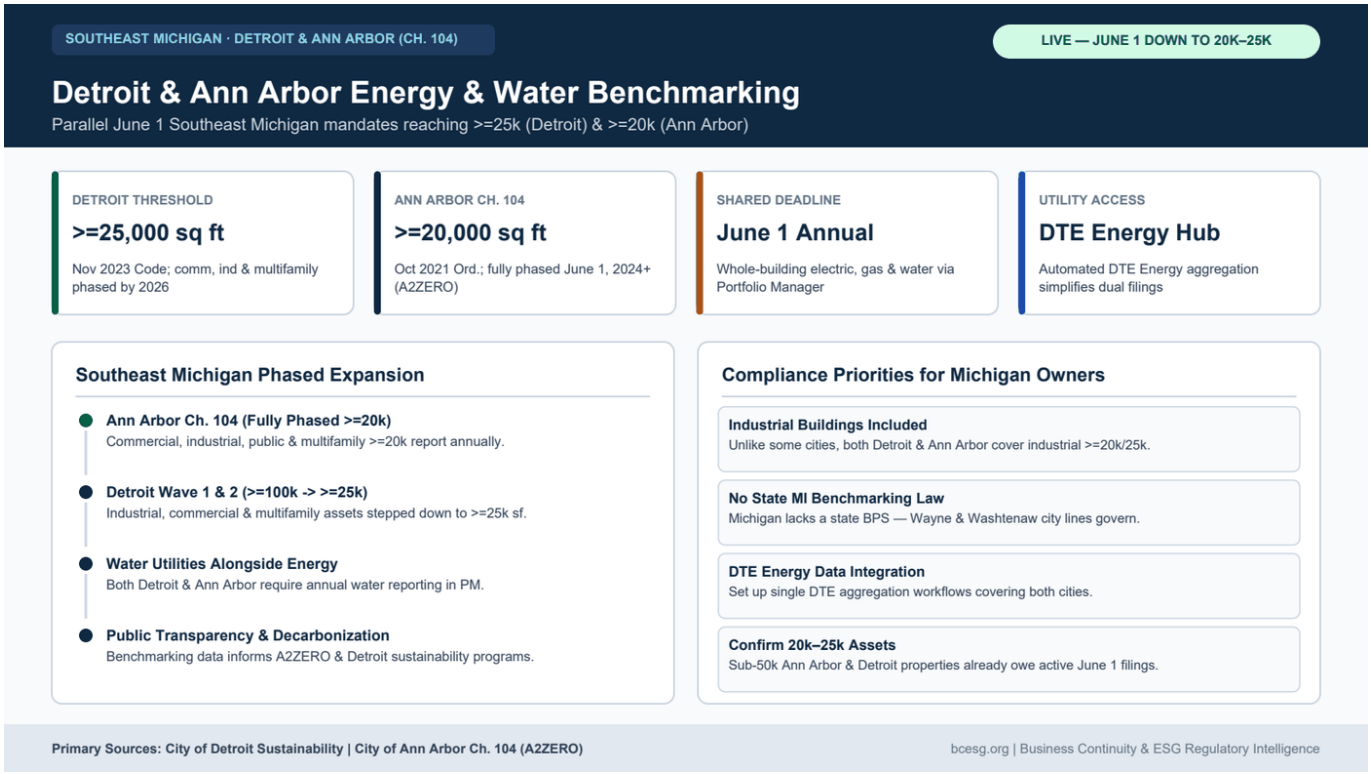
Shared June 1 Portfolio Manager energy & water filings down to 20,000 sq ft

1. Statutory Scope, Thresholds & Key Dates

City & Citation	Threshold & Coverage	Annual Due Date	Utilities Covered
Detroit (Nov 2023 Code)	Comm, ind & multifamily >=25,000 sf	Annual June 1	Electricity, gas & municipal water (PM)
Ann Arbor (Ch. 104 / A2ZERO)	Comm, ind, public & multi >=20,000 sf	Annual June 1	Electricity, gas & municipal water (PM)

2. Operational Requirements & Enforcement

- **Shared June 1 Deadline:** Both Detroit (>=25k sf) and Ann Arbor Ch. 104 (>=20k sf) enforce annual June 1 energy & water benchmarking.
- **Industrial Facilities Included:** Logistics, light manufacturing, and warehouses >=20k/25k owe full Portfolio Manager disclosures alongside offices and apartments.
- **Streamlined Via DTE Energy:** One automated DTE Energy whole-building utility workflow covers Wayne and Washtenaw County portfolios.



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DTE Energy Whole-Building Sync & Multi-Asset Checklist

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

Step	Owner / Team	Auditable Deliverable
1. Industrial & MF Sweep	Asset Management	Include >=25k Detroit & >=20k Ann Arbor industrial/warehouse/multi assets.
2. April DTE & Water Pull	Property Ops	Request DTE Energy aggregated data + DWSD / Ann Arbor water bills.
3. June 1 PM Submission	Compliance Lead	Share municipal Portfolio Manager links cleanly before June 1.

Key Questions & Edge-Case Rules

- **Are industrial warehouses covered under Detroit and Ann Arbor benchmarking ordinances?** Yes. Both Detroit (>=25,000 sq ft) and Ann Arbor Ch. 104 (>=20,000 sq ft) cover commercial, industrial, and multifamily buildings annually by June 1.
- **What size threshold currently triggers Detroit's benchmarking rule?** Passed in November 2023 on a 2024–2026 phase-down from >=100,000 sq ft, Detroit's ordinance covers buildings starting at >=25,000 sq ft.

Primary Sources & Statutory Citations

- City of Detroit — Energy & Water Benchmarking Ordinance
- City of Ann Arbor — Ch. 104 Benchmarking (A2ZERO Update PDF)

Canonical Guide: https://bcesg.org/detroit-ann-arbor-michigan-building-benchmarking-guide/

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