PHILADELPHIA, PA · PHILA. CODE §§ 9-3402 & 9-3403

Philadelphia BEPP & Benchmarking

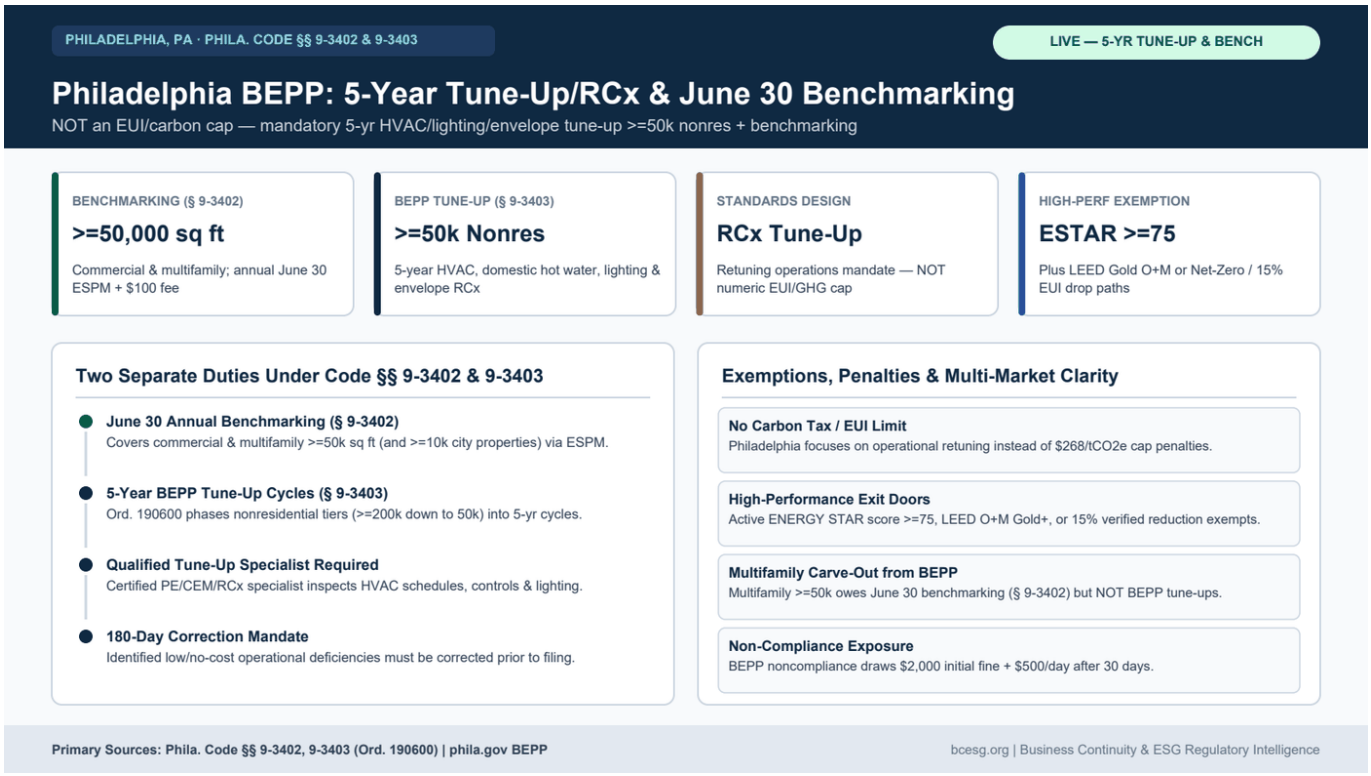
5-year HVAC/lighting/envelope RCx tune-ups, ENERGY STAR >=75 exit & June 30 filings

1. Statutory Scope, Thresholds & Key Dates

Provision & Citation	Covered Threshold	Deadline / Cadence	Compliance Standard & Penalty
Benchmarking (§ 9-3402)	Commercial & multifamily >=50k sf (+ city >=10k)	Annual June 30 (+ $100 fee)	ENERGY STAR PM filing; $300 initial + $100/day
BEPP Tune-Up (§ 9-3403)	Non-residential >=50k sf ONLY (no multifamily)	5-year repeating cohort cycles (Sept 30)	RCx tune-up OR ESTAR >=75 exempt; $2,000 + $500/day

2. Operational Requirements & Enforcement

- **Not a Carbon Cap:** Philadelphia BEPP (§ 9-3403) enforces a 5-year operational RCx tune-up law rather than a numeric EUI or $268/tCO2e emissions penalty.
- **Multifamily Exempt from BEPP:** Multifamily buildings >=50,000 sq ft file June 30 benchmarking (§ 9-3402) only, while non-residential >=50,000 sq ft owe 5-year tune-ups.
- **ENERGY STAR >=75 Shortcut:** Strong benchmarking scores or LEED Gold O+M certifications exempt properties from field tune-up work.



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Philadelphia Qualified Specialist & 180-Day Correction Workflow

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

Step	Owner / Team	Auditable Deliverable
1. June 30 Portfolio Mgr	Property Ops	Submit PECO/PGW/PWD energy + water data and $100 fee; check ENERGY STAR score.
2. Cohort & Exemption Check	Sustainability / Asset Mgr	Verify 5-year BEPP cycle date and evaluate ESTAR >=75 / LEED Gold exemption.
3. Specialist Tune-Up	Qualified PE / CEM / RCx	Complete HVAC/lighting audit, execute operational corrections, and file BEPP report.

Key Questions & Edge-Case Rules

- **Does Philadelphia BEPP impose a fine if a building exceeds an EUI or GHG emissions limit?** No. Unlike NYC LL97 or Boston BERDO, Philadelphia Code § 9-3403 is a 5-year retro-commissioning (tune-up) mandate requiring inspection and correction of HVAC, lighting, water, and envelope operations — fines ($2,000 + $500/day) apply only for failing to complete or file the tune-up/exemption.
- **Do multifamily apartment buildings have to comply with Philadelphia BEPP?** Multifamily buildings >=50,000 sq ft must complete annual June 30 energy/water benchmarking under Phila. Code § 9-3402, but they are excluded from § 9-3403 5-year BEPP tune-ups unless non-residential space alone meets coverage thresholds.

Primary Sources & Statutory Citations

- City of Philadelphia Office of Sustainability — Building Energy Performance Program (BEPP)
- City of Philadelphia — Building Energy Programs Portal

Canonical Guide: https://bcesg.org/philadelphia-bepp-5-year-tune-up-benchmarking-compliance-guide/

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