PITTSBURGH, PA (CH. 633) & COLUMBUS, OH (CH. 4118)

Pittsburgh & Columbus Benchmarking

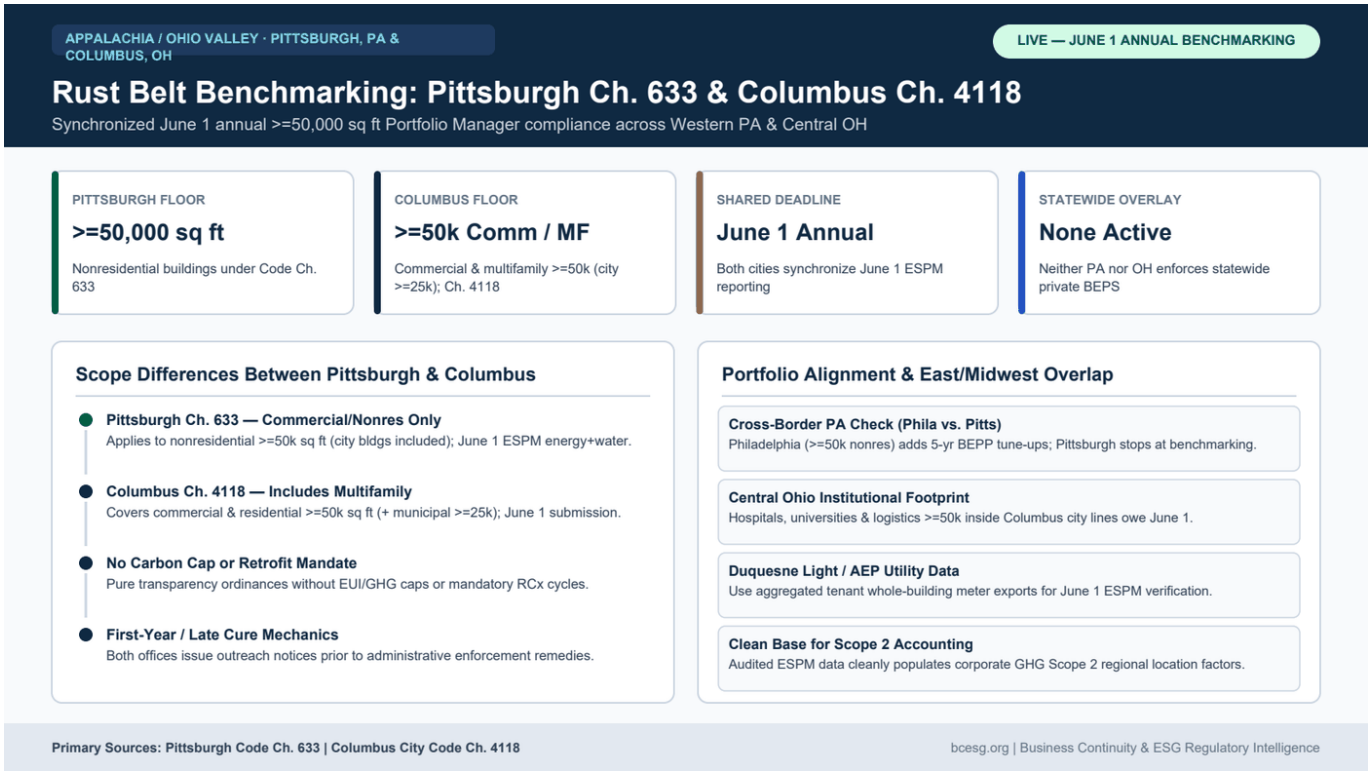
Shared annual June 1 Portfolio Manager filings, water rules & multifamily scope

1. Statutory Scope, Thresholds & Key Dates

City & Code	Covered Private Threshold	Annual Due Date	Multifamily Included?
Pittsburgh, PA (Ch. 633)	Non-residential >=50,000 sq ft	June 1 (Energy & water PM)	NO — commercial/non-residential only
Columbus, OH (Ch. 4118)	Commercial & multifamily >=50,000 sq ft	June 1 (Energy & water PM)	YES — private multifamily >=50k covered

2. Operational Requirements & Enforcement

- **Shared June 1 Cutoff:** Pittsburgh (Ch. 633) and Columbus (Ch. 4118) both require annual Portfolio Manager energy and water uploads by June 1 at >=50,000 sq ft.
- **Multifamily Coverage Split:** Columbus Ch. 4118 covers multifamily apartments >=50,000 sq ft, whereas Pittsburgh Ch. 633 covers non-residential assets only.
- **Pure Benchmarking Regimes:** Neither ordinance imposes mandatory audits, retro-commissioning, or carbon-cap penalties.



PITTSBURGH, PA (CH. 633) & COLUMBUS, OH (CH. 4118) · PAGE 2 CHECKLIST

Appalachian / Ohio Valley Annual Benchmarking Workflow

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

Step	Owner / Team	Auditable Deliverable
1. April Meter Pull	Property Ops	Gather Duquesne/PWSA (Pittsburgh) and AEP/Columbia Gas (Columbus) aggregate feeds.
2. Portfolio Classification	Asset Management	Separate Pittsburgh non-residential >=50k sf from exempt multifamily parcels.
3. June 1 Municipal Share	Compliance Lead	Submit City-specific Portfolio Manager reporting links and archive compliance receipts.

Key Questions & Edge-Case Rules

- **Do multifamily apartment buildings >=50,000 sq ft have to file benchmarking in Pittsburgh?** No. Pittsburgh Code Ch. 633 applies strictly to non-residential buildings >=50,000 sq ft, unlike Columbus Ch. 4118 which explicitly covers both commercial and multifamily properties >=50,000 sq ft.
- **Are energy and water utilities both included in Pittsburgh and Columbus benchmarking?** Yes. Both cities require whole-building electricity, heating fuels, and water consumption submitted through ENERGY STAR Portfolio Manager by June 1 annually.

Primary Sources & Statutory Citations

- City of Pittsburgh Dept. of City Planning — Building Benchmarking FAQ (Ch. 633)
- City of Columbus — Benchmarking & Transparency Annual Report (Ch. 4118)

Canonical Guide: https://bcesg.org/pittsburgh-columbus-building-energy-benchmarking-compliance-guide/

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