PORTLAND, ME & PROVIDENCE, RI · NEW ENGLAND CITIES

Portland ME & Providence RI Benchmarking

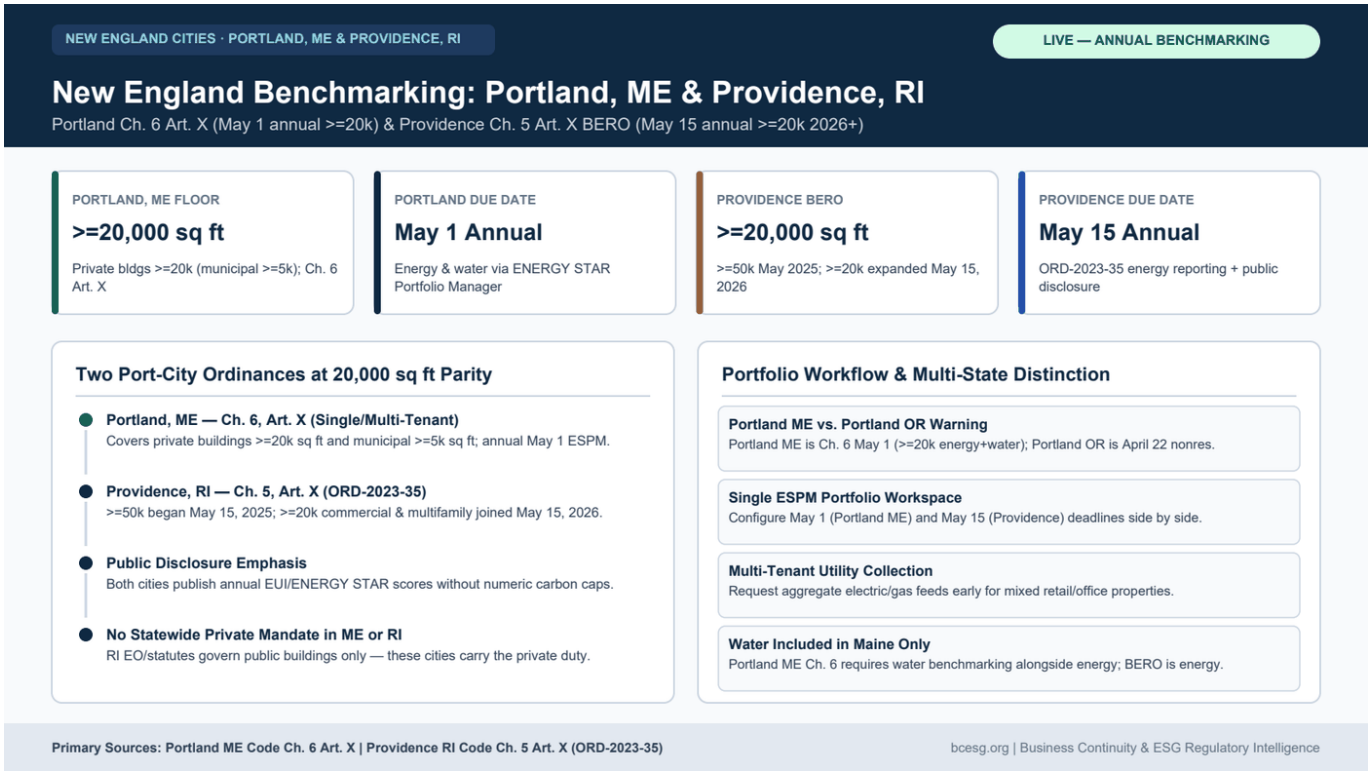
May 1 & May 15 ENERGY STAR Portfolio Manager thresholds & public-law context

1. Statutory Scope, Thresholds & Key Dates

City & Citation	Threshold	Annual Deadline	Administering Agency & Scope
Portland, ME (Ch. 6 Art. X)	Private >=20k sf; municipal >=5k sf	May 1 annual	Portland Sustainability Office (Energy & water PM)
Providence, RI (Ch. 5 Art. X / ORD-2023-35)	>=50k (2025); >=20k (2026+) comm & multi	May 15 annual	Providence Office of Sustainability (Energy PM + public)

2. Operational Requirements & Enforcement

- **Back-to-Back May Cutoffs:** Portland ME closes May 1 (>=20k sq ft energy & water); Providence RI BERO closes May 15 (now including all >=20k sq ft properties).
- **No State Umbrella for Private Real Estate:** Neither Maine nor Rhode Island relieves private landlords — state laws stay absent (ME) or public-sector-only (RI).
- **Benchmarking Only (No Caps):** Both laws require verified Portfolio Manager reporting and public transparency without numeric GHG cap penalties.



PORTLAND, ME & PROVIDENCE, RI · NEW ENGLAND CITIES · PAGE 2 CHECKLIST

New England Benchmarking Utility & Disclosure Checklist

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

Step	Owner / Team	Auditable Deliverable
1. March Utility Pull	Property Ops	Request aggregated CMP/Unitil/RI Energy whole-building data by mid-March.
2. May 1 & May 15 Uploads	Compliance Lead	Share Portfolio Manager reports to Portland (May 1) and Providence (May 15) templates.
3. Archive Confirmations	Asset Records	Store automated receipt emails and building IDs ahead of public municipal tables.

Key Questions & Edge-Case Rules

- **When did Providence RI's >=20,000 sq ft reporting requirement take effect?** Under Providence ORD-2023-35 (Code Ch. 5, Art. X), buildings >=50,000 sq ft began May 15, 2025, and buildings >=20,000 sq ft entered active reporting on May 15, 2026.
- **Does Portland Maine require water reporting alongside energy benchmarking?** Yes. Under Portland City Code Ch. 6, Art. X, covered buildings >=20,000 sq ft submit both energy and water consumption via ENERGY STAR Portfolio Manager by May 1 annually.

Primary Sources & Statutory Citations

- City of Portland, ME — Energy Benchmarking Ordinance (Ch. 6, Art. X)
- City of Providence, RI — Building Energy Reporting Program (BERO / ORD-2023-35)

Canonical Guide: https://bcesg.org/portland-maine-providence-rhode-island-building-benchmarking-guide/

Informational Reference Only: Published by BC ESG (Tygart Media). Summarizes statutory and regulatory rules from cited primary sources; not legal, accounting, tax, or licensed engineering advice.