



GPAAEE

GREATER PHILADELPHIA CHAPTER
ASSOCIATION OF ENERGY ENGINEERS
PRESENTS:

PHILADELPHIA ENERGY UPDATE

JANUARY 14TH, 2026

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AN EXELON COMPANY



January 14, 2026

PECO Ways to Save GPAEE Philadelphia Energy Update

Brett Riley – PECO Sr. Energy Efficiency Program Manager

Agenda

1. Industry Trends
2. PECO Ways to Save Deadlines
3. Other Resources

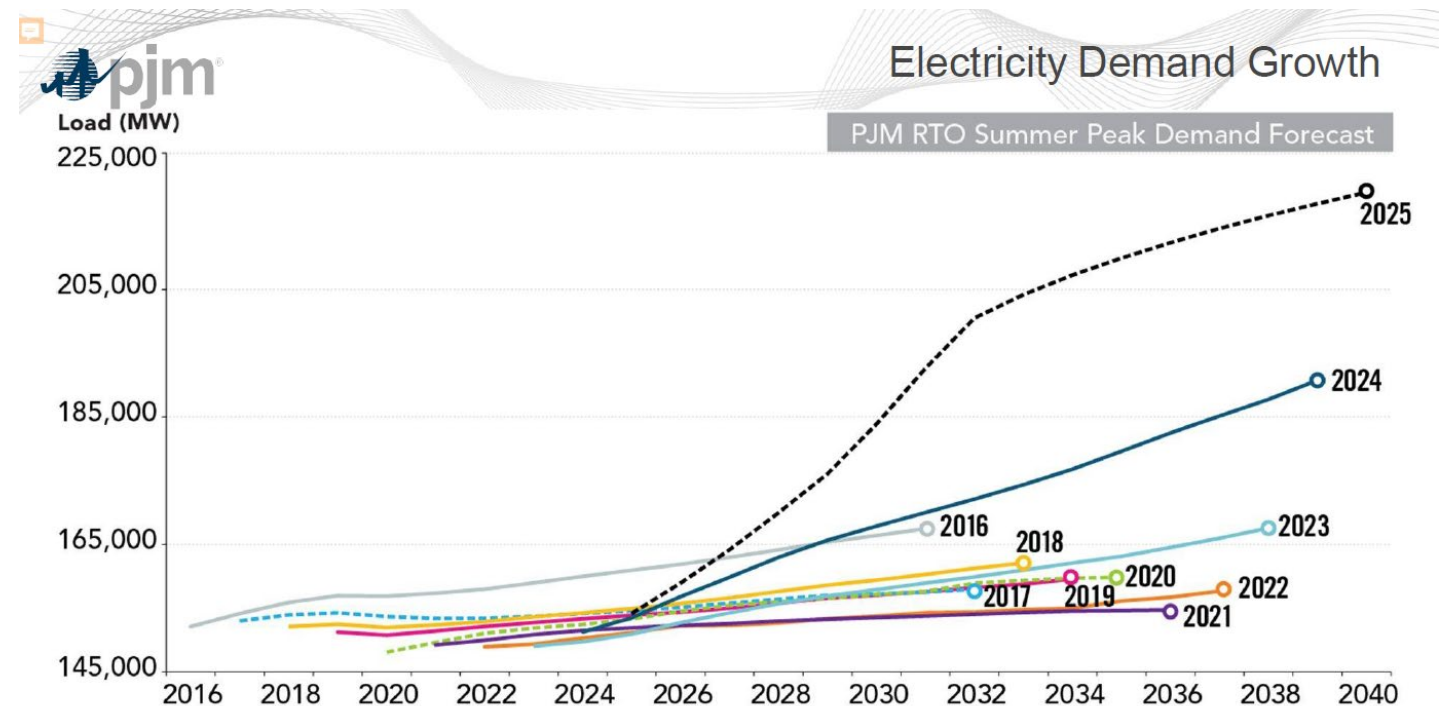
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Industry Trends – Current & Future

Supply Charge Increases

Contributing Factors to Supply Charge Increases

- Rising wholesale electricity prices
- Increased demand for electricity
- Expiration of coal and natural gas power plants
- Slow interconnection process for new supply



Federal Funding Uncertainty

Major Grants & Tax Credits Now Expiring Sooner

- Investment Tax Credit for Renewable Energy Projects – now expiring December 31, 2027
 - Projects that begin before July 4, 2026 can qualify for four-year extension
- EV Vehicle Tax Credits - EXPIRED
- Alternative Fuel Refueling Property Credit – June 2026
- Energy Efficient Commercial Buildings Deduction (179D) – June 2026
- Clean Manufacturing Grants/OCED Funding - Frozen
- ENERGY STAR – Proposed cutting funding entirely



Corporate Sustainability Goals

Sustainability Goals Across Our Territory

- PECO Path to Clean
- University of Pennsylvania Climate and Sustainability Action Plan – Carbon Neutral by 2042
- Brandywine Realty Trust – Reducing energy usage and GHG emissions 15% by 2025
- Temple University Climate Action Plan – Carbon Neutral by 2050
- Lavazza Group – A Goal in Every Cup

Our Goal

As part of our Path to Clean goal, PECO and the collective Exelon utilities will reduce our operations-driven emissions by 50 percent by 2030 and support customers in reducing their emissions through access to clean and affordable energy solutions. We are deepening this commitment and will achieve net-zero operations-driven emissions by 2050.

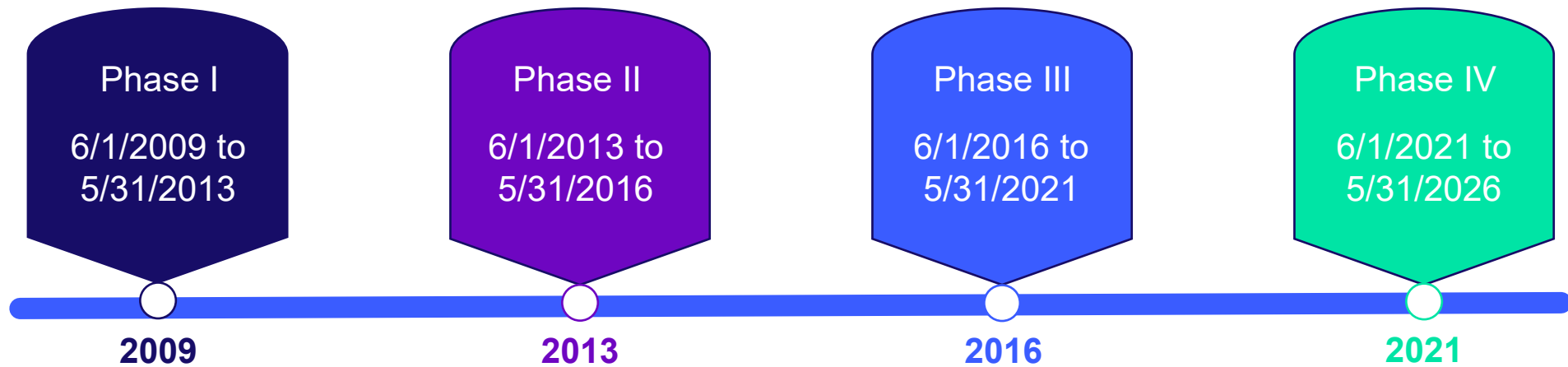
- ➔ Cut operations-driven emissions in half by 2030
- ➔ Achieve net-zero by 2050
- ➔ Support customers and communities in reaching their clean energy goals

2

PECO Ways to Save Act 129 Phase IV Deadlines

PA Act 129, Phase IV

Phase IV: Current phase – Began on June 1, 2021 and ends May 31, 2026



Important Phase IV Deadlines and Reminders

Deadlines

- Solar & CHP projects must be submitted by **April 1, 2026**
- All other project applications must be submitted by **May 15, 2026**

Other Reminders

- **180-day look back** - Any projects started or completed in the last 6 months may still qualify for incentives
- Projects completed and in-service by May 31, 2026 must have final applications submitted by the deadline to receive an incentive
 - Not eligible for Phase V incentives



Important Phase IV Deadlines

Custom projects requiring utility interval data

Project Completion Date	Final Application Submission Date	Savings Calculation Basis	Incentive Amount	Payment Date
By Dec. 31, 2025	By Dec. 31, 2025	Post-implementation hourly kWh usage data from January through June 2026 will be used to calculate the full year kWh savings	Fully incentivized	July 2026
Jan. 1 – Apr. 30, 2026	Within 4 weeks of project completion	M&V data available through the end of June 2026	Partially incentivize	July 2026
May 2026	Not applicable	Not applicable	Not eligible	Not applicable

3

Other Resources

Other Resources

Technical & Financial Resources

- [Onsite Energy Technical Assistance Partnerships \(TAPS\)](#)
- [Solarize Greater Philadelphia & GET Solar](#)
- [RISE PA](#)
- [National Energy Improvement Fund \(NEIF\)](#)
- [Commercial PACE \(C-PACE\)](#)
- [179D Energy Efficient Commercial Buildings Tax Deduction](#)



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Thank you

Brett Riley | Sr. Energy Efficiency Program Manager

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GPAEE

PHILADELPHIA ENERGY UPDATE

JANUARY 14, 2026



PGW AS A STRATEGIC ENERGY PARTNER



- PGW has served the City of Philadelphia for 190 years and is the nation's largest municipally owned gas utility.
- Today, PGW's role goes beyond gas delivery:
 - Free preliminary economic screening
 - Rate and incentive guidance
 - Technology feasibility support
- We help customers and engineers answer early-stage questions in their project planning



ADVANCED NATURAL GAS TECHNOLOGIES



Combined Heat and Power (CHP)

- Provides electricity and thermal energy from a single fuel source.
- Improves resilience during grid outages.
- Reduces electric demand and operating costs.
- Proven locally at:
 - Brandywine FMC Tower
 - Schuylkill Yards
 - PGW North Operations Center

Natural Gas Heat Pump (VRF)

- Adds heating and cooling without upsizing electric service.
- Approximately 50% more efficient compared to traditional gas boilers and furnaces.
- Reduces peak electric demand.
- Successfully deployed at:
 - BOK Building
 - PGW North Operations Center



GEOHERMAL FEASIBILITY AND PGW DIVERSIFICATION



- In 2021, PGW completed a Business Diversification Study to explore ways of diversifying revenues in a lower carbon environment.
- As a follow-on to that work, PGW is actively supporting a geothermal feasibility study with:
 - School District of Philadelphia
 - Philadelphia Parks & Recreation
- The findings help inform PGW's long-term planning and its role as a technical resource for customers exploring a range of energy options.



Updates from the Philadelphia Energy Authority

Lisa Shulock, Director of Commercial Programs

Agenda

- Quizzo
- About PEA
- Workforce Initiatives
- C-PACE
- Solarize Greater Philadelphia
- Q&A

Energy Quizzo

1. Pronunciation of the Philadelphia Energy Authority's acronym - PEA - is (select one):
 - a. /pē/ (as in the vegetable)
 - b. /pē ah/
 - c. /pē ē ā/
 - d. IDC

Energy Quizzo

2. The DOE Loans Program Office was recently renamed (select one):
- a. Financing Fossil Fuels Forever (FFFF or 4F)
 - b. Energy Dominance Financing (EDF)
 - c. Make American Energy Great Again Financing (MAEGAF)
 - d. Western Hemisphere Oil Belongs to US (WHOB US)

[Office of Energy Dominance Financing](#) > [Energy Dominance Financing Program](#)

Energy Dominance Financing Program

Introducing the Energy Dominance Financing Program (EDFP)

EDF's Energy Dominance Financing Program (EDFP) powered by the Working Families Tax Cut is a core pillar to the Administration's strategy to help win the global AI race by increasing the nation's energy supply through new eligibility for clean coal and oil and gas power-generated projects, securing critical mineral supply chains, and reinvigorating the nuclear industry.

Energy Quizzo

3. PACE is an acronym for (select one):
- a. Program of All-inclusive Care for the Elderly (PACE)
 - b. Property Assessed Clean Energy
 - c. Property Assessed Capital Enhancements
 - d. PET Packaging Association for Clean Environment
 - e. All of the above
 - f. Write-in _____

Philadelphia C-PACE: Financing for Clean Energy, Resiliency and IAQ Projects

\$311 Million in C-PACE projects financed in Philadelphia

Philadelphia C-PACE



PHILADELPHIA
ENERGY AUTHORITY

Commercial Property-Assessed Clean Energy (C-PACE) financing helps commercial property owners pay for energy efficiency, water conservation, clean energy, indoor air quality (IAQ) and resiliency projects. This innovative financing tool allows borrowers to save money on utility bills while reducing their carbon footprints, provide healthier indoor conditions for occupants and improve stormwater management and other flood, fire and wind protective measures.

Energy Quizzo

3. I'm an engineer. Why should I care about C-PACE (select all that apply)?
- a. Engineers are needed to perform energy surveys (aka energy audits/energy models)
 - b. If you help clients get funding, there is more work for you
 - c. If you help clients get funding, they will see you as a trusted partner
 - d. Because Lisa said I should

Energy Quizzo

4. Rooftop Solar in Philadelphia is (select all that apply):
- a. Affordable for most homeowners
 - b. Only for wealthy people
 - c. A better investment than crypto
 - d. A hedge against future electricity price increases
 - e. A great way to reduce carbon emissions
 - f. A great way to cut the PECO cord

CLEAN, EFFICIENT, AFFORDABLE

energy as a tool for impact

ECONOMIC development

Projects that move the needle on carbon reduction are bringing established companies, investors and entrepreneurs to the city.

CREATING jobs

Statewide, the number of clean energy jobs already outpaces the number of fossil fuel jobs.

ALLEVIATING poverty

Reducing the energy burden for Philadelphians means homes that are safe, warm, healthy and affordable for the long term.

IMPROVING public health

In public buildings, schools, homes and businesses, clean and efficient energy is a vehicle for improving the health of our communities.



PEA Workforce Programs

Green Retrofit Immersive Training (GRIT)

- Sustainable residential construction training on existing buildings
- 22-weeks paid training, including 10-week internship, 6-week externship

Each GRIT Graduate leaves the program with the following:

- OSHA 10
- OSHA 40 Hazardous Waste Operations and Emergency Response (HAZWOPER)
- EPA Lead RRP
- BPI ALCI
- NCCER Level 1 Carpentry, Electrical, and/or Plumbing



PEA Workforce Programs

Bright Solar Futures

- Comprehensive solar training for:
 - High Schoolers: 3 year program
 - Opportunity Youth (18-30 yo): 13 weeks of training + 6 weeks of paid internship
- Solar certification (NABCEP Associates) & OSHA-30
- Job & Apprenticeship placement



PEA Workforce Programs

Additional training opportunities in:

- Driving Courses for PA Driver's License
- Forklift, Scissorlift, Boomlift and Supply Chain Logistics
- Electrician
- Heatpump
- Work Readiness
- Building Maintenance
- HVAC
- General Construction





What is C-PACE?

It's a financing
tool that
provides
long-term
funding for
projects.

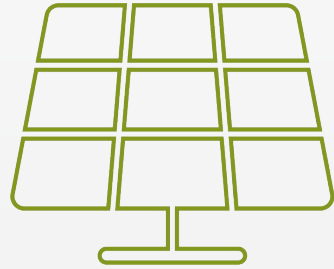
- Energy
- Water
- Indoor air quality
- Resiliency

Eligible Project Measures



Energy Efficiency

- HVAC upgrades
- Building controls
- LED lighting
- Green roofs



On-site Renewable Energy

- Solar
- Fuel cells
- Other renewable generation facilities



Water Conservation

- High-efficiency equipment
- Condensate water reuse
- Low-flow fixtures



Indoor Air Quality



Resiliency

Includes stormwater management projects

* Full list of eligible projects is in the [Program Guidelines](https://philadelphiapace.org/Program-Guidelines) available at [PhiladelphiaCPACE.org](https://philadelphiapace.org)



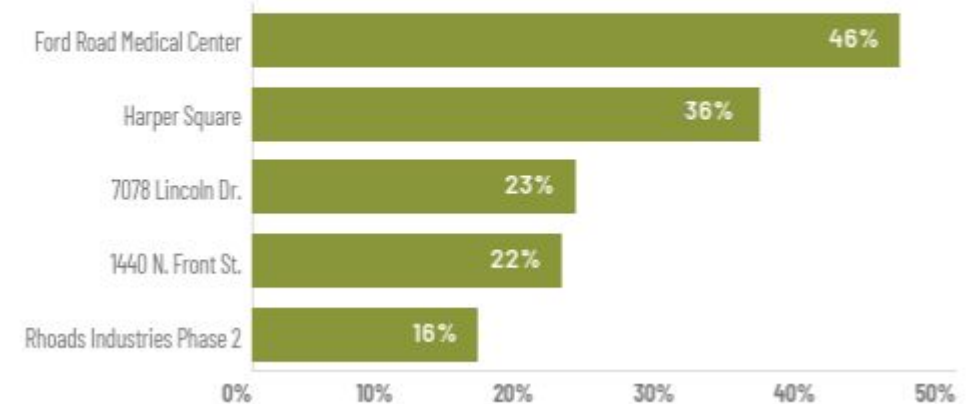
Current Trends – Why are Owners Turning to C-PACE?

- Challenging lending environment
- Gap Filling Capital for Equity/Debt
- Funding to Ensure Project Sustainability Goals are Met
- Cost Overrun Funding
- Interest Rate Hedging
- Bridge to Stabilization

Project must
result in
measurable
savings or
improvements.

2024 -2025 Projects

MODELED ENERGY SAVINGS ABOVE IECC 2018 (PERCENT)



New Construction: 7078 Lincoln Drive

Property Type: Multifamily

Financing Amount: \$1.1 MM

Rate and Term: 7.47%, 29 years

Close Date: 11/21/2025

Building Measures: Building envelope,
HVAC, lighting, domestic hot water

Environmental Impact: 23% more efficient
than required by Philadelphia's building
energy code

Neighborhood: Mt. Airy



Property Owner: SRG Living



Capital Provider: PACE Equity



Qualified Engineer: PACE Equity

New Construction: Harper Square

Property Type: Multifamily

Financing Amount: \$60,000,000

Rate and Term: 7.05% until 5/15/31, then
12%, 30 years

Close Date: 11/5/2025

Building Measures: Building envelope,
HVAC, lighting, domestic hot water

Environmental Impact: 36% more efficient
than required by Philadelphia's building
energy code

Neighborhood: Rittenhouse Square



Property Owner: Pearl Properties



Capital Provider: Counterpointe SRE



Qualified Engineer: ENFRA

New Construction: Freezpak Logistics

Property Type: Warehouse/Cold storage

Financing Amount: \$30,083,709

Rate and Term: 6.67%, 30 years

Close Date: 11/30/2023

Building Measures: HVAC, water systems, lighting, insulation

Environmental Impact: 30% more efficient than required by Philadelphia's building energy code; reduction of the building's total lifetime carbon footprint by 27,849 metric tons of CO2 equivalent

Neighborhood: Port Richmond



Property Owner: BG Capital



Capital Provider: Nuveen Green Capital



Qualified Engineer: Pennoni



The Hub

Welcome to the GBU Contractor Hub

The Green Building United Contractor Hub is a searchable database of energy efficiency and sustainability companies that provide services throughout Pennsylvania, New Jersey, and Delaware.

To use this database, search by keyword, or use filters to narrow down your search.

Looking for a curated list? Browse our GBU Sustaining Partners, Historically Underutilized Businesses, and C-PACE Certified Engineers lists.

Be advised that GBU does not recommend or directly endorse any specific company or consultant

Want to list your services?

Please fill out the following **contractor submission form**, and allow 5-10 business days for publishing as all submissions are reviewed by Green Building United staff. For additional questions, please reach out to info@greenbuildingunited.org for any questions or concerns.

SUBMIT A CONTRACTOR

MINORITY OWNED BUSINESSES

C-PACE ENGINEERS



Solarize Philly (Residential)

- 2017 - 2025: 4,378 contracts, 25.12MW, \$85M invested, 55% LMI
- 2025: 677 contracts, 3.82MW, \$13M invested, 85% LMI
- Finalizing procurement of installers for Solarize Greater Philadelphia





G.E.T.
SOLAR *with*

SOLARIZE
GREATER PHILADELPHIA

Bringing together FREE technical assistance
and *unbiased* financial guidance for
Bucks, Chester, Delaware, Montgomery, & Philadelphia counties.

PA Solar Center's role: conduct feasibility study, collect & review bids from qualified solar developers, develop a finance strategy, and work alongside selected developer.

Sign up here! 



PEA's role: Outreach to low-income, disadvantaged communities in 5-county region and refer prospects to Solar Center

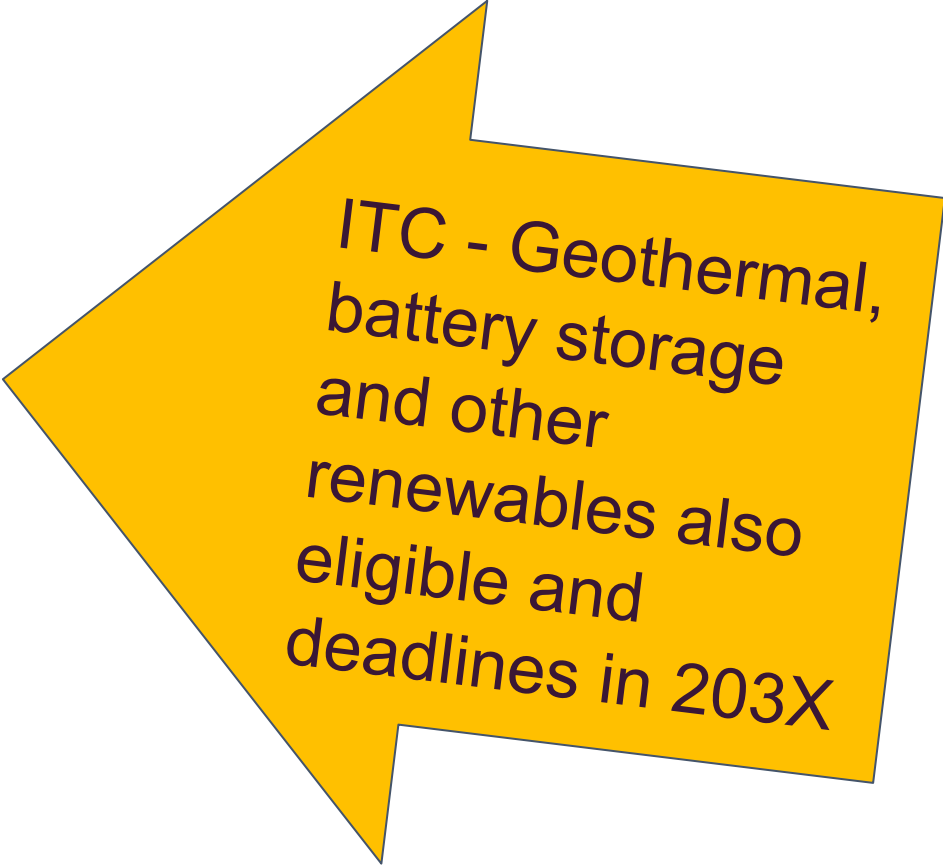
Incentives

30% Investment Tax Credit available

- Elective Payments – **Tax-exempt organizations can receive a Direct Payment** from the IRS
- Will be expiring soon - time to act is now

One time payment of 10 cents/kWh based on estimated year one production;

- Not guaranteed – but if meet requirements
- typically covers ~ 5-7% of system cost



ITC - Geothermal, battery storage and other renewables also eligible and deadlines in 203X

Federal Tax Benefits changes

- **Between January 1 – July 4, 2026:** Projects that begin construction in this timeframe are still eligible for the 30-percent credit if placed in service **within four years**. Must comply with FEOC rules. Must also comply with domestic content requirements
- **Between July 4, 2026 – December 31, 2027:** Projects that begin construction in this timeframe are still eligible for the 30-percent credit if completed by **December 31, 2027**. Must comply with FEOC rules and domestic content requirements
- **Elective Pay** still available

PEA Blog about the federal tax bill:
<https://solarizegreaterphl.org/what-to-know-about-the-expiring-commercial-solar-clean-energy-credit/>



Paying for Solar



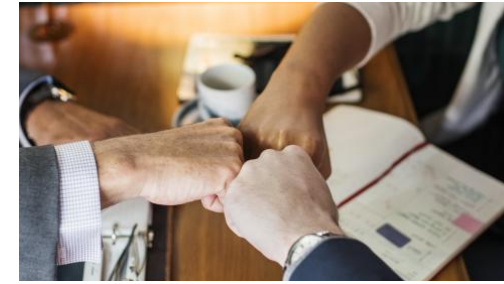
Cash Purchase

- Solar paid for with reserve funds
- ROI can be as low as 4 years depending on electricity prices and IRA benefits
- Maximum financial benefit from solar over life of system



Financing

- C-PACE
- Many banks and nonprofit lenders have experience with solar loans
- 30% of the loan is paid off with IRA benefits
- Loans are often structured so solar savings are greater than cost of loan **from the first payment**



Power Purchase Agreement (PPA)

- Not available for every project (typically min. of 50kW)
- Three-party agreement with you, solar developer, and investor, who owns and operates the system)
- You lease your property and buy solar electricity at discounted price

Next Steps:

1. Submit a GET Solar intake form at:
<https://solarizegreaterphl.org/business-form/>
2. PA Solar Center will schedule intake call with you
3. Gather copies of recent electricity bills, roof maintenance/warranty records, and structural drawings
4. PA Solar Center will conduct solar feasibility study



SOLARIZE YOUR BUSINESS



Solarize Greater Philadelphia is partnering with the [Pennsylvania Solar Center](#) to bring its G.E.T. Solar initiative to Southeast Pennsylvania. The Pennsylvania Solar Center is a nonprofit organization that works to spread the benefits of solar to all Pennsylvanians.

G.E.T. Solar offers free technical assistance and financial guidance to assess your facility's solar potential. Eligible entities must be located in Bucks, Chester, Delaware, Montgomery or Philadelphia counties.

Expert staff use trusted tools and resources to guide businesses, nonprofits, schools, municipalities, and faith communities throughout the solar installation process. Past participants have successfully layered local, state, federal and utility incentives to significantly lower their upfront costs and maximize the financial benefit of going solar.

Program services are made possible with funding from the William Penn Foundation and the Green Family Foundation.



G.E.T. Solar Intake Form

Not sure if your business or non-profit's property is right for solar? Fill out the pre-screening form and we will let you know if your property is a good candidate for solar and the G.E.T. Solar program. We are here to answer any of your questions about the process of going solar!

Start





Thank you!

Lisa Shulock

Director, Commercial Programs

LShulock@philaenergy.org

215-880-8298



GREEN BUILDING UNITED

Serving Southeastern
Pennsylvania, the Lehigh
Valley, and Delaware.
greenbuildingunited.org

OUR MISSION:

Green Building United advances an equitable transition to a climate- friendly & healthy built environment through education, advocacy, and strategic initiatives.

VISION:

A SUSTAINABLE, HEALTHY, AND RESILIENT
ENVIRONMENT **FOR ALL.**

Building Energy Programs

Building Energy Performance Program (BEPP) & Benchmarking

January 14th, 2026

Building Energy Performance Program

BEPP, Tune Ups

- Supporting City of Philadelphia's Office of Sustainability
- Non-residential buildings over 50,000 square feet are required to comply
- Due September 30th every five years (year is based on the size of the building)
- Initial fine of \$2,000 for noncompliance, then an additional \$500 per day each day after the first 30 days following the compliance deadline until compliance

How to Comply

1

CONDUCT A TUNE-UP

OR

2

HIGH-PERFORMANCE PATHWAY

OR

3

EXEMPTION

ASSESSMENT

Performed by Tune-Up
Specialist

IMPLEMENT CORRECTIVE ACTIONS

Performed by in-house staff or
contracted service providers

REASSESSMENT & SUBMISSION

Performed by Tune-Up
Specialist

- LEED for Building Operations & Maintenance v.4 (Gold or Platinum)
- Net-Zero Energy Certification
- Utility retro-commissioning program
- Full retro- or recommissioning procedure
- 15% Energy Savings
- 15% Energy Savings (using C-PACE
- Low Site EUI
- ENERGY STAR Certification
- Manual Ongoing Commissioning
- Automated Active Optimization (CCx)
- Energy Audit

- Your building received its initial certificate of occupancy within 3 years of the scheduled tune-up date
- Your building is scheduled to be demolished within one year of the date of the scheduled tune-up
- Such other factors as determined by the OOS to justify an exemption

BEPP Program

2025

- Gap year, no compliance deadlines

2026

- Second cycle of BEPP starts
- Buildings over 200,000 square feet must comply

*Buildings over 200,000 sq. ft. in **2026***

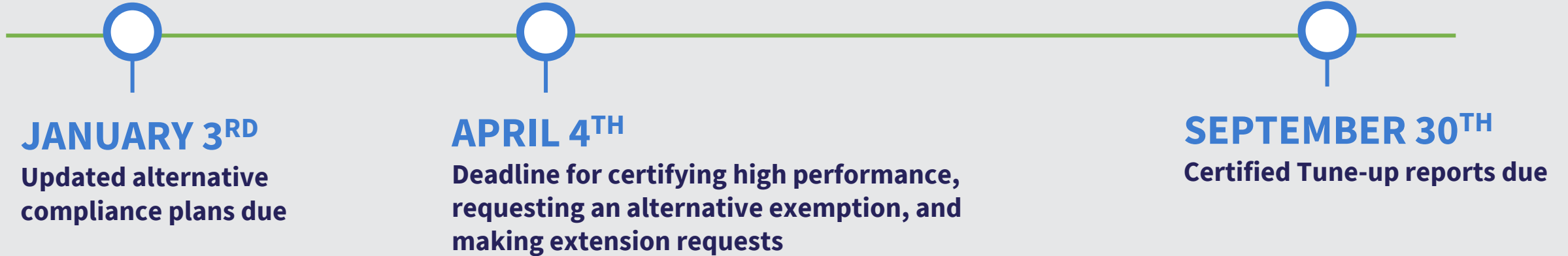
*Buildings between 100,000 and 200,000 sq. ft. in **2027***

*Buildings between 70,000 and 100,000 sq. ft. in **2028***

*Buildings between 50,000 and 70,000 sq. ft. in **2029***

2026 Upcoming BEPP Dates

Preparing for Compliance Year 2026 (Buildings over 200,000 sqft):



Benchmarking Program

- Supporting City of Philadelphia's Office of Sustainability
- Commercial and multifamily properties over 50,000 square feet required to report energy and water usage to the City via Energy Star Portfolio Manager (ESPM)
- Due June 30th annually, must report all data from the previous calendar year (Jan 1 – Dec 31)
- Initial fine of \$300 for noncompliance, then an additional \$100 per day each day after the first 30 days following the compliance deadline until compliance

Benchmarking Program

2024 CY Reporting

- 2024 Calendar Year Benchmarking was due June 30th, 2025
- In the process of mailing out Notice of Violations and Fines to property owners for noncompliance
- 67% compliance rate

Benchmarking Program

2025 CY Reporting

- Reviewing Covered Property List to be released in February kicking off 2025 CY Benchmarking
- Due June 30th, 2026
- Enter all energy and water data from January 1, 2025 – December 31, 2025

2026 Upcoming Benchmarking Dates

Preparing for Compliance Year 2025:



Regional Benchmarking Program

Pilot Municipalities:
Lower Merion,
Middletown, Radnor,
West Chester, West
Whiteland

- Piloting expanding benchmarking to Southeast PA in partnership with Delaware Valley Regional Planning Commission (DVRPC)
- 4/5 Municipalities in the Pilot Cohort have signed the LOU to pursue benchmarking, the final municipality intending to sign this spring
- Focusing on policy adoption phase this upcoming year

2026 Upcoming Regional Benchmarking Dates

Policy Adoption Phase



Regional Benchmarking Program

2026 Policy Implementation Phase

- Work with each municipality on benchmarking education, stakeholder engagement, and data management
- Pass the benchmarking policy in each municipality
- Prepare for policy implementation
- Determine long term program administration and funding for each municipality
- Develop infrastructure for compliance, tracking, and disclosure
- Coordinate between DVRPC's Southeast PA Regional Energy Center and GBU's Better Buildings Hub

HOW TO REACH US

BENCHMARKING

PHONE: 215-683-3527 , *press 1*

EMAIL: BenchmarkingHelp@phila.gov

BEPP

PHONE: 215-683-3527 , *press 2*

EMAIL: TuneUps@phila.gov

REGIONAL BENCHMARKING

EMAIL: amoriarity@greenbuildingunited.org

The Better Buildings Hub

Imagine a *healthier*, more resilient Greater Philadelphia for all.



A one-stop resource center to help buildings become:

◇ *Energy Efficient*

◇ *Climate-Ready*

◇ *People-Centered*



**BETTER BUILDINGS
HUB**

of Greater Philadelphia

www.betterbuildingshub.org

The Better Buildings Hub

Imagine a *healthier*, more resilient Greater Philadelphia for all.



Our Aim

- ◆ To be a reliable and flexible resource that helps buildings be better for occupants, owners, and their environment
- ◆ To provide easy-to-understand education and practical tools for numerous audiences
- ◆ To connect people with funding opportunities at the federal, state, and local levels.
- ◆ To support for small businesses, nonprofits, building operators, affordable housing providers, and communities most affected by climate challenges



The Better Buildings Hub

Imagine a *healthier*, more resilient Greater Philadelphia for all.



2025: Hub Planning and Launch

Finalized name and branding

Joined Clean Energy Navigator program

Introduced at Green Building United's 2025 Sustainability Symposium

Joined Building Performance Partnership (BBP)

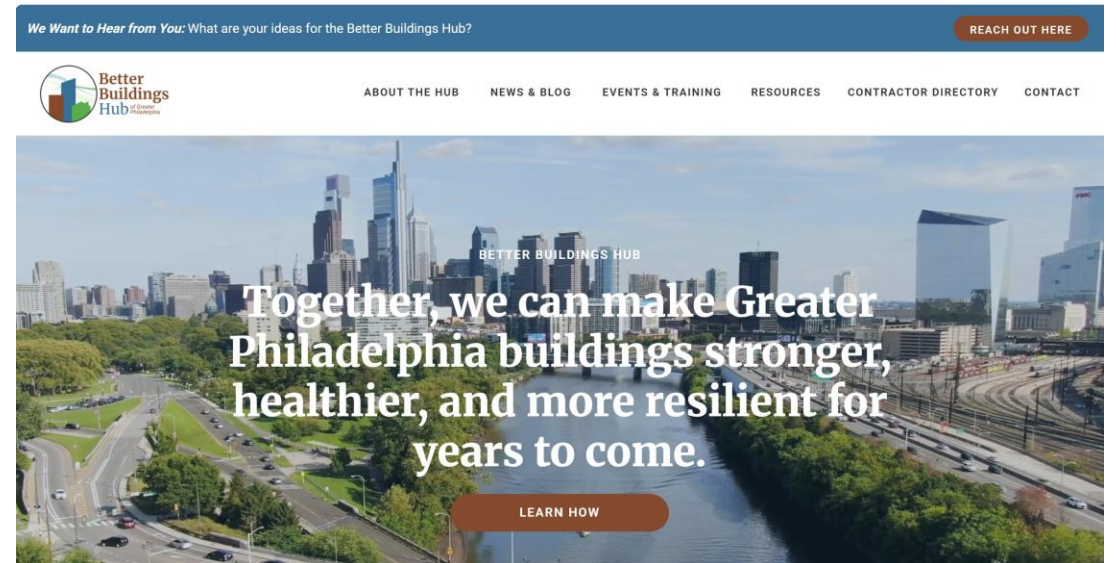
Program Development

Development and launch of www.betterbuildingshub.org

Official Launch: November 2025



GREEN
BUILDING
UNITED



www.betterbuildingshub.org

Goals

- **Connect partners** across regions advancing building decarbonization & resilience
- **Share** beneficial Tools and Resources
- **Foster collaboration** partners, members and the wider community
- **Develop** future BBH events, resources, and priorities based on needs and collective feedback

Contact

- Labaron Lenard-Palmer,
Director, Sustainable Building Strategies

llenardpalmer@greenbuildingunited.org
- Rich Freeh
Executive Director, Green Building United

Rfreeh@greenbuildingunited.org

- Better Building Hub
www.betterbuildingshub.org



Philadelphia Construction Code 2021 Code Cycle Adoption— Energy Conservation

Jeffrey Tan, PE, LEED AP BD+C
Senior Code Analyst/Staff Engineer
as of 01/14/26





Agenda

- **Code Adoption**
 - Background & Timeline
- **Significant Changes & Local Implementation**
 - Updates & Next Steps



Code Adoption Background & Timeline

Pa Uniform Construction Code (UCC)

UNIFORM CONSTRUCTION CODE

UCC Review & Advisory Council

The Uniform Construction Code (UCC) Review and Advisory Council were established by the Pennsylvania Construction Code Act (PCCA). The Council consists of 21 members, with appointments made by the Governor and the General Assembly.

[Letter from RAC Chair](#) → [2021 RAC Changed Sections](#) →

Department of Labor and Industry

Newsroom

Resources

Departments and Offices

Programs and Services

Employment and Workforce Development

Unemployment

Workers' Compensation

Labor Management Relations

Mediation

General Safety

Pennsylvania Labor Relations Board

Industrial Board

Fee Schedules

Bureau of Occupational and Industrial Safety

Labor Law Compliance

Disability and Vocational Rehabilitation

About the Council

The members represent industry sectors that participate in the various aspects relating to the building - including building component design, construction, building code enforcement, and local government representation.

The Council is charged with making recommendations to the Governor, the General Assembly, and Labor & Industry regarding proposed changes to the PCCA. The Council is also charged with reviewing the most recent triennial building code updates published by the International Code Council (ICC). The PCCA requires the Council to submit a report to Labor & Industry's Secretary within a prescribed timeline, specifying the updates to be adopted as part of Pennsylvania's UCC.

The council is required to review the applicable triennial code revisions to the following International Codes adopted as the UCC:

- International Building Code (IBC)
- International Energy Conservation Code (IECC)
- International Existing Building Code (IEBC)
- International Fire Code (IFC)
- International Fuel Gas Code (IFGC)
- International Mechanical Code (IMC)
- ICC Performance Code for Buildings and Facilities (ICCPC)
- International Plumbing Code (IPC)

Meeting Minutes

[RAC Meeting Minutes - May 2, 2024](#) →

Date	Days	Running	Activity
1/31/2021			ICC Officially Publishes 2021 ICC Family of Codes
11/15/2021			Open Public Comment for Sections Not Changing from 2018 to 2021
2/13/2022	90		Close Public Comment for Sections Not Changing from 2018 to 2021
3/10/2022			RAC Meeting
5/12/2022			RAC Meeting
7/14/2022			RAC Meeting
9/8/2022	207		Publish list of additional sections to be considered
10/13/2022	620	20.66667	RAC Initiate PA Review of 2021 ICC Family of Codes
11/12/2022	30		Rac Opens Public Comment on 2021 ICC Family of Codes
			TAC Committee Applications are Opened
			TAC Committee Applications are Closed
12/12/2022	30		Public Comment Closed
3/12/2023	120		RAC Receives Public Comment and Assigns Comments to TAC's
3/16/2023	4		RAC Meets With Update From TAC Committee's Being Presented
9/14/2023	182		RAC Review Completed with Final Reports to Dept L&I
12/7/2023	84		RAC Receives Final Report From TAC Committee's
1/4/2024	28		TAC Final Reports are Posted for Public Review
1/15/2024	11		RAC First Public Hearing (EAST)
2/1/2024	17		RAC Second Public Hearing (Harrisburg)
2/29/2024	28		RAC Third Public Hearing (WEST)
3/28/2024	28		RAC Meeting to Deliberate
4/18/2024	21		RAC Meeting to Deliberate
5/2/2024	14		RAC Meeting to Deliberate
5/16/2024	14		RAC Meeting to Deliberate
5/30/2024	14		RAC Meeting to Deliberate
6/13/2024	14		RAC Meeting to Deliberate
6/27/2024	14		Draft Report Presented to the RAC
7/25/2024	70		Final Report Approved by RAC
9/12/2024	49		Final Report Submitted to Dept L&I
10/1/2024	19		RAC Meeting
2/27/2025			RAC Meeting
5/8/2025			Go Live
7/13/2025	285		

- Chapter 7 Fire and Smoke Protection Features, was adopted with the following modifications:
 - Section 704.2 Column protection, was not modified as part of the Pennsylvania 2018 IBC adoption, maintaining the 2015 IBC language. The national language was not modified in 2021 code, and as such, this language again was maintained in the current Pennsylvania 2021 IBC adoption as follows:

***704.2 Column protection.** Where columns are required to have protection to achieve a fire-resistance rating, the entire column shall be provided individual encasement protection by protecting it on all sides for the full column height, including connections to other structural members, with materials having the required fire-resistance rating. Where the column extends through a ceiling, the encasement protection shall be continuous from the top of the foundation or floor/ceiling assembly below through the ceiling space to the top of the column.*
 - Section 704.4.1 Light-frame construction, was not modified as part of the Pennsylvania 2018 IBC adoption, maintaining the 2015 IBC language. The national language was not modified in 2021 code, and as such, this language again was maintained in the current Pennsylvania 2021 IBC adoption as follows:

***704.4.1 Light-frame construction.** Studs and boundary elements that are integral elements in load-bearing walls of light-frame construction shall be permitted to have required fire-resistance ratings provided by the membrane protection provided for the load-bearing wall.*

Review & Advisory Council Site

includes complete info on regulatory process, including minutes of meetings.

Full Adoption Timeline

2024 adoption timeline will be posted here, with public comment period of unchanged sections in 2025.

Final Report

View full report of amendments to the 2021 I-Codes to be adopted through PA DLI regulation.

Code Adoption



- Applications filed on or after January 1, 2026, may apply the 2018 or 2021 I-Codes.
- Applications filed on or after July 1, 2026, MUST apply the 2021 I-Codes.

Philadelphia Ordinance— Proposed Local Modifications

- Philadelphia introduced proposed Legislation Bill #250644 to modify the PA UCC adoption of the 2021 IECC
 - Full ordinance document can be found on Philadelphia Legistar
 - Current status still “In-Committee”, to be heard by City Council this year for ratification

BILL NO. 250644
Introduced June 12, 2025
Councilmember Gilmore Richardson for Council President Johnson
Referred to the Committee on Licenses and Inspections
AN ORDINANCE
Amending Title 4 of The Philadelphia Code, entitled “The Philadelphia Building Construction and Occupancy Code,” by adopting the 2021 edition of the “International Energy Conservation Code” and the “International Residential Code- Part IV Energy Conservation” as published by the International Code Council, with previously adopted amendments thereto, as authorized by the Pennsylvania Uniform Construction Code Act, all under certain terms and conditions.
<i>THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:</i>
SECTION 1. The contents of Subcode “EC” of Title 4 of The Philadelphia Code, entitled “The Philadelphia Energy Conservation Code,” are hereby deleted and replaced with the following:
SUBCODE “EC” (THE PHILADELPHIA ENERGY CONSERVATION CODE)
<i>Article EC-1.0 Adoption of the “2021 International Energy Conservation Code,” with local amendments.</i>
<i>§ EC-1.1 The “2021 International Energy Conservation Code,” as published by the International Code Council, is hereby adopted as the Energy Conservation Code of the City of Philadelphia, with amendments as set forth in § EC-1.2.</i>
<i>§ EC-1.2 The “2021 International Energy Conservation Code,” copies of which are on file with the Department of Licenses and Inspections, is incorporated as if fully set forth herein, subject to the following local amendments.</i>
<i>§ EC-1.2.1 The numbers of all local amendments shall be preceded with the prefix “EC-”.</i>

Adopting Ordinances (cont'd)

- Local Ordinance for the Energy Code **adopts the full text of the 2021 I-Code** and only lists changes to the Code.
 - Understand the ordinance format and read carefully.*
 - 'Pursuant to UCC'** means that it is mandated by the Pa Uniform Construction Code.

Energy Code Ordinance- the local change is in retention of 2021 IECC provisions; therefore, they are not explicitly listed out.

IECC- Residential Code Section (IRC section in parentheses, where applicable)	Code Provision
R401.2.5, R408.1, R408.2 (N1101.13.5, N1108.1, N1108.2)	Require an additional energy package to improve efficiency. The developer/ builder can select from 5 options, allowing for the most economical solution for the project.
R403.3.5, R403.3.6 (N1003.3.5, N1103.3.6)	Require air leakage testing for ducts within the building thermal envelope.
R404.1 (N1104.1.)	Increase required percentage of high efficacy lamps from 90% to 100%.
R404.1.1	Sets limits for exterior lighting loads serving multi-family buildings.
R404.2 (N1104.2)	Require rooms with permanently installed lights to be controlled by dimmers or occupancy sensors.
R404.3 (N1104.3)	Require automatic shut-off or light-sensing controls for exterior lighting exceeding 30 watts.



2021 Code Updates Significant Changes & Local Implementation

2021 Code Adoption Significant Changes

- **PROPOSED Local implementation of Special Inspections Documentation for Building Envelope Air Leakage Testing**** (Phila Bldg Code, Section 1705)
 - Will be required for both Commercial and Residential projects per Section C402.5 & R402.4
 - Qualifications for Air Leakage Testers as Special Inspectors to be established by regulation

*****Adoption of Special Inspections requirements for Building Envelope Air Leakage Testing pending based on legislation.***
- **COMMERCIAL Building Envelope Air Leakage Testing (C402.5)**
 - **NEW** Air Leakage Testing Requirements developed for Group R & Group I sleeping/dwelling units (C402.5.2)
 - Revised & Required air leakage testing requirements for minimum areas of leakage testing under weighted alternative approach (C402.5.3)
 - **NEW** required Dept Forms will be introduced to support documentation of Commercial Building Air Leakage test results



Additional Energy Efficiency Package

Department will be launching a new form documents to support review of project designs and additional energy efficiency requirement compliance.

- **COMMERCIAL & RESIDENTIAL* Additional Energy Efficiency Package** (C406 & R408*)
 - Substantial revision to Efficiency Package requirements based on 11 points-based options for compliance based on occupancy classification (C406.1)
 - Credit values for packages vary based on occupancy classification
 - Where space is associated with a tenant space in a building, minimum total of five (5) credits to be met
- **NEW RESIDENTIAL Energy Efficiency Package Requirements*** introduced based on five (5) compliance options (R408 {N1108})
 - Updates to EZ Residential Permit Standards (Plumbing & Warm-Air Appliance worksopes)
 - **Adoption of Residential Additional Energy Efficient Package pending based on legislation.*

Disclaimer: DRAFT form document for presentation use only.

2021 Additional Commercial Energy Efficiency Verification Form							
Complete and submit this form with your Building Permit application to identify which package option is being utilized to achieve additional energy efficiency. This form is for buildings <u>other than</u> one- and two-family dwellings and townhouses, and Groups R-2, R-3, and R-4 three stories or less in height above grade							
Permit Application Information Provide the full address of property and the Permit Application Number		A Property Address: _____ Permit Application Number: _____					
Commercial Building Permit Credits (C406.1) Complete this table where utilizing any of these additional energy efficiency credits. Where credit is selected, you must also complete and submit supplemental form P_047_F with your commercial permit application. ^a ComCheck Design Analysis (or equivalent calculations) shall be included with this form to demonstrate compliance. ^b Air leakage Test Results shall be included with this form to demonstrate reduced air infiltration rates.		B Additional Energy Efficiency Package Requirements – Commercial Building Permit Identify the occupancy group and all additional energy efficiency package utilized for the commercial building permit to comply with credit requirements in this table.					
Efficiency Categories		Number of Efficiency Credits per Package					Efficiency Credits
		☐ Group B	☐ Group R & I	☐ Group E	☐ Group M	☐ Other Occupancy	
☐	Reduced Lighting Power (C406.3) Complete Section B Part 1 of supplemental form.	8	2	8	15	8	_____
☐	Reduced Lighting Power > 15% (C406.3.1) Complete Section B Part 2 of supplemental form.	AEEC _{LRS}	AEEC _{LRS}	AEEC _{LRS}	AEEC _{LRS}	AEEC _{LRS}	_____
☐	On-Site Renewable Energy (C406.5) Complete Section C of supplemental form.	9	7	6	8	8	_____
☐	Enhanced Renewable Energy (C406.5.2) Complete Section C of supplemental form.	AEEC _{RRS}	AEEC _{RRS}	AEEC _{RRS}	AEEC _{RRS}	AEEC _{RRS}	_____
☐	Enhanced Envelope Performance (C406.8) ^b Complete Section D of supplemental form.	7	4	1	6	5	_____
☐	*Where the project is associated with a tenant space where building has not complied with additional energy efficiency credit requirements using options C406.5, C406.8 or C406.9, a minimum of five (5) credits is being achieved through credit options C406.2, C406.3, C406.4, C406.6, C406.7 or C406.10.						_____
Total Number of Credits (Minimum 10 Credits Required*):							_____

2021 Code Adoption

Significant Changes (cont'd)

- **RESIDENTIAL Insulation & Fenestration Ratings** (Table R402.1.2 & R402.1.3)
 - PA UCC RAC modifications to insulation & fenestration rating requirements revert back to 2018 IECC requirements
 - Roof/Ceiling Assembly: ~~R-60~~ → **R-49**
 - Wood Framed Wall: ~~R-30~~ → **R-20 or R-13 + 5ci**
 - Fenestration U-values: ~~0.30~~ → **0.32**
 - Slab R-value & Depth: ~~10ci, 4 ft~~ → **10, 2 ft**

TABLE R402.1.3 (N1102.1.3)

INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,e}	CEILING R-FACTOR	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^f	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^c WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5 ^h	8/13	19	10/13	10, 2ft	10/13
5 and Marine 4	0.30	0.55	NR	49	23 or 13 + 7.5 ^h or 20 + 3.8 ^h	13/17	30 ^g	15/19	10, 4ft or 15, 3ft	15/19

Designers utilizing DOE's ResCheck software to achieve UA trade-off compliance may be impacted by RAC modifications.

- PA DEP currently in discussion with PNNL on ResCheck modifications to support compliance with local adoption
[No timeframe available for ResCheck updates]
- In the interim, designers may elect to demonstrate prescriptive compliance through other means
 - Currently available ResCheck software will require full compliance to the 2021 IECC provisions without local modification

2021 Code Adoption

Significant Changes (cont'd)

- **Refrigerant Piping (Mechanical Code, Section 1109)**
 - Revised code provisions developed around the federal **Clear Air Act** to phase out use of refrigerants containing HFC's (Group A1)
 - New provisions to support alternative refrigerants Group A2, A2L, A3, B2, B2L, & B3
 - ***Refrigerant group characterized with flammable & toxic properties***
 - Prohibited refrigerant piping installation locations near means of egress locations (1109.2.3)
 - Refrigerant piping requiring protective (rated) enclosure installations** (ie. concrete floor encasement, rated shaft enclosures)



**** Department will be looking to submit for local modifications to these refrigerant provisions under a separate Building Code Ordinance this year. This ordinance will be in alignment with proposed ICC recommendations and to adopt provisions to revise protected (rated) shaft enclosure requirements.**

Form & Guidance Updates

Updated Forms

- New forms will be available for 2021 Code Applications.
 - Both 2018 and 2021 will be posted to support currently active permits and prospective application submissions.
 - Applicants will be expected to select the correct code edition forms applicable to their workscope.
- All FAQs, bulletins, information sheets, EZ permits etc. will be updated as needed, to include Energy Compliance Materials.
 - Most will be revised but not re-issued.

Assistance in Understanding Changes

- Publish list of changes, by Code, as they will be applied in Philadelphia.
 - **6/25/2025 Energy & Mechanical Code Significant Changes Presentation** currently available on our **2021 I-Code Update Webinar Series Page** [Dept to present webinars again with updated requirements implementation ahead of effective enforcement on 7/2026]

Disclaimer: DRAFT form document for presentation use only.

2021 Commercial Thermal Envelope Air Leakage Testing Form																								
Complete and submit this form with your Building Permit application to certify the building envelope has been installed properly.																								
Permit Application Information Provide the full address of property and the Permit Application Number	A	Property Address: _____ Permit Application Number: _____	Residential Duct and Envelope Testing (DET) Form Complete and submit this form to the inspector prior to scheduling the final inspection. For Group R buildings, testing agencies shall submit a summary report including a list of all units that are exempt from testing (Duct Leakage) and test results for all tested units, to include air leakage test reports for each tested unit.																					
Applicant / Owner Provide the contact information for the Owner / Applicant	B	Property Owner Name: _____ Applicant Name: _____																						
Leakage Rate Results Complete the appropriate sections. For Mixed-Use Residential and Non-Residential Occupancies, Sections I and II must both be completed.	C	I. Group R Weighted Average Leakage Rate: <table border="1"><thead><tr><th>Test</th><th>Leakage Rate (ACH50)</th></tr></thead><tbody><tr><td>1.</td><td></td></tr><tr><td>2.</td><td></td></tr><tr><td>3.</td><td></td></tr><tr><td>4.</td><td></td></tr><tr><td>5.</td><td></td></tr><tr><td>6.</td><td></td></tr><tr><td>7.</td><td></td></tr><tr><td>8.</td><td></td></tr><tr><td>9.</td><td></td></tr><tr><td>10.</td><td></td></tr></tbody></table>		Test	Leakage Rate (ACH50)	1.		2.		3.		4.		5.		6.		7.		8.		9.		10.
Test	Leakage Rate (ACH50)																							
1.																								
2.																								
3.																								
4.																								
5.																								
6.																								
7.																								
8.																								
9.																								
10.																								
II. Residential / Mixed-Use Complete this section for Group R and/or Group I Occupancies Only (2021 IECC Section C402.5.2). - o Include supplemental data results sheets where more than ten (10) dwelling / sleeping units are required to be tested. - o The 'Largest Unit' is based on the unit with the largest enclosure area.		Additional Energy Efficiency Compliance Method. Select the applicable additional energy efficiency compliance method. Please select one of the following regarding Additional Energy Efficiency compliance: ☐ This development will comply with the provisions of IECC 2021, Section R408.2.5 for Improved Air Sealing and Efficient Ventilation System to comply with Additional Energy Efficiency Requirements under IECC 2021, Section R401.2.1. Where Additional Energy Efficiency Package is selected, development must comply with the following requirements: • Air Leakage Rate tested must be ≤ 3.0 ACH @ 50 Pa. • Product Specification Sheets of Installed Energy Recovery Ventilator (ERV) and/or Heat Recovery Ventilator (HRV) must be provided with this form, and shall meet the following: - o Installed ERV or HRV Sensible Recovery Efficiency Performance Specification is $\geq 75\%$ (tested at lowest net supply airflow) - o Installed ERV or HRV Fan Efficiency Performance Specification is ≤ 1.1 cfm/W - o Installed ERV or HRV does not use recirculation for de frost - o Installed ERV Specified Latent Recovery(Net) Moisture Transfer is ≥ 5 ☐ An alternative Additional Energy Efficiency or Energy Enhancement Package is utilized for project development to comply with IECC 2021, Section R401.2.1. Please identify the selected package for your project: _____ Contractor Company: _____ Phone: _____ Contractor Signature: _____																						
Building Envelope Air Leakage Complete this section for the Blower Door Test. *Optional testing is permitted for: • Attached single family and dwelling units in a multifamily building; and • Buildings or dwelling units that are 1,500 sq. ft. or smaller. Refer to the exception in Section N1102.4.1.2 / R402.4.1.2 for more details. Note: Where blower door test fails, refer to the Air Barrier and Insulation Installation checklist (V 004 CHK) for minimum requirements.		Blower Door Test Test Result: Fan Flow at 50 Pascals = _____ CFM50 Total Conditioned Volume = _____ ft ³ $ACH50 = CFM50 \times 60 / \text{Volume} = \text{ACH50}$ *Optional Test Result: Fan Flow at 50 Pascals = _____ CFM50 Total Conditioned Area = _____ ft ² $\text{Leakage Rate} = (CFM50 \times 60 / \text{Area}) = \text{ACH50} < 0.30 \text{ ft}^3/\text{min}$ ☐ Visual Inspection (Mandatory): Air Barrier and Insulation Installation Final Inspection Checklist (Section D) has been completed and signed. Testing Company: _____ Testers Name (print): _____ Signature: _____ Date: _____ BPI Number: _____ HERS Rater Number: _____ HERS RFI Number: _____																						

2021 Code Updates

Stay Informed and Up-To-Date

- **Submit any issues/concerns on a specific 2021 code sections.** This [form](#), linked in our newsletter, can also be used for 2021 code issues/ concerns.
 - Recommendations Suggestion Link: <https://form.jotform.com/PhillyLI/recommendations-form>
- **Sign up for L&I newsletters or upcoming trainings** for public response and change tracking for 2021 Code adoption.
- **FAQ Page with 2021 Significant Code Changes**
 - Link: <https://www.phila.gov/departments/departments-of-licenses-and-inspections/resources/li-frequently-asked-questions/#/>

Note: Continue to use www.phila.gov/get-help for direct responses to code questions.

Code Corner

2021 I-Code transition materials

Beginning in January 2026, all new permit applications must conform to the 2021 I-Codes. This page includes forms and documents to prepare for the transition.

Filter documents by title or description			
Name	Description	Released	Format
2021 I-Code- Q&A	Questions and answers regarding the 2021 I-Code transition.	January 24, 2025	PDF ↓
2021 ICC Code Adoption Final Report	This report is issued by the Pennsylvania Department of Labor and Industry Review and Advisory Council for modifications to the 2021 I-Codes, to be adopted throughout PA as part of the Uniform Construction Code.	September 20, 2024	PDF ↓
2021 IPC Changed Sections	This document lists sections that were changed under the 2021 International Plumbing Code.	September 20, 2024	PDF ↓
2018 Philadelphia Plumbing Code Changes	This document provides guidance that highlights the impacts of the 2021 changes and proposed local changes to the 2018 Philadelphia Plumbing Code.	September 20, 2024	PDF ↓
Proposed Phila Changes to the 2021 IPC Provisions	This document provides recommendations by the Plumbing Advisory Board (PAB) to better accommodate local conditions. This document excludes those changes already adopted by ordinance.	September 20, 2024	PDF ↓
2021 I-Code changes webinar slides	These slides provide an overview of the timeline, what to expect in the coming year, and examples of significant changes from the 2021 I-Code adoption.	December 18, 2024	PDF ↓

2021 I-Code Transition Materials Link:

<https://www.phila.gov/documents/2021-i-code-transition-materials/>



Thank You!

Jeffrey Tan, PE, LEED AP BD+C
L&I, Code Development Unit
E-mail: Jeffrey.tan@phila.gov



Building Energy Programs: Present and Future

Charlotte Shade, Building Energy Programs Manager
GPAEE- Philadelphia Energy Update
JANUARY 14, 2026



City of Philadelphia
Office of Sustainability

2022

GREENHOUSE GAS INVENTORY REPORT

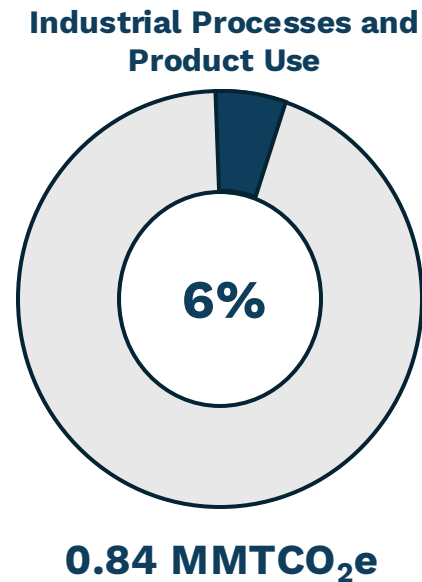
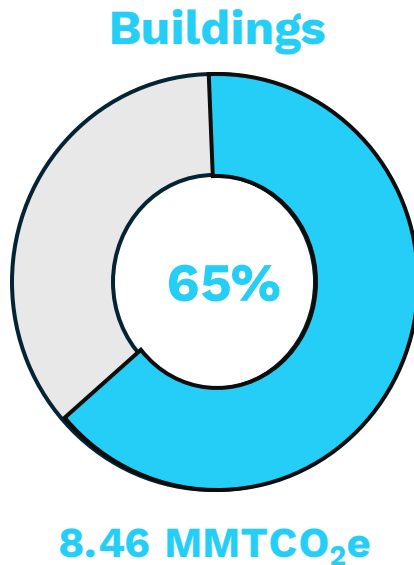
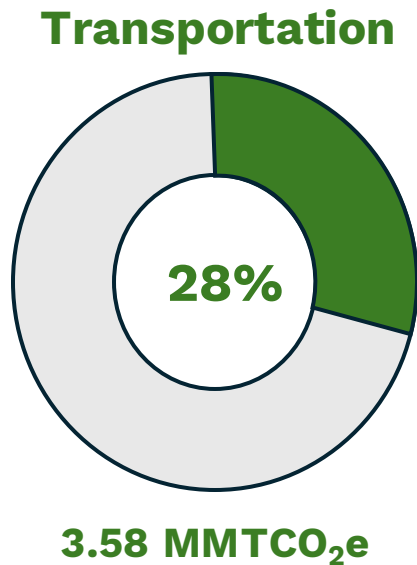
Importance of Building Energy Programs



Office of
Sustainability
CITY OF PHILADELPHIA

Buildings are responsible for the largest proportion of emissions in Philadelphia

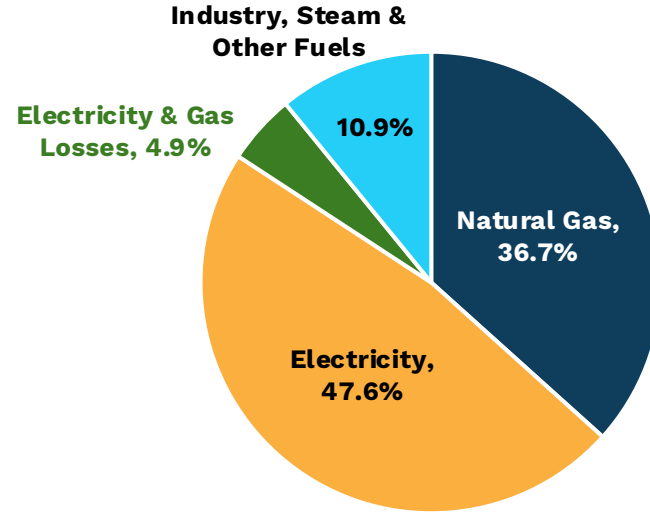
Scopes 1 and 2 Emissions



Emissions from commercial and industrial buildings account for a large share of building sector emissions



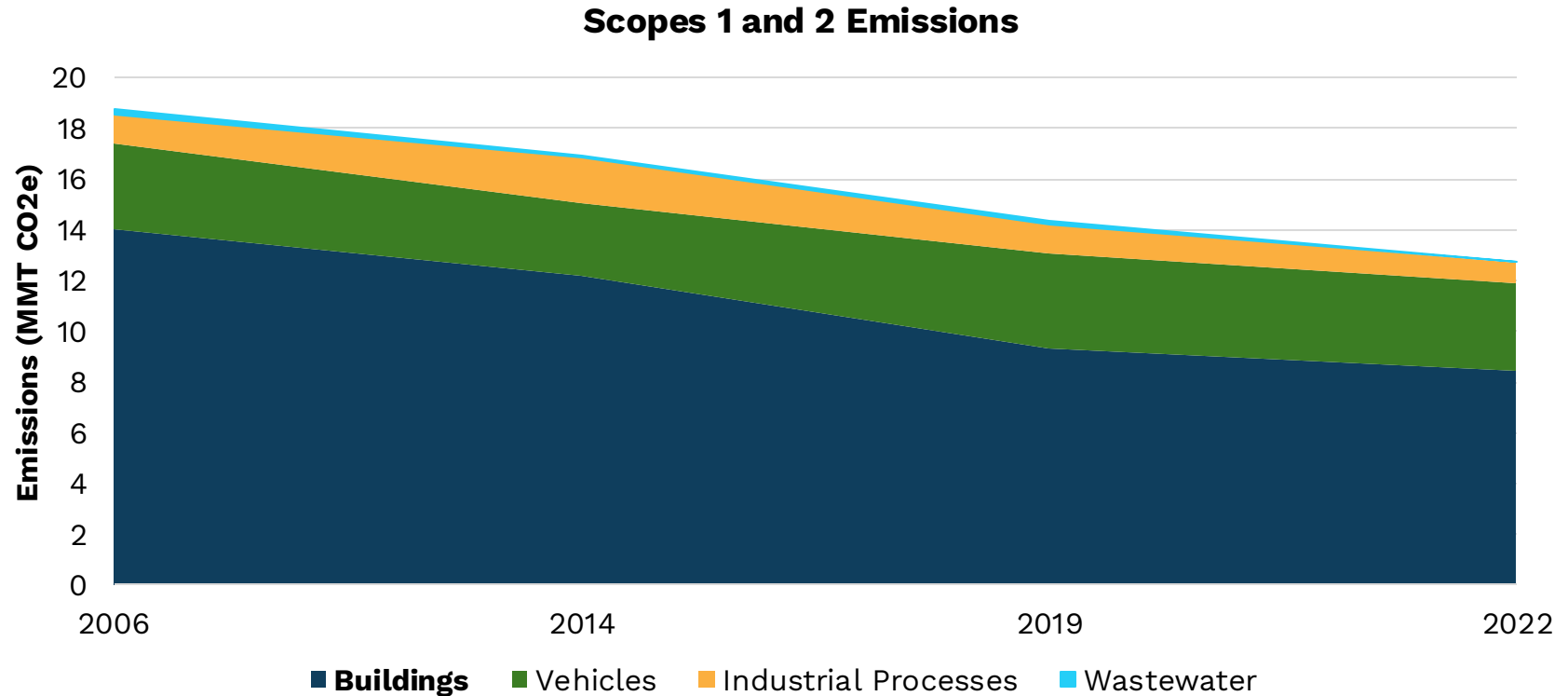
Share of emissions by building sector MMTCO₂e



Share of emissions by energy use



But emissions from Buildings & Industry have also shown declines over time



Philadelphia continued making progress on emissions reductions

SCOPE 1 & 2 EMISSIONS

12.9

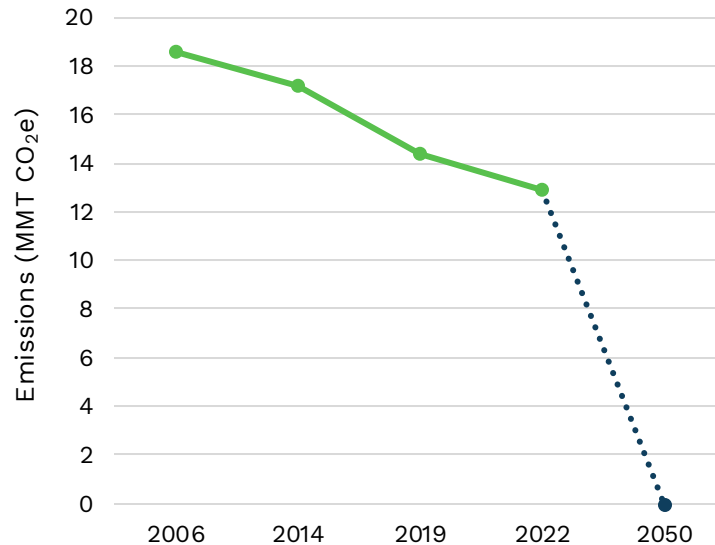
MMTCO₂e in 2022

31% ▼

Reduction from 2006

... but there is a long way to go

2050 GHG Emissions Goal
Progress (Scopes 1 and 2)



Current Building Energy Programs

- **Benchmarking Program (Code § 9-3402)**
 - Requires residential and commercial buildings 50,000+ sq ft to submit their energy and water use data to the City annually.
 - Compliance due June 30
- **Building Energy Performance Program (BEPP) (Code § 9-3404)**
 - Requires non-residential buildings 50,000+ sq ft to complete a “tune-up” (i.e., lite energy audit) over a 5-year cycle.
 - Cycle 1: 2021 – 2025
 - Cycle 2 begins in 2026



Benchmarking Program

CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
WATER REVENUE BUREAU

Water/Sewer & Stormwater Bill
Please pay \$40.49 by December 12, 2014

Customer Name: Jane Doe
Service Address: 318 Bayview Terrace Philadelphia PA 19128
Bill Date: November 25, 2014 Bill Period: Oct 15, 2014 - Nov 15, 2014

Account Number: 090-12345
Bill Number: 3042305456

Your Account
Balance at last bill: \$30.43
You can pay on 11/25/14 - thank you!
Unpaid balance: \$0.00

Payment Types
Usage Charge (4 GPG's, 144 Gals for 1 GPG): \$20.85
Service Charge: \$15.61
Stormwater Charge: \$14.18
Senior Citizen Discount: \$0.00
Total Account Balance: \$50.67

Electric Residential Service
Service Period 09/15/2014 to 09/15/2014 - 31 days
PECO Electric Delivery: \$0.67
Customer Charge: \$0.53
Distribution System Improvement Charge: \$0.34
PECO Electric Supply: \$0.00
Taxes & Fees: \$0.00
Total Current Charges: \$10.67

Shopping Information Box
When shopping for a competitive electric/natural gas supplier, please provide the following:
Electric Choice ID: [blank]
Electric Rate: Electric Residential Service
If you are purchasing the energy you use from a competitive supplier, it is important to understand the terms of your contract and expiration date.

Message Center
From PECO:
New charges contain estimates including \$0.63 for State Green.
Your estimated electric price is \$0 per kWh, which includes actual purchased generation adjustment and capacity. This may change September and December.

Energy Use by Calendar Month (Not Weather Normalized)
Line Energy (kWh)
Sep '16 Jan '17 May '17 Sep '17 Jan '18 May '18 Sep '18 Jan '19 May '19 Sep '19 Jan '20 May '20 Sep '20
Electric - Grid Natural Gas

Five Ways to Enter Bill Data
1. Manual (Underbills Here)

Pay Online [www.gworks.com](#) **Pay By Phone** (717) 255-1000 (English & Spanish) **Pay With Cash Or Debit** (For Details)

Please return this portion with your payment.
Write your account number on your check or money order made payable to Philadelphia Gas Works.

Philadelphia Gas Works
P.O. Box 11700
Newark, NJ 07101-4700

00076700346180000000002761344



BEPP: Tune-Up Workbook

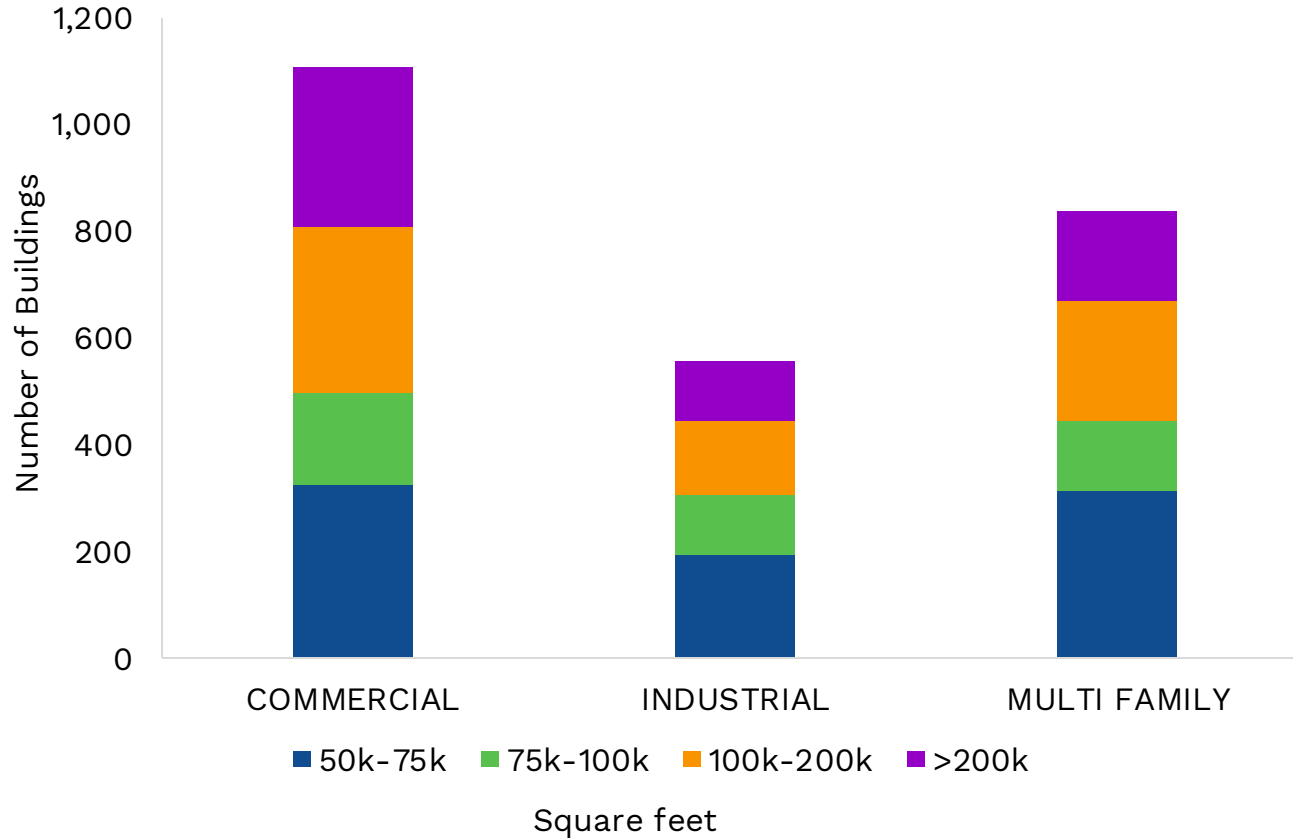
Tune-up Report: City of Philadelphia's Building Energy Performance Program

Maintenance & Repairs: Tune-up Actions

Action #	Assessment Element	Inspection Overview	Inspection Finding	Deficiency?	Sampling Approach (If Applicable)	Corrective Action
1.1	Grilles and Coils	Inspect a sampling of grilles and coils.				Clean and maintain where impacting system performance.
1.2	Filters	Inspect a sampling of filters to determine if clean and regularly maintained.				Clean and maintain where impacting system performance.
1.3	Strainers	Inspect sampling of strainers to determine if clean and regularly maintained.				Clean and maintain where impacting system performance.
1.4	Motors and Belts	Inspect sampling of motors and belts.				Clean and maintain where impacting system performance.
1.5	Filters, Strainers, Motors, Belts	If scope of work to rectify deficiencies found in 1.2, 1.3, and 1.4 is more than standard or regular maintenance, recommend repairs.			N/A	
1.6	Dampers and valves	Inspect sampling of dampers and valves for proper functionality, including opening and closing fully.				
1.7	Variable frequency drive (VFD)	Review the modes for any VFDs.			N/A	
1.8	Service Life of Major Equipment	Identify equipment approaching the end of its service life, per ASHRAE Service Life Database. Recommend replacement plan and schedule.				
1.9	Visible Ducts and pipes	Inspect ducts and pipes that are visible and make recommendations for where new insulation or repair to existing insulation would enhance system performance. This should include steam pipes. Provide indicative pricing for insulation and/or repairs in these locations.				



Building Inventory



Building Energy Program Benefits

Benefits to building owners

- Lower bills, reduce energy waste
- Less infrastructure needs
- Improves management of building operations
- Helps maintain municipal and school buildings



Benefits to Philadelphians

- Supports **cleaner air** in Philadelphia
- Helps grow the **clean energy workforce**
- Stabilizes the electric grid **keeping us all safer and preventing blackouts**





Office of Sustainability

CITY OF PHILADELPHIA

GREEN
BUILDING
UNITED

Program Administration

Compliance
Support

Number: 1409180 Name: One Parkway Building (OPB)
1515 ARCH ST # A, Philadelphia, PA 19102-1508

Details Addressing ☒ Jobs File Notes Documents Building Certifications Variance

Active: ☒

Name: One Parkway Building (OPB) Construction

BIN: 1409180 Number of Floors: Demolition

Unsafe: ☐ Imminently Dangerous: ☐ PA Variance

Related Information

☒ Parcel

☐ 1515 ARCH ST # A, Philadelphia, PHILA AUTH FOR IND DEV

OPA Account

☒ OPA Account: 772059100
Owner: PHILA AUTH FOR IND DEV 1500 MARK

 Department of Licenses and Inspections
City of Philadelphia

Violation Notice and Order to Correct

LI# File Number: OP-2024-117962



PROPERTY OR BUSINESS: 1515 ARCH ST, Philadelphia, PA 19102-1508

DATE OF NOTICE: 11/05/2024

On 11/04/2024 the Department of Licenses and Inspections inspected the property in violation and found the following conditions which violate the Philadelphia Code issued as an order to correct the property is issued.

IMMINENTLY DANGEROUS

The property will remain in this status until all the following violations below are corrected and the Department of Licenses and Inspections has verified the corrected status. You are the person responsible for the correction of these violations.

The Department of Licenses and Inspections hereby notifies that the violations at this property create a condition of immediate danger or hazard to health safety and welfare which requires immediate compliance.

If these violations are not corrected within 11/14/2024 the Department will take action as soon as possible to remove and abate the imminent dangerous situation.

Any permit or license obtained to carry on a violation of working without or in violation of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license (Phila. Code § 1901.17).

YOU ARE ORDERED TO MAKE REPAIRS AND/OR TAKE THE NECESSARY ACTION TO CORRECT THE VIOLATIONS WITHIN ORDER TO CORRECT.

Policy Enforcement

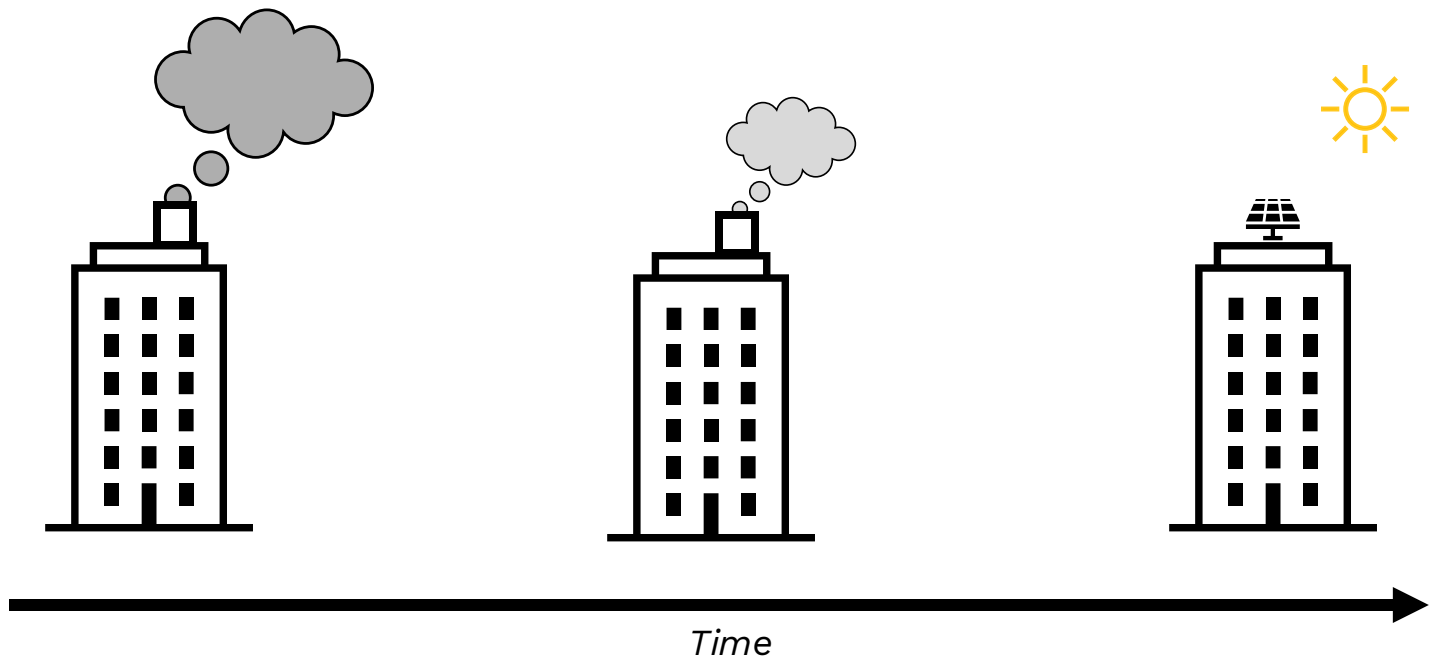
- Like all building violations, notices and respective fines are **issued via eCLIPSE**
- Benchmarking: \$300 fine**
- BEPP: \$2,000 fine**



Building Performance Standards



What are Building Performance Standards?



“Building Performance Standards (BPS) establish building performance goals over time, with increasingly stringent interim targets that drive energy savings, emission reductions and reduce climate impact” – Institute for Market Transformation

Members of the National BPS Coalition as of July 2024



Types of Building Performance Standards

Emissions-Only Standards

- **Net zero emissions by 2050:**
Boston, Cambridge, & Newton, MA;
NYC; Seattle, WA
- **Net zero emissions by 2040:**
Maryland
- Boston, Maryland, & NYC set **2030 interim target**

Efficiency-Only standards

- **Set by 7 jurisdictions:** Chula Vista CA; Denver, CO; Montgomery County MD; Oregon; St. Louis MO; Washington; Washington D.C.
- **Multiple approaches to target setting**
 - Interim targets: Chula Vista CA, Denver CO, Montgomery County MD, Oregon
 - Final target year - Denver: 2030, Montgomery County MD: 2036
 - 3 jurisdictions (St. Louis MO, Washington, Washington D.C.) review & reset targets every compliance cycle





Why BPS?

- Building Performance Standards are flexible!
- Governments dictate a target, but leave it up to the owner on how to get there
- Offers more control to owners than prescriptive upgrades
- Allows for cost savings by focusing on overall building's outcomes rather than dictating specific materials or construction methods.



What could a BPS look like for Philadelphia?



Conditionally awarded \$19.8 DOE grant to fund the development and implementation of impactful climate and energy policies.

Grant's future is TBD

• **Key funded activities include:**

- **Adding much needed staff capacity to implement and enforce Building Energy Policies** (currently a staff of 1 + 2 part-time contractors)
 - **4 new staff to support administration, compliance, and enforcement of Building Energy Programs**
 - **3 new staff to support the School District of Philadelphia**
- **Funding key partners (PEA, PGCC)** to provide **additional support for the School District** and **financing support programs for building owners**
- **Funding workforce development and training programs** for Philadelphians to participate in family-sustaining, high-road careers in the large building sector.
- Enforcement of BEPP and Benchmarking are required by this grant.



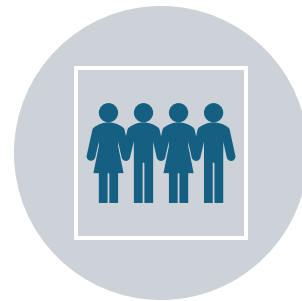
Key considerations when strengthening building energy policies



PROVIDING CERTAINTY
FOR THE BUILDING
COMMUNITY



BALANCING CLIMATE
AMBITION WITH
FEASIBILITY



ENSURING EQUITABLE
OUTCOMES



Policy Summary



Efficiency Forward model: Buildings must be at or below energy target (EUI)



Amend existing laws

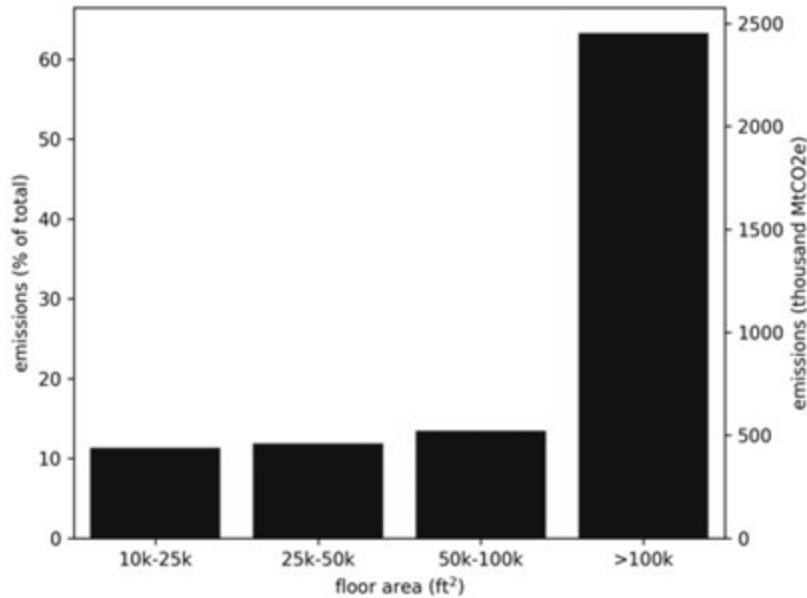


Reduce size threshold



Who's covered?

Setting the new threshold



Source: PNNL



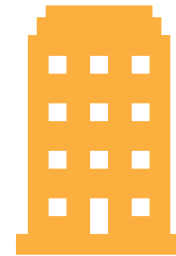
Multi-residential



Institutions



Municipal



Commercial

What's Changing?

Benchmarking Program

- All building greater than or equal to ***X sq ft*** will be required to benchmark annually
- Benchmarking data will determine compliance

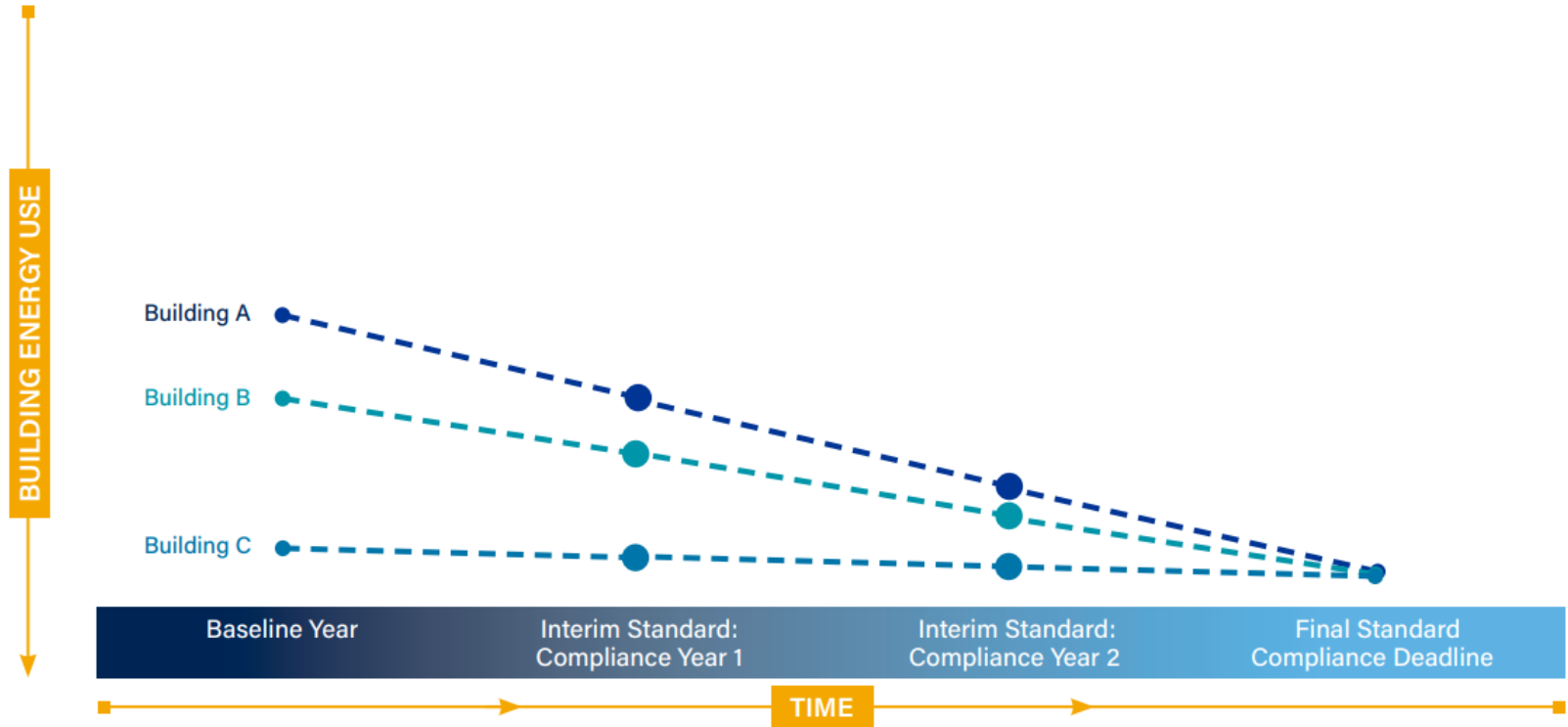
Building Energy Performance Program

- Tune-ups will only be required for a subset of buildings
- **Performance targets will be added**

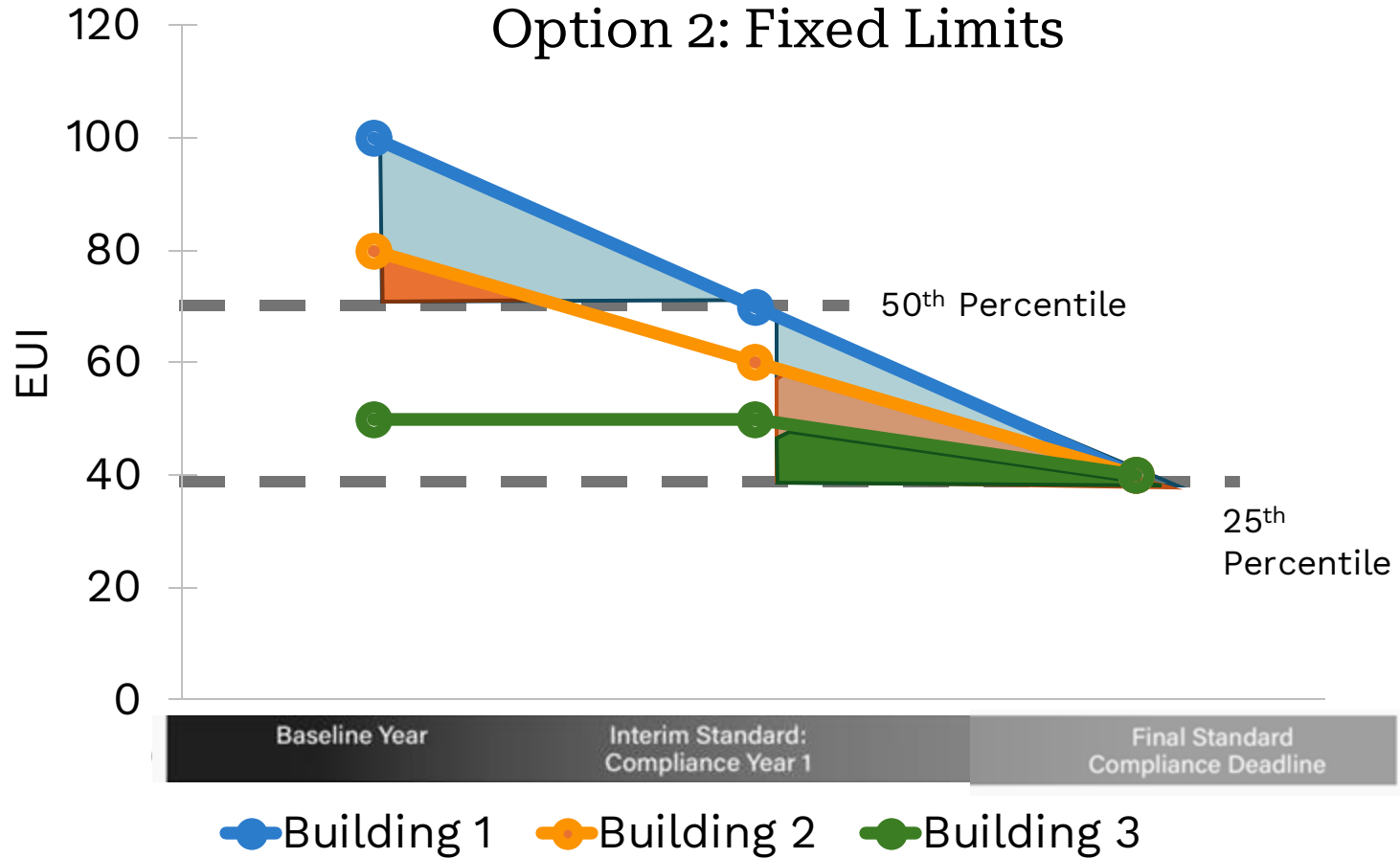
Target Setting Approaches



Option 1: Trajectory Approach



Option 2: Fixed Limits



BPS Policy Structures

Type	Description	Examples	Pros	Cons
Fixed Limits 	Fixed targets set by year and property type, interim targets also fixed and declining over time	- New York City - Boston - Seattle	Long-term clarity - Aligns w/ climate targets - Easiest to apply to portfolio - Easier to calculate - Less admin work	Inflexible - Not responsive to building starting points
Trajectory Approach 	Fixed final targets set by property type, interim targets are building-specific trajectories towards final target	- Denver - Maryland - Montgomery County, MD	- Clear trajectories - Customized Flexible	- More complex to implement - If 'final' target is too soon, some benefits lost

Performance Targets



EUI must meet energy target per building type



Targets are based primarily on local benchmarking data, supplemented by national datasets when necessary.



Compliance measured via benchmarking



Possible Alternative Compliance Paths

- Extensions - longer cycle allowing additional time for compliance
 - Large Portfolios
 - Houses of worship
 - Non-profits
 - Qualified affordable housing
 - Financial hardship
- Sync with capital financing cycles
- Customized improvement plans
- Exemptions
- Other paths to support stakeholders?



Support & Resources

- Green Building United Buildings Hub
 - Commercial Property Assessed Clean Energy (C-PACE)
 - Philadelphia Green Capital Corp
 - Guaranteed Energy Savings Act
 - Utility Rebates
-
- What else do owners need?



C O N T A C T

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PHILADELPHIA ENERGY UPDATE

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