CITY OF RENO

Memorandum

DATE: October 30, 2025

TO: Mayor and City Council

THROGUH: Jackie Bryant, City Manager

FROM: Jesse Jo Rego, Environmental Services Management Assistant
Suzanne Groneman, Environmental Services Manager

DEPT: Community Engagement and Services

SUBJECT: 2024 Annual Energy Benchmarking Report

In 2019, the City of Reno passed an ordinance requiring all commercial buildings 30k square feet and above, with exceptions for manufacturing and industrial, to report their energy and water use to the City. Benchmarking policies help the City understand how buildings perform and create economic opportunities within the market. The data in this report was tracked in 2024 and reported in 2025.

Key report highlights include:

Metric	2024 Data Point	Change from Previous Year
Number of Properties Reported	314 properties	Increase of 63 properties
Total Square Footage Reported	46,620,503 ft^2	Increase of 48,990 ft^2
Percent Compliance	64%	Increase of 13%
Total GHG Emissions	217,718 Metric Tons of CO_2	Decrease of 12,123 Metric Tons CO_2

Attachment:

- 2024 Annual Benchmarking Report

Energy and Water Benchmarking Report – 2024

City of Reno - Environmental Services

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Introduction

In 2019, the Reno City Council adopted Ordinance No. 6493, which requires large commercial buildings to report their energy and water usage to the City. This benchmarking program plays a vital role in supporting Reno's long-term resilience and resource management. By collecting and analyzing building performance data, the City can make more informed decisions about how to use energy and water efficiently, reduce waste, and direct support to properties that need assistance improving their operations. These efforts not only strengthen the community's ability to adapt to environmental and economic challenges but also contribute to lower greenhouse gas emissions, enhancing air quality and overall quality of life for Reno residents. The 2024 Annual Energy and Water Benchmarking Report reflects the energy and water data reported to the City in 2024 and the community's changes since 2023.

Purpose

The Reno Energy and Water Efficiency Program requires commercial buildings 30,000 square feet and greater—and municipal buildings 10,000 square feet and greater—to report their annual energy and water usage to the City. This data is collected and analyzed each year to track Reno's progress toward its long-term resource efficiency and resilience goals. Through the benchmarking process, building owners gain valuable insights into how their properties perform compared to similar buildings across the city. This empowers owners and managers to identify opportunities to improve efficiency, reduce operating costs, and enhance building performance over time. Benchmarking also establishes a critical foundation for compliance with future performance standards, serving as a baseline for measuring improvements and planning upgrades. As a key tool in the City's strategy to reduce greenhouse gas emissions, the program not only supports Reno's resilience but also helps building owners play an active role in creating a more efficient built environment.

Definitions

- **Site Energy Use Intensity (EUI):** A building's total energy used in a year per square foot.
- **Weather-Normalized Site Energy Use Intensity (EUI):** A building's total energy use per square foot per year, adjusted for local weather variations. This allows for fair comparisons of energy performance across different years or locations.
- **Greenhouse Gas Emissions (GHGs):** Chemicals that trap heat in the atmosphere and are released from burning fossil fuels to create energy.
- **Building Performance Standard (BPS):** Regulations that set minimum energy or emissions performance targets that buildings must meet over time, encouraging efficiency improvements and reducing greenhouse gas emissions.

Data

Metric	Number	Change from 2023
Total Square Feet Reported	46,620,503	Increase of 48,990 square feet
Total Properties Reported	314	Increase of 63 properties
Median Weather-Normalized Site EUI	54.50	Decrease of 2
Percent Compliance	64%	Increase of 13%
Percent Exemptions[1]	33%	N/A
Total GHG Emissions	217,718	Decrease of 12,123 Metric Tons
GHG Emissions per Square Foot	.005	No Change

[1] Percent of exemptions is abnormally high due to NV Energy's inability to provide whole building aggregated data.

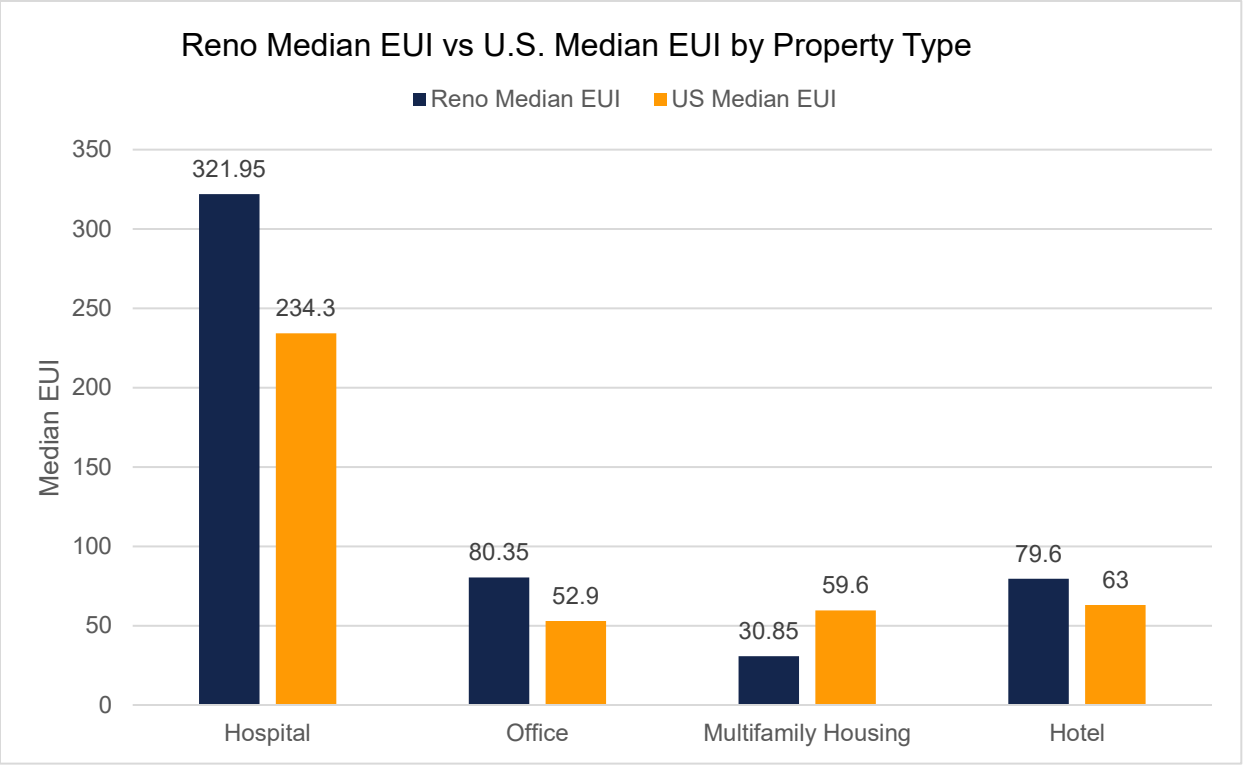

Figure 1 Reno Median EUI vs U.S. Median EUI by Property Type

Building Highlights

Top Performing Properties

Each of the properties listed below received an ENERGY STAR Score of 100.

- Park Place at Reno
- Fifteen51
- Sierra Manor
- HERE Reno
- Uncommon Reno
- Champion Chevrolet
- Renown Health Rehabilitation Hospital
- The Republic
- Riverwood Apartments
- Altitude by Vintage
- Vintage at the Crossings
- Palomino
- The Edison
- The Alexander at South Virginia
- The View Apartments
- The Douglas at Stonelake

Champion Chevrolet in Reno, Nevada

Most Improved Properties

The properties listed below had the largest decrease in GHG emissions from 2023.

- Reno Public Market (-90%)
- 500 E 4th St (-77%)
- Fifteen51 (-73%)
- Truckee Meadows Water Authority (-62%)
- 5370 Kietzke Ln (-58%)
- Lakeridge Living (-44%)
- Reno Orthopedic Center (-43%)
- Dodson Elementary School (-43%)
- 6980 Sierra Center Pkwy (-40%)
- Club Cal Neva Parking Stadium (-39%)
- Reno Technology Center (-39%)

A Benchmarking Success Story: Renown Rehabilitation Hospital

In response to the energy benchmarking ordinance, the Renown Rehabilitation Hospital has undertaken a series of strategic measures to enhance its energy efficiency. This process began with replacing outdated lighting with LED technology, followed by the implementation of high-efficiency mechanical equipment. Each step was meticulously evaluated to ensure the best return on investment. Because of these projects, the Renown Rehabilitation Hospital has an Energy Star Score of 100 and have reduced its site EUI by 16% since the mandate took effect in 2019. Additionally, the hospital has decreased its Greenhouse Gas Emissions by 125 Metric Tons of CO_2 since 2019! These upgrades demonstrate their dedication to optimizing operations while increasing energy efficiency. Renown hopes that sharing this progress will not only showcase their achievements but also inspire others in similar energy efficiency pursuits.

Looking Ahead

Upcoming Building Performance Standards

In accordance with Reno Municipal Code (RMC) 14.30.010, large commercial properties will need to begin compliance with building performance standards starting in 2028 (2027 reporting year). These standards aim to improve energy efficiency across large buildings and will be phased in beginning in 2026 with City-owned facilities. Commercial buildings over 100,000 square feet will be required to comply in 2028, those over 50,000 square feet in 2029, and those over 30,000 square feet in 2032. To meet compliance, buildings must achieve one of several energy performance targets, such as earning an ENERGY STAR score of 50 or higher, reducing energy use intensity by at least 10% from the baseline year, or improving their ENERGY STAR score by at least 15 points. Multiple performance pathways are available to help property owners reach these goals. For more details, visit RMC 14.30.010.

Resources

- Visit the Energy and Water Efficiency website for further information on the ordinance, compliance guides, trainings, how to report, and exemption requests
- Read about building energy policies and learn how to manage your portfolio on the Center for Building Performance Standards
- NV Energy Powershift can help with business energy incentives, tips, and free energy assessments
- Become a Green Business by joining the Nevada Green Business Network
- The Commercial Property Assessed Clean Energy (C-PACE) Program, launched by the City in 2019, provides financing for renewable energy and efficiency and resiliency projects