## 7.3 Achieve High Energy Performance for Individual Buildings

**5 – 140 Points**

### Action Updates

This action was last updated in 2025. The previous version of this action is available for comparison. Edits are highlighted in yellow.

### Objective

Reduce energy use in individual municipal buildings or unique facilities (water and wastewater facilities).

### What to Do

*The more you do, the more points you earn.*

Achieve an Energy Efficiency or High Performance Target in Buildings **(up to 50 points for 1 and 2; plus up to 40 points for 3)**

***Note:*** ENERGY STAR Building certifications are valid for one year. LEED certifications are valid for the lifetime of the building. For this reason, Action 7.3.1 is eligible for points if the ENERGY STAR Building certification was received within the last three years, and Actions 7.3.2 and 7.3.3 are eligible for points at any time.

1. Achieve a score of 75 or above for at least one municipal/Board of Education building in ENERGYSTAR Portfolio Manager and achieve Energy Star certification by the US Environmental Protection Agency. **(5 points per building)**

   **Submit:** Proof of ENERGY STAR Building certification by uploading one of the following: 1) documentation from a Licensed Professional confirming Energy Star building certification (year) for each building (showing building name, address, year of certification, and Energy Star score); or 2) hyperlink for your building on ENERGY STAR Labeled Buildings and Plants webpage.. Your ENERGY STAR building certification must have been received in the last three years. This subaction is included in the Sustainable CT Climate Leader Designation.

2. Achieve LEED Silver (or higher) certification for at least one municipal/Board of Education building. **(5 points per building)**

   **Submit:** Proof of LEED Silver (or higher) status by uploading one of the following: 1) documentation from the US Green Building Council confirming LEED silver (or higher) status (showing building name, location, certification date, certification level); 2) hyperlink for your building on US Green Building Council website; or 3) equivalent documentation. This subaction is included in the Sustainable CT Climate Leader Designation.

3. Achieve net zero status for at least one municipal/Board of Education building, demonstrating one or more of the following: net zero carbon emissions, net zero energy use, net zero water use, or net zero waste. Net zero status must be verified or certified by Leed ZERO, the International Living Future Institute, the New Buildings Institute, or equivalent. **(20 points per building; maximum of 2 buildings)**

   **Submit:** Proof of net zero status by uploading one of the following: 1) documentation from the verifying entity confirming net zero status (showing building name, location, certification date, certification level); 2) hyperlink for your building on the verifying entity's website; or 3) equivalent documentation. This subaction is included in the Sustainable CT Climate Leader Designation.

## Engaging Partners

Sustainable CT encourages regional collaboration and other forms of partnership. For every action, please complete the "Partners" box in your submission, indicating the name(s) of any municipalities and/or organizations you partnered with (if any) and a brief description of your municipality's role. If you collaborate with other municipalities, each community will receive points. For additional information, please see the "Partners Guidance Document".

## Potential Municipal and Community Collaborators

Staff from the planning, building, public works, water/wastewater, purchasing departments, and representatives from the planning and zoning, and energy commissions could be helpful in implementing this action.

## Funding

If available, below are potential funding sources specific to this Action. For a complete listing of potential funding opportunities to assist with implementing Sustainable CT Actions, please visit the Sustainable CT Grants Portal, which is searchable by Action. Please also visit the Support for Your Town page for opportunities for technical assistance and other supports.

- Urban Act Grant Program
- Sustainable CT Community Match Fund
- LEED for Cities Local Government Leadership Program
- State Funding Readiness Project

- CT Department of Energy and Environmental Protection, Energy Saving Performance Contracting Program

## Resources

*Toolkits, Calculators, Guidance Documents, General Information*

- LEED (Leadership in Energy and Environmental Design), US Green Building Council
- The Advanced Energy Design Guide—Achieving Zero Energy series
- Map of CT LEED Certified Buildings
- BuildGreenCT
- Visit ENERGY STAR Portfolio Manager and use the "Licensed Professional Finder" (box on right) to find professionals that provide certification for Energy Star buildings (some provide free verification)
- CT Department of Energy and Environmental Protection, "Energy Efficiency"
- US Environmental Protection Agency, "Energy Efficiency in Water and Wastewater Facilities"
- US Environmental Protection Agency, "Energy Efficiency for Water Utilities"
- Acadia Center, "Community Energy Vision, Action Guide for Connecticut"
- Northeast Energy Efficiency Partnership, "Zero Energy Schools Toolkit"
- Common energy efficiency measures that can be implemented to help individual buildings achieve certification and recognition include, but are not limited to, LED lighting and lighting controls, high efficiency HVAC equipment and controls, building envelop improvements to reduce air infiltration and improve insulation, plug load controls, renewable generation or co-generation, and energy efficient appliances and equipment.
- Common energy efficiency measures that can be implemented to help water or wastewater treatment facilities include, but are not limited to: High efficiency pumps, motors, and blowers as well as controls; Efficient operations (for example: set aeration pumps and compressors to variable speed and ensure plant sensors are accurate and set to optimal levels); SCADA System to improve process operation; Operational improvements; and Modifications to facility buildings as noted above.

*Organizations and Relevant Programs*

- Energize CT
- Connecticut Energy Efficiency Fund
- American Council for an Energy Efficient Economy (ACEEE)
- ENERGY STAR
- BuildGreenCT

- US Green Building Council, LEED

## Why This Matters

This action enables you to earn Sustainable CT points for energy efficiency reductions in:

- Individual buildings (as opposed to the Reduce Energy Use Across All Municipal Buildings Action which rewards energy use reductions across the entire municipal building stock), or
- Municipal water treatment facilities, which are typically measured by different metrics than other municipal buildings and have been excluded from the Reduce Energy Use Across All Municipal Buildings Action. Water and wastewater treatment plants are typically energy intensive, with 24/7 operations, and in many municipalities are the single largest energy users.

## Benefits

Through this action, you can:

- Lower your municipality's energy, operations, and maintenance costs;
- Reduce your municipality's harmful emissions;
- Improve working conditions, indoor and outdoor air quality, and public health through reducing greenhouse gases and criteria pollutants;
- Extend the useful life of your municipal infrastructure; and
- Reduce your community's reliance on finite natural resources.

You can also shift focus to individual certified buildings, which may enhance their desirability as venues for events and meetings.

## CT Success Stories

- Darien - Oct 2022 Certification
- Bolton - Sep 2023 Certification
- Glastonbury - Oct 2024 Certification
- Manchester - Oct 2025 Certification
- Mansfield - Oct 2025 Certification