

ENERGY STAR® Portfolio Manager® Web Services Application Programming Interface (API)
Terms of Use
January 2023

The EPA's ENERGY STAR® Portfolio Manager® web services application programming interface (API) is a free application for use by organizations to exchange building energy, water, and waste data with Portfolio Manager. This may include the entry of data into the tool and/or the calculation and extraction of metrics and other information from the tool.

Terms of Use

By exchanging data with Portfolio Manager via the web services API, users agree to the terms of use laid out below. Continued use of the API constitutes acceptance of these terms, and failure to abide by these terms may result in a user's access to the API being suspended.

API Users agree to:

- Fully develop and test their application in the API TEST environment prior to requesting LIVE access.
 - EPA acknowledges some testing activity (particularly activities related to the Connection and Sharing processes, as well as overall user acceptance testing) will need to take place within the LIVE environment. However, users are expected to minimize the amount of non-production activity, as well as test and duplicate data transacted in the LIVE environment.
 - Where such activity is necessary, API users agree that they will designate any such property records with a "Construction Status" of "Test" in the property details and delete the records when no longer needed.
- Abide by the EPA's [published API call rate limits](#).
- Work with EPA to optimize call rates (even if already within the published limit) if EPA identifies a persistent pattern of high usage that could have detrimental impacts on overall system performance.
- Use "ENERGY STAR," "Portfolio Manager," and "Works With Portfolio Manager" logos and linkage marks appropriately, as set forth in the [ENERGY STAR Brand Book](#) and related guidance. See, for example:
 - [How should I display ENERGY STAR metrics in my software? \(force.com\)](#)
 - [How should I refer to exchanging data with Portfolio Manager on my website and in marketing material? \(force.com\)](#)

API Users acknowledge that EPA agrees to support their use of the API by:

- Ensuring technical functionality of the API.
- Maintaining documentation for the API, including descriptions for each available call and the corresponding XML schemas.
- Introducing any new functionality impacting existing schemas during two (2) major releases each year, typically in February and August (though this is subject to change).
- Maintaining a [Known Issues](#) list, as well as [Release Notes](#) documenting all updates/fixes.
- Proactively announcing any system downtime (to the extent possible).

- Maintaining a Portfolio Manager Help Desk in order to ensure rapid resolution of questions from API users.

Resolution of Infringement of Terms of Use

- EPA reserves the right to suspend or revoke API access immediately and without prior notice if a user's activity is sufficiently detrimental to system performance, production data quality, and/or the overall ENERGY STAR brand.
- Where possible and appropriate, EPA will seek to resolve violations of these terms of use through direct engagement with the user and will strive to provide an appropriate opportunity for redress before suspending/revoking API access.