

BPS 003 – Finding Energy Use Intensity Target

OR BPS Background

The Oregon Building Performance Standard (OR BPS) is a mandatory program that aims to bring awareness about building energy use to owners of existing commercial buildings, and to reduce energy use and utility costs for less efficient buildings. Buildings that must comply with this program are divided into two tiers, based on Gross Floor Area and property type. The table below shows the two tiers covered by the OR BPS program and gives compliance dates.

Oregon Building Performance Standard Tiers

Gross Floor Area (excludes parking garage area)	Property Type	Tier / Compliance Date
35,000 to 90,000 square feet	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2030
90,000 to 200,000 square feet	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2029
200,000 square feet and greater	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2028
20,000 to 35,000 square feet	Nonresidential, Hotel, or Motel	Tier 2 / July 1, 2028
35,000 square feet and greater	Multifamily, Hospital, School, University, Dormitory, Barracks, Prison, Residential/Senior Care Facility	Tier 2 / July 1, 2028

Tier 2 buildings are required to **report Energy Use Intensity and Energy Use Intensity Targets** by their July 1, 2028, compliance date.

Tier 1 buildings are required to **report Energy Use Intensity and Energy Use Intensity Targets** and submit operations & maintenance and energy management plans by their compliance date. They must also **meet EUI** or demonstrate an effort to **reduce energy use**. Tier 1 buildings that expect to exceed their energy target must report at least **180 days before** their compliance date, perform **energy audits** and **life cycle cost assessments**, and develop a plan to implement **cost-effective energy efficiency measures** by their June 1, 2028/2029/2030, compliance date.

This guidance gives more details about how to find EUI. The table at the end of this guidance lists EUI values, Operating Factors and other important information about each building activity type. Additional guidance documents for OR BPS are available on the [OR BPS website](#).

OR BPS Definitions for Tier 1, Tier 2, and Grouped Buildings

Definitions to understand when determining whether a building must comply with OR BPS:

Building: a structure, including mobile homes, manufactured homes, and other factory-built buildings, wholly or partially enclosed within exterior walls, or within exterior and party walls and a roof, that affords shelter to people, animals, or property.

Building Owner: an individual or entity possessing title to a building. In the event of a land lease, the building owner is the entity possessing title to the building on leased land. For condominium structures, building owner means the owners' association.

Gross Floor Area (GFA): the space of a building measured from its exterior enclosing walls, not including any parking garage area, but:

- Including all offices, lobbies, restrooms, equipment storage areas, mechanical rooms, break rooms, elevator shafts, and conditioned basements.
- Not including outside bays or docks, exterior spaces, covered walkways, open roofed- over areas, outdoor play courts, porches, exterior terraces or steps, roof overhangs, balconies, decks, patios, pipe trenches, interstitial plenum space between floors, driveways, parking garages, or surface parking areas.
- Including specific areas for each building activity type listed in Table 7-4 of the Oregon Building Performance Standard and the table at the end of this guidance.

Building Gross Floor Area: sum of a building's regular gross floor area and special gross floor area.

Regular Gross Floor Area: sum of a building's gross floor area for hotel, motel, and nonresidential use, excluding any parking garage or special gross floor area.

Special Gross Floor Area: sum of a building's gross floor area for multifamily, hospital, school, university, dormitory, barracks, prison, residential care, and senior care use, excluding any parking garage area.

Tier 1 Building: a building under ownership by a sole individual or entity, with regular gross floor area of at least 35,000 square feet, and that does not meet any Tier 2 building definition.

Tier 2 Building: a building under ownership by a sole individual or entity that is either:

- a "regular" Tier 2 building with regular gross floor area of at least 20,000 square feet and less than 35,000 square feet, and not a "special" Tier 2 building as in part b. of this definition; or
- a "special" Tier 2 building with building gross floor area of at least 35,000 square feet and either special gross floor area that equals or exceeds regular gross floor area if regular gross floor area is at least 20,000 square feet, or special gross floor area of at least 15,000 square feet if regular gross floor area is less than 20,000 square feet; or
- an "extended" Tier 2 building with regular gross floor area that equals or exceeds 35,000 square feet, submitted as part of a set of grouped buildings that includes a "special" Tier 2 building as in part b. of this definition.

Nonresidential Building: as used in this standard, any building not a lodging/residential building type in Table 7-1 of this standard, so not a barracks, hotel, motel, multifamily, prison, dormitory, residential care facility, senior care facility, or other-residential.

Hotel: buildings renting overnight room/suites, typically with bath/shower and other facilities in guest rooms, with daily services for guests including housekeeping/laundry & front desk/concierge.

Hotel does not apply if >50% of area is fractional ownership units like condominiums, vacation timeshares, or private residences rented on a daily or weekly basis.

Motel: hotel-like lodging where most rooms are entered from the exterior.

Multifamily: a building with five or more dwelling or sleeping units where occupants are primarily permanent in nature and where the occupants do not own the units.

Hospital: a general medical and surgical facility providing acute care services intended to treat patients for short periods of time, including emergency medical care, physician's offices, diagnostic care, ambulatory care, surgical care, and limited specialty services such as children's hospitals, long-term acute care, inpatient rehabilitation, cancer care, psychiatric care, and substance abuse care.

School: buildings used for educational purposes, including:

- **Adult Education:** buildings used primarily for providing adult students with continuing education, workforce or professional development outside of a college or university.
- **K-12 School:** buildings or campuses used as a school for Kindergarten through 12th grade students. At least 75 percent of the students must be in grades K-12.
- **Preschool/Daycare:** buildings used for educational programs or daytime supervision/recreation for young children before they attend Kindergarten.
- **Vocational School:** buildings primarily designed to teach skilled trades, including trade and technical schools. Vocational schools are commonly post-secondary education, consisting of 1-2 years of technical/trade training.
- **Other School:** buildings used for religious, community, or other educational purposes that do not meet the definition of any other type of school.

College/University: buildings used for the purpose of higher education. This includes public and private colleges and universities.

Dormitory: buildings associated with educational institutions or military facilities which offer multiple accommodations for long-term residents, also called a residence hall or barracks.

Barracks: refers to residential buildings associated with military facilities or educational institutions, which offer multiple accommodations for long-term residents.

Prison: federal, state, local, or private-sector buildings used for the detention of persons awaiting trial or convicted of crimes.

Residential Care Facility: provides rehabilitative and restorative care to patients on long-term or permanent basis; can treat mental health issues, substance abuse, and rehabilitation for injury, illness, and disabilities.

Senior Care Community: houses and provides care and assistance for elderly residents.

Grouped Buildings: a set of Tier 1 and/or Tier 2 buildings that comply at the connected or campus-level, or that comply at the complex level and have a single shared primary function, along with any other connected buildings that are not covered buildings.

Complex: a group of individual or connected buildings on contiguous property.

Connected Buildings: buildings with shared energy meter(s) on contiguous property.

Contiguous Property: adjoining property sharing a common border under sole ownership.

Campus: collection of buildings served by district heating, cooling, water reuse, and/or a power system owned by the same building owner.

OR BPS Definitions for Energy Calculations

Before calculating energy use intensity or energy use intensity target, terms to understand:

Building Activity Type: classification for the function or business that takes place within a building. There are 113 different building activity types in OR BPS corresponding to property types in U.S. EPA ENERGY STAR Portfolio Manager.

Net Energy Use: the sum of metered and bulk fuel energy that enters a building minus the sum of metered energy that leaves the building, including all fuels used or generated in the building, most commonly:

- Electricity, natural gas, fuel oil, and propane use.
- Steam, hot water, or chilled water use from district heating and cooling systems.
- Electricity generated from renewable sources.

Energy Use Intensity (EUI): a measurement of energy use that normalizes building energy use relative to building size, calculated by dividing the total net energy the building consumes in one year by the building gross floor area, reported in units of thousands of British thermal units per square foot per year (kBtu/ft²-yr).

Energy Use Intensity Target (EUI_t): EUI value established for compliance with this standard as the maximum total energy use buildings are expected to consume in a year. EUI_t values were set for Oregon buildings by analyzing local, regional, and national commercial buildings and applying average weather-normalized energy use to different building activity types.

Operating Factor: aka the Building Operating Shifts Normalization Factor from OR BPS, used as a multiplier on EUI_t for each building activity type. Operating factors vary between 0.5 and 1.9 in value based on the building activity type and weekly operating hours of the building, with different factors for buildings with 0 to 50 hours, 51 to 167 hours, and 168 hours.

Weather Normalized Energy Use Intensity (WN-EUI): a measurement of energy use that normalizes building energy use relative to building size and corrects for deviations in weather from typical weather at the building location, reported in units of a thousand British thermal units per square foot per year (kBtu/ft²-yr).

Energy Use Intensity Target Determination & Reporting

Energy Use Intensity target (EUI_t) values must be determined and reported by energy professionals, a Qualified Person for Tier 1 buildings, or a Qualified Energy Manager or Qualified Person for Tier 2 buildings.

EUI_t is submitted to the BPS program via **Form B: Building Activity and Energy Use Intensity Target (EUI_t)**. This form must be submitted on or before the building's compliance date.

The table at the end of this guidance lists information for 113 building activity types, including:

- Building Activity Type number and ESPM Type, Subtype, and Details
- Definition of Building Activity Type
- Notes about what is included in Gross Floor Area
- Notes about how to tally weekly operating hours
- EUI_t values for each Building Activity Type
- Operating Factor values for less than 50, 51-167, or 168 weekly operating hours

This table is based on information in Table 7-1, Table 7-2a, Table 7-3, and Table 7-4 of the Oregon Building Performance Standard.

To find its Overall EUI_t, first a building can either be assigned a single building activity type or it can be broken into areas with different building activity types and weekly operating hours.

Once a building has been sectioned into areas, EUI_t is multiplied by its Operating Factor to get each Area EUI_t, then Area EUI_t values are combined using area-weighted and/or time-weighted averages to get an Overall EUI_t for the building.

It is recommended that **EUI_t be found as soon as possible**. This is especially important for Tier 1 buildings, since they may have more requirements to fulfill before the compliance date if they do not meet their energy target.

Determining Activity Type

The table at the end of this guidance lists definitions for 113 Activity Types recognized under OR BPS. These come from Table 7-4 of the Oregon Building Performance Standard 100. Activity types were chosen to correspond to the property types used by the U.S. EPA's Energy Star Portfolio Manager. Read through the activity type definitions to find the best fits for a particular building.

Depending on how a building is used, it could find its EUIt using a single activity type, or the building could be divided into multiple areas with different activity types and/or operating hours throughout the year. According to the Oregon Building Performance Standard, a single activity type can be assigned when:

- More than 75 percent of the Gross Floor Area has a single use or function with the same operating hours over the entire year.
- The building has multiple spaces with less than 10 percent Gross Floor Area each, similar building activity types, and similar operating hours.

Note that the building does not have to use a single activity type, as it can be subdivided into multiple activity types at the discretion of the qualified person or qualified energy manager.

Nontarget Spaces

Be aware that there are several activity types that have no listed EUIt values or Operating Factors. Four of these types should not be used in the Target Tool, any areas of these general types should be broken up into multiple areas:

- 67: Mixed-use | Mixed-use property | INPUT INDIVIDUAL SPACE TYPES
- 95: Retail | Strip mall | INPUT INDIVIDUAL SPACE TYPES
- 97: Retail | Wholesale club / supercenter | INPUT INDIVIDUAL SPACE TYPES
- 99: Retail | Other - retail / mall | INPUT INDIVIDUAL SPACE TYPES

Three other activity types represent building types for which no energy information was available, and are designated as **Nontarget**:

- 100: Technology / science | Data center | NONTARGET
- 108: Utility | Energy / power station | NONTARGET
- 109: Utility | Other - utility | NONTARGET

The Utility designations are to be used for areas housing extensive mechanical or electrical equipment, transfer stations, or maintenance facilities.

There are special compliance provisions for **Nontarget** spaces in buildings:

- If **less than 10 percent** of building Gross Floor Area is Nontarget and the **Nontarget space is sub-metered**, then the building can be **split into separate Target and Nontarget areas** that report and act on their energy information separately.

The Nontarget area of the building submits application and EUIt **Forms A and B** indicating that there is a Nontarget area in the building. An EUI need not be calculated or submitted on **Form C** for the Nontarget area, and the Nontarget area does not need to be included in the EMP and O&M programs. No separate energy audit is required for the Nontarget space.

The Target portion of the building evaluates its EUIt and EUI without including energy use and Gross Floor Area of the Nontarget portion, then proceeds from there depending on its compliance status.

- If **at least 10 percent but less than 50 percent** of building Gross Floor Area is Nontarget and the **Nontarget space is sub-metered**, the building can be **split into Target and Nontarget areas** that report and act on their energy information separately.

The Nontarget part of the building proceeds as though it doesn't meet target, similar to the Investment Criteria pathway. This means that EUI is determined and submitted 180 days before the compliance date via **Forms A, B, and C**. An energy audit and life cycle cost assessment of the Nontarget space is also performed before the compliance date, and a plan is created and followed to implement cost-effective energy efficiency measures. In the Target portion of the building, EUIt and EUI are evaluated without including the energy use and Gross Floor Area of the Nontarget portion, then work proceeds from there depending on compliance status.

- If **less than 50 percent** of a building Gross Floor Area is Nontarget and that **Nontarget space is NOT sub-metered**, the entire building is expected to meet the EUIt of the Target areas. The building EUIt and EUI are evaluated including the energy use and Gross Floor Area of the Nontarget portion, then work proceeds from there depending on compliance status.
- If **more than 50 percent** of building Gross Floor Area is Nontarget, then the entire building is considered a **Nontarget Building** even if the Nontarget areas are sub-metered. The building must proceed as though it doesn't meet target and comply with OR BPS via the Investment Criteria pathway. This means that EUI is submitted 180 days before the compliance date via **Forms A, B, and C**, an energy audit and life cycle cost assessment of the building is also performed before the compliance date, and a plan is created and followed to implement cost-effective energy efficiency measures.

Data Centers

Data centers are the most common type of nontarget space expected to be registered under OR BPS. Data centers can be housed in buildings where computers, servers, and other types of information technology equipment (ITE) cover the vast amount of the building's floor area. Some data centers are housed in only a single room or story of a building.

OR BPS has a specific definition of a data center and what counts as its floor space. Not all spaces housing ITE can meet the data center definition and qualify as Nontarget spaces. This has important implications for a building's EUI target and EUI, and on whether a building meets its target. Below is the definition of a data center under OR BPS, with guidelines for determining whether a computer/server/ITE area meets this definition.

- **Data Center:** an activity space designed and equipped to meet the needs of high-density computing equipment, such as server racks, used for data storage and processing, including dedicated uninterruptible power supplies and cooling systems, and requiring a **constant power load of 75 kW or more.**
- Gross Floor Area shall only include space within the building, including raised floor computing space, server rack aisles, storage silos, control console areas, battery rooms, and mechanical rooms for dedicated cooling equipment, and shall not include a server closet, telecommunications equipment closet, computer training area, office, elevator, corridors, or other auxiliary space.
- Data center energy use must be verifiable, so must be separately and continuously metered or sub-metered. This metering must measure information technology equipment (ITE) and uninterruptible power supply (UPS) energy use, and can also include the energy use of dedicated cooling or lighting systems.
- Lighting circuits and cooling systems are sometimes shared with the rest of the building, making the portion of energy used in the data center hard to measure. These energy uses are also quite variable in data centers. Short-term measurements or engineering estimates of lighting or cooling may not be included in the data center energy use tally, only continuous metering is allowed to contribute to data center power draw.
- Metering of any data centers must be logged distinctly in the Energy Star Portfolio Manager account for the building. Data center power draw, in kW, is found by summing metered energy use over a year, converting that energy use to kWh if needed, then dividing total annual kWh by 8,760 hours.
- When a data center is added as an activity type in the [OR BPS EUI Target Tool](#), its average annual power draw must be entered, and must be at least 75 kW. If the data center power draw is less than 75 kW, activity type 102 or 107 for Other-Services must be entered instead, activity types with EUI targets. Not meeting the 75 kW threshold means this area is not a qualified data center and is not a Nontarget space.

Vacant Spaces

There is one activity type available for a vacant space that is not heated or cooled. This activity type can only be used if vacant spaces comprise less than half the building's square footage. The vacant area is ignored when calculating overall EUI for the building.

If a vacant building is still being heated or cooled, then the activity type during that space's previous occupation should be used instead.

If more than half the building has been vacant over the twelve months before the compliance date, the building owner may apply for an exemption from OR BPS.

Determining Weekly Operating Hours

Weekly operating hours for most buildings are determined as:

- The number of hours per week when the majority of workers are present, or
- The number of hours per week when the majority of the building is open to the public.
- Weekly operating hours are generally not counted when:
 - The property is occupied only by maintenance, security, or other support personnel.
 - Only the cleaning crew is present.
 - On weekends, unless they operate like weekdays with regular employee shifts, meetings, and support operations like reception, etc.

In the table at the end of this guidance, there are additional guidelines about how to count weekly hours for each building activity type, which come from Table 7-3 of the Oregon Building Performance Standard 100.

Finding Overall EUI

The basic process for determining the building **Overall EUI** is:

- For each area of a single building, or for each building in a group,
 - Select the most appropriate activity type for each area or building
 - Determine each area's or building's Gross Floor Area
 - Determine each area's or building's weekly operating hours
 - Determine how many months of the year each area or building operates this way (schools should not enter seasonal changes since these are already factored into their energy target values).
 - EUI and Operating Factor assigned for each area or building based on activity type
 - Each area or building EUI is multiplied by its Operating Factor to get an **Area EUI**
- Combine **Area EUI** values into an **Overall EUI**:
 - Area-weighted and/or time-weighted averages are used

OR BPS EUI Target Tool

An Excel spreadsheet has been developed into a tool for finding the EUI of buildings and groups of buildings. The [OR BPS EUI Target Tool](#) is available for download from the [OR BPS website](#). The building's energy professional, either a Qualified Person for Tier 1 buildings or a Qualified Energy Manager or Qualified Person for Tier 2 buildings, is responsible for using the tool to determine EUI.

Input to the EUI Target Tool includes:

- Whether EUI is being found for a Single Building or Grouped Buildings
- Energy professional name and qualification level
- UBID, address, and county
- Total Gross Floor Area, GFA, in square feet, of the building or buildings
- Information for each area of a single building, or each building in a group of building
 - Distinct area or building name
 - Activity Type
 - Gross Floor Area (GFA)
 - Weekly Operating Hours
 - Months per Year for this activity type, allows for time-weighted EUI calculation if activity type varies over time (not used for schools with summer break periods)

Background calculations look up each base EUI and operating factor for each activity type and combine them into an overall area-weighted and/or time-weighted EUI for the building or group of buildings. Along the way, the tool determines each building's tier and compliance date using the logic described in [BPS 001 – Tier 1 and Tier 2 Compliance](#). The tool also assesses how any nontarget or vacant spaces must be handled to achieve compliance.

OR BPS EUI Target Tool Examples

Below are examples that illustrate how to use the OR BPS EUI Target Tool.

- A 45,000 square foot county courthouse operates year-round from 7 a.m. to 7 p.m. Monday through Friday, and from 9 a.m. to 2 p.m. on Saturday for a total of 65 weekly hours. This building is assigned a single Building Activity Type and set of operating hours.

OR BPS ENERGY USE INTENSITY TARGET (EUI) TOOL			Energy Professional & Qualification:			Quinn Prophet			QP
Determined for (dropdown):		Single Building							
UBID:		xxx111222111	Building EUI Target			Tier / Size Category / Compliance Date			
			84			Tier 1 / ≥ 35,000 SF and < 90,000 SF / June 1, 2030			
			Nontarget Area = 0%			No nontarget areas			
Building Address:		Court St, Small City, OR							
County:		Morrow							
Climate Zone:		5B	Vacant Area = 0%			No vacant areas			
Building GFA, SF:		45,000	GFA Check = 45,000 SF			OK			
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft²	Weekly Hours	Months per Year	EUI	Operating Factor	Area EUI	Building Tier
1	Courthouse	76: Public services Courthouse	45,000	65	12	105	0.8	84	Tier 1

- A school campus has four buildings that share metering: 40,000 square foot elementary school, 50,000 square foot middle school, 25,000 square foot administration building, and 15,000 square foot gymnasium. All buildings operate 70 hours a week.

OR BPS ENERGY USE INTENSITY TARGET (EUI) TOOL			Energy Professional & Qualification:			Quinn Prophet			QP
Determined for (dropdown):		Grouped Buildings	Buildings have same owner & primary function, are on contiguous property:			Yes	Buildings share meters or district system:		Yes
All UBIDs:		xxx111222555	Group EUI Target			Max Tier / Max Size Category / Compliance Date			
			57			Special Tier 2 / ≥ 35,000 SF / July 1, 2028			
			Nontarget Area = 0%			No nontarget buildings			
Address of Largest Building:		School St, Medium City, OR							
County:		Marion							
Climate Zone:		4C	Vacant Area = 0%			No vacant buildings			
Group GFA, SF:		130,000	GFA Check = 130,000 SF			OK			
#	Building Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft²	Weekly Hours	Months per Year	EUI/t	Operating Factor	Building EUI	Building Tier
1	Elementary School	5: Education K-12 school Elementary / middle school	40,000	79	12	39	1.1	43	Special Tier 2
2	Middle School	5: Education K-12 school Elementary / middle school	50,000	70	12	39	1.1	43	Special Tier 2
3	Administration	68: Office Medical office	25,000	70	12	77	1.1	85	Regular Tier 2
4	Gymnasium	17: Entertainment / public assembly Indoor arena	15,000	70	12	88	1.1	97	Not Covered

- A mixed-use building has three retail clothing stores of 2,500 square feet each on the ground floor open from 10 a.m. to 8 p.m. every day, a coffee shop of 2,500 square feet on the ground floor open from 6 a.m. to 8 p.m. every day, and six office suites for accountants of 5,000 square feet each on three upper floors open from 7 a.m. to 6 p.m. on weekdays.

OR BPS ENERGY USE INTENSITY TARGET (EUI _t) TOOL			Energy Professional & Qualification:			Quinn Prophet			QP
Determined for (dropdown):		Single Building							
UBID:		xxx111222333	Building EUI Target			Tier / Size Category / Compliance Date			
			73			Tier 1 / ≥ 35,000 SF and < 90,000 SF / June 1, 2030			
			Nontarget Area = 0%			No nontarget areas			
Building Address:		Commercial St, Small City, OR							
County:		Umatilla							
Climate Zone:		5B	Vacant Area = 0%			No vacant areas			
Building GFA, SF:		40,000	GFA Check = 40,000 SF			OK			
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft ²	Weekly Hours	Months per Year	EUI _t	Operating Factor	Area EUI _t	Building Tier
1	Retail	94: Retail Retail store	7,500	70	12	50	1.0	50	Tier 1
2	Coffee Shop	45: Food sales and service Food service Other food service	2,500	70	12	326	1.1	359	Tier 1
3	Accountants	2: Banking / financial services Financial office	30,000	70	12	55	1.0	55	Tier 1

- A mixed use building of 50,000 square feet has apartments on the four upper floors and office space on the ground floor operating for 60 hours a week.

OR BPS ENERGY USE INTENSITY TARGET (EUI)t TOOL			Energy Professional & Qualification:			Quinn Prophet			QP
Determined for (dropdown):		Single Building							
UBID:	xxx11122222		Building EUI Target			Tier / Size Category / Compliance Date			
			36			Special Tier 2 / ≥ 35,000 SF / July 1, 2028			
			Nontarget Area = 0%			No nontarget areas			
Building Address:		Center St, Large City, OR							
County:		Multnomah							
Climate Zone:		4C	Vacant Area = 0%			No vacant areas			
Building GFA, SF:		50,000	GFA Check = 50,000 SF			OK			
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft²	Weekly Hours	Months per Year	EUIt	Operating Factor	Area EUIt	Building Tier
1	Apartments	61: Lodging / residential Multifamily housing	40,000	168	12	32	1.0	32	Special
2	Offices	69: Office Office Admin / professional office	10,000	60	12	50	1.0	50	Special

- A church of 35,000 square feet operates for church services and weeknight events for 40 hours a week over the entire year, and a soup kitchen uses 5,000 square feet of the building on weekdays from 6 a.m. to 2 p.m. for 6 months of the year.

OR BPS ENERGY USE INTENSITY TARGET (EUI) TOOL			Energy Professional & Qualification:			Quinn Prophet			QP
Determined for (dropdown):		Single Building							
UBID:		xxx111222777	Building EUI Target			Tier / Size Category / Compliance Date			
			56			Tier 1 / ≥ 35,000 SF and < 90,000 SF / June 1, 2030			
			Nontarget Area = 0%			No nontarget areas			
Building Address:		Church St, Large City, OR							
County:		Lane							
Climate Zone:		4C	Vacant Area = 0%			No vacant areas			
Building GFA, SF:		35,000	GFA Check = 35,000 SF			OK			
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft²	Weekly Hours	Months per Year	EUI	Operating Factor	Area EUI	Building Tier
1	Church	85: Religious worship Worship facility	30,000	40	12	50	0.9	45	Tier 1
2	Meeting	85: Religious worship Worship facility	5,000	40	6	50	0.9	45	Tier 1
2	Meeting	44: Food sales and service Food service Restaurant/ cafeteria	5,000	40	6	325	0.6	195	Tier 1

- An eight story office building has two vacant floors with all HVAC systems turned off, and a datacenter on the ground floor.

OR BPS ENERGY USE INTENSITY TARGET (EUI) TOOL			Energy Professional & Qualification:			Quinn Prophet			QP
Determined for (dropdown):		Single Building							
UBID:		xxx111222888	Building EUI Target			Tier / Size Category / Compliance Date			
			50			Tier 1 / ≥ 90,000 SF and < 200,000 SF / June 1, 2029			
			Nontarget Area = 13%			Nontarget areas that are metered separately must report EUI separately			
Building Address:		Commerce St, Large City, OR		Metered separately?					
County:		Multnomah	Data center kW?		83	Qualifying data center			
Climate Zone:		4C	Vacant Area = 0%			No vacant areas			
Building GFA, SF:		160,000	GFA Check = 160,000 SF			OK			
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft ²	Weekly Hours	Months per Year	EUI	Operating Factor	Area EUI	Building Tier
1	Office Tower Floor 1	100: Technology / science Data center NONTARGET	20,000	168	12	0	0.0	0	Tier 1
2	Office Tower Vacant Floors 2-4	V: Vacant Not heated or cooled	60,000	1	12	0	0.0	0	Tier 1
3	Office Tower Floors 5-8	69: Office Office Admin / professional office	80,000	66	12	50	1.0	50	Tier 1

- A 100,000 square foot building houses a data center and some office space.

OR BPS ENERGY USE INTENSITY TARGET (EUI) TOOL			Energy Professional & Qualification:			Quinn Prophet			QP
Determined for (dropdown):		Single Building							
UBID:	xxx111222555		Building EUI Target			Tier / Size Category / Compliance Date			
			Nontarget			Tier 1 ≥ 90,000 SF and < 200,000 SF / June 1, 2029			
			Nontarget Area = 90%			Nontarget area >= 50% so nontarget building must proceed as though EUI > EUI			
Building Address:		Tech St, Rural Town, OR	Metered separately?	Yes					
County:		Umatilla	Data center kW?	2105	Qualifying data center				
Climate Zone:		5B	Vacant Area = 0%			No vacant areas			
Building GFA, SF:		100,000	GFA Check = 100,000 SF			OK			
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft²	Weekly Hours	Months per Year	EUI	Operating Factor	Area EUI	Building Tier
1	Data Center	100: Technology / science Data center NONTARGET	90,000	168	12	0	0.0	0	Tier 1
2	Office	73: Office Office Other office	10,000	60	12	59	1.0	59	Tier 1

- A hospital campus of 400,000 square feet with shared metering has a hospital, a medical office, a family lodge, a cafeteria, and a power plant.

OR BPS ENERGY USE INTENSITY TARGET (EUI) TOOL			Energy Professional & Qualification:			Quinn Prophet			QP
Determined for (dropdown):		Grouped Buildings	Buildings have same owner & primary function, are on contiguous property:			Yes	Buildings share meters or district system:		Yes
All UBIDs:	xxx111333111	Group EUI Target			Max Tier / Max Size Category / Compliance Date				
		163			Special Tier 2 / ≥ 35,000 SF / July 1, 2028				
		Nontarget Area = 1%		Nontarget buildings are not metered separately, so entire group must meet target area EUI					
Address of Largest Building:		Healthy Way, Medium City, OR	Metered separately?		No				
County:		Jackson							
Climate Zone:		4C	Vacant Area = 0%			No vacant buildings			
Group GFA, SF:		400,000	GFA Check = 400,000 SF			OK			
#	Building Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft²	Weekly Hours	Months per Year	EUI	Operating Factor	Building EUI	Building Tier
1	Hospital	51: Healthcare Hospital	240,000	168	12	203	1.0	203	Special Tier 2
2	Medical Office	52: Healthcare Medical office	120,000	72	12	77	1.1	85	Extended Tier 2
3	Family Lodge	66: Lodging / residential Other - lodging / residential	25,000	168	12	78	1.0	78	Not Covered
4	Cafeteria	44: Food sales and service Food service Restaurant/ cafeteria	10,000	80	12	325	1.1	358	Not Covered
5	Power Plant	108: Utility Energy / power station NONTARGET	5,000	168	12	0	0.0	0	Not Covered

- A single building houses a variety of shops and businesses in a strip mall configuration.

OR BPS ENERGY USE INTENSITY TARGET (EUI) TOOL			Energy Professional & Qualification:			Quinn Prophet			QP
Determined for (dropdown):		Single Building							
UBID:		xxx111333222	Building EUI Target			Tier / Size Category / Compliance Date			
			81			Tier 1 / ≥ 35,000 SF and < 90,000 SF / June 1, 2030			
			Nontarget Area = 0%			No nontarget areas			
Building Address:		Mall St, Medium City, OR							
County:		Morrow							
Climate Zone:		5B	Vacant Area = 0%			No vacant areas			
Building GFA, SF:		80,000	GFA Check = 80,000 SF			OK			
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft²	Weekly Hours	Months per Year	EUI	Operating Factor	Area EUI	Building Tier
1	Retail	92: Retail Lifestyle center Retail store	20,000	90	12	45	1.0	45	Tier 1
2	Pizza	46: Food sales and service Restaurant	5,000	80	12	340	1.1	374	Tier 1
3	Beauty Salon	103: Services Personal services Health / beauty, dry cleaning, etc.	5,000	70	12	51	1.2	61	Tier 1
4	Fitness Center	15: Entertainment / public assembly Fitness center / health	10,000	168	12	88	1.6	141	Tier 1
5	Warehouse	112: Warehouse / storage Nonrefrigerated warehouse	20,000	168	12	29	1.4	41	Tier 1
6	Auto Shop	105: Services Repair services Vehicle service / repair shop	20,000	80	12	49	1.2	59	Tier 1

- A set of government buildings with shared metering includes a courthouse, a library, a police station, and an administrative office.

OR BPS ENERGY USE INTENSITY TARGET (EUI) TOOL				Energy Professional & Qualification:			Quinn Prophet			QP
Determined for (dropdown):		Grouped Buildings		Buildings have same owner & primary function, are on contiguous property:			Yes	Buildings share meters or district system:		Yes
All UBIDs:		xxx111333444		Group EUI Target			Max Tier / Max Size Category / Compliance Date			
				69			Tier 1 / ≥ 35,000 SF and < 90,000 SF / June 1, 2030			
				Nontarget Area = 0%			No nontarget buildings			
Address of Largest Building:		City St, Small City, OR								
County:		Malheur								
Climate Zone:		5B		Vacant Area = 0%			No vacant buildings			
Group GFA, SF:		100,000		GFA Check = 100,000 SF			OK			
#	Building Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details		GFA, ft²	Weekly Hours	Months per Year	EUI	Operating Factor	Building EUI	Building Tier
1	Courthouse	76: Public services Courthouse		40,000	80	12	105	0.8	84	Tier 1
2	Library	78: Public services Library		25,000	60	12	40	1.1	44	Regular Tier 2
3	Police Station	80: Public services Police station		25,000	168	12	67	1.1	74	Regular Tier 2
4	City Hall	71: Office Office Government office		10,000	60	12	59	1.0	59	Not Covered

EUI, Operating Factor, Definition and Notes for each Building Activity Type

See tables on the following pages.

ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
1	Banking / financial services	Bank branch		53	55	0.8	1.0	1.5	Commercial banking outlet that offers banking services to walk-in customers	Banking areas, vaults, lobbies, atriums, kitchens used by staff, restrooms, conference rooms, storage areas, stairways, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.
2	Banking / financial services	Financial office		53	55	0.8	1.0	1.5	Used for financial services such as bank headquarters and securities and brokerage firms	Offices, trading floors, conference rooms and auditoriums, vaults, restrooms, kitchens used by staff, lobbies, atriums, fitness areas for staff, storage areas, stairways, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.
3	Education	Adult education		48	49	0.9	1.1	1.9	Used primarily for providing adult students with continuing education, workforce development, or professional development outside of the college or university setting.	Classrooms, administrative space, conference rooms, kitchens used by staff, lobbies, cafeterias, auditoriums, restrooms, stairways, atriums, elevator shafts, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
4	Education	College / university		79	79	0.9	1.1	1.9	Buildings used for the purpose of higher education. This includes public and private colleges and universities.	Classrooms, libraries, laboratory classrooms, offices, cafeterias, maintenance facilities, arts facilities, athletic facilities, residential areas, storage rooms, restrooms, elevator shafts, and stairways.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
5	Education	K-12 school	Elementary / middle school	39	40	0.9	1.1	1.9	K-12 School refers to buildings or campuses used as a school for Kindergarten through 12th grade students. This does not include college or university classroom facilities/laboratories, vocational, technical, trade, adult, or continuing education schools, preschools, or day care facilities. If the school serves any of the above student populations (e.g., an elementary school that includes prekindergarten), at least 75% of the students must be in grades kindergarten through 12.	Classrooms, libraries, administrative space, conference rooms, restrooms, kitchens used by staff, lobbies, cafeterias, gymnasiums, auditoriums, laboratory classrooms, portable classrooms, greenhouses, stairways, atriums, elevator shafts, small landscaping sheds, and storage areas	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
6	Education	K-12 school	High school	43	44	0.9	1.1	1.9	K-12 School refers to buildings or campuses used as a school for Kindergarten through 12th grade students. This does not include college or university classroom facilities/laboratories, vocational, technical, trade, adult, or continuing education schools, preschools, or day care facilities. If the school serves any of the above student populations (e.g., an elementary school that includes prekindergarten), at least 75% of the students must be in grades kindergarten through 12.	Classrooms, libraries, administrative space, conference rooms, restrooms, kitchens used by staff, lobbies, cafeterias, gymnasiums, auditoriums, laboratory classrooms, portable classrooms, greenhouses, stairways, atriums, elevator shafts, small landscaping sheds, and storage areas	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
7	Education	Preschool / daycare		60	60	0.9	1.1	1.9	Used for educational programs or daytime supervision/recreation for young children before they attend Kindergarten.	Classrooms, libraries, administrative space, conference rooms, restrooms, kitchens used by staff, lobbies, cafeterias, gymnasiums, auditoriums, stairways, elevator shafts, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.

ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
8	Education	Vocational school		48	49	0.9	1.1	1.9	Primarily designed to teach skilled trades to students, including trade and technical schools. Typically, vocational schools are commonly post-secondary education, consisting of 1-2 years of technical/trade training	Classrooms, libraries, administrative space, conference rooms, restrooms, kitchens used by staff, lobbies, cafeterias, gymnasiums, auditoriums, laboratory classrooms, stairways, elevator shafts, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
9	Education	Other - education		48	49	0.9	1.1	1.9	Used for religious, community, or other educational purposes that do not meet the definition of any other building activity type defined in Table 7-4 (i.e. educational purposes other than adult education, college/university, K-12 school, pre-school/daycare and vocational schools).	Classrooms, libraries, administrative space, conference rooms, restrooms, kitchens used by staff, lobbies, cafeterias, auditoriums, laboratory classrooms, stairways, elevator shafts, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
10	Entertainment / public assembly	Aquarium		50	54	0.6	1.1	1.6	Used to provide aquatic habitat primarily to live animals and which may include public or private viewing areas and educational programs.	Public and restricted areas such as visitor walkways, tank space, retail areas, restaurants, restrooms, laboratories, classrooms, administrative/office space, mechanical rooms, storage areas, elevator shafts, and stairwells	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public. Aquariums, Museums and Zoos may use other weekly hours if they are required to operate building systems additional hours to protect building contents. Provide documentation of the requirement in the energy management plan.
11	Entertainment / public assembly	Bar / nightclub		50	54	0.6	1.1	1.6	Used primarily for social/entertainment purposes and is characterized by most of the revenue being generated from the sale of beverages instead of food.	Standing/seating areas, stage/dressing room areas, food/drink preparation or kitchen areas, retail areas, restrooms, administrative/office space, mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
12	Entertainment / public assembly	Bowling alley		82	88	0.6	1.1	1.6	Used for public or private, recreational or professional bowling.	Bowling lanes, concession areas, restrooms, party rooms, retail areas, administrative/office space, employee break rooms, storage areas, and mechanical rooms.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
13	Entertainment / public assembly	Casino		50	54	0.6	1.1	1.6	Used primarily used to conduct gambling activities including both electronic and live table games.	Main casino floor/gaming area, restaurants/bars, retail areas, administrative/office space, restrooms, mechanical rooms, storage areas, elevator shafts, and stairwells. If your Casino is in the same building as a hotel, enter a separate Hotel building activity type.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
14	Entertainment / public assembly	Convention center		63	65	0.6	1.1	1.6	Used primarily for large conferences, exhibitions, and similar events. Convention centers may include a diverse variety of spaces, including large exhibition halls, meeting rooms, and concession stands.	Exhibit halls, preparation and staging areas, meeting rooms, concession stands, offices, restrooms, break rooms, security areas, elevator shafts, and stairwells. Conference facilities located within a Hotel should be included along with your Hotel building activity type details, rather than added as a separate Convention Center building activity type. Conference facilities primarily serving smaller meetings should be entered as Social/Meeting Hall.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.

ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
15	Entertainment / public assembly	Fitness center / health		82	88	0.6	1.1	1.6	Used for recreational or professional athletic training and related activities.	Weight and cardio equipment areas, personal training areas, courts, locker rooms, restrooms, sauna and spa areas, retail areas, administrative/office space, mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
16	Entertainment / public assembly	Ice / curling		82	88	0.6	1.1	1.6	One or more ice sheets used for public or private, recreational or professional skating, hockey, or ringette.	Ice area, spectator areas, concession stands, retail areas, locker rooms, restrooms, administrative/office areas, employee break rooms, mechanical rooms, and storage areas. Larger facilities primarily serving professional or collegiate functions and with significant spectator seating (above 5,000 seats) should be entered as Indoor Arena.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
17	Entertainment / public assembly	Indoor arena		88	91	0.6	1.1	1.6	Used for professional or collegiate sports and entertainment events. Examples of events held in indoor arenas include basketball and hockey games, circus performances, and concerts. Indoor Arenas usually have capacities of 5,000 seats or more and are often characterized by multiple concourses and concession areas.	Court/rink space, all concourse space on which workers or guests can walk, concession areas, retail stores, restaurants, administrative/office areas, restrooms, employee break rooms, kitchens, mechanical rooms, storage areas, elevator shafts, and stairwells	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
18	Entertainment / public assembly	Movie theater		88	91	0.6	1.1	1.6	Used for public or private film screenings	Seating areas, lobbies, concession stands, restrooms, administrative/ office space, mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
19	Entertainment / public assembly	Museum		88	91	0.6	1.1	1.6	Display collections to outside visitors for public viewing and enjoyment and for informational/educational purposes.	Public collection display areas, meeting rooms, classrooms, gift shops, food service areas, restrooms, administrative/office space, mechanical rooms, storage areas for collections, elevator shafts, and stairwells	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public. Aquariums, Museums and Zoos may use other weekly hours if they are required to operate building systems additional hours to protect building contents. Provide documentation of the requirement in the energy management plan.
20	Entertainment / public assembly	Performing arts		50	54	0.6	1.1	1.6	Used for public or private artistic or musical performances.	Seating, stage and backstage areas, food service areas, restrooms, retail areas, rehearsal studios, administrative/office space, mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
21	Entertainment / public assembly	Race track		88	91	0.6	1.1	1.6	Used primarily to hold racing events such as vehicle races, track/field races, horse races, and/or dog-races.	Spectator viewing areas, concourse space on which workers or guests can walk, concession areas, retail stores, restaurants, restrooms, administrative/office areas, employee break rooms, mechanical rooms, storage areas, elevator shafts, and stairwells. The footprint of the race track itself should also be included in the gross floor area, along with the footprint of any staging areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
22	Entertainment / public assembly	Roller rink		82	88	0.6	1.1	1.6	Used primarily for roller-skating, inline skating/rollerblading, or skateboarding.	Rink space, concession areas, restrooms, locker rooms, retail areas, administrative/office areas, employee break rooms, mechanical rooms, and storage areas	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.

ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
23	Entertainment / public assembly	Social / meeting hall		63	65	0.6	1.1	1.6	Primarily used for public or private gatherings. This may include community group meetings, seminars, workshops, or performances. Please note that there is another building activity type available, Convention Center, for large exhibition and conference facilities.	Meeting rooms, auditoriums, food service areas, restrooms, lobbies, administrative/office space, mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
24	Entertainment / public assembly	Stadium (closed)		88	91	0.6	1.1	1.6	Structures with a permanent or retractable roof which are used primarily for professional or collegiate sports and entertainment events. Examples of events held in closed stadiums include baseball and football games, and concerts. Closed Stadiums usually have capacities of 25,000 seats or more and are often characterized by multiple concourses and concession areas.	Concourse space on which workers or guests can walk, concession areas, retail stores, restaurants, administrative/office areas, restrooms, employee break rooms, kitchens, mechanical rooms, storage areas, elevator shafts, and stairwells. The footprint of the playing field should also be included in the gross floor area.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
25	Entertainment / public assembly	Stadium (open)		88	91	0.6	1.1	1.6	Structures used primarily for professional or collegiate sports and entertainment events in which the playing field is not covered and is exposed to the outside. Examples of events held in open stadiums include baseball, football, and soccer games, and concerts. Open Stadiums usually have capacities of 5,000 seats or more and are often characterized by multiple concourses and concession areas.	Concourse space on which workers or guests can walk, concession areas, retail stores, restaurants, administrative/office areas, restrooms, employee break rooms, kitchens, mechanical rooms, storage areas, elevator shafts, and stairwells. The footprint of the playing field should also be included in the gross floor area.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
26	Entertainment / public assembly	Swimming pool		82	88	0.6	1.1	1.6	Any heated swimming pools located inside a building		The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
27	Entertainment / public assembly	Zoo		50	54	0.6	1.1	1.6	Used primarily to provide habitat to live animals and which may include public or private viewing and educational programs.	Habitats, visitor viewing areas, theaters, classrooms, food service areas, restrooms, retail stores, veterinary offices, exhibit space, administrative/office space, mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public. Aquariums, Museums and Zoos may use other weekly hours if they are required to operate building systems additional hours to protect building contents. Provide documentation of the requirement in the energy management plan.
28	Entertainment / public assembly	Other-entertainment / public assembly	Entertainment / culture	88	91	0.6	1.1	1.6	Providing entertainment and/or cultural services that do not meet the definition of any other building activity type defined in Table 7-4.		The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
29	Entertainment / public assembly	Other-entertainment / public assembly	Library	38	40	0.6	1.1	1.6	Used to store and manage collections of literary and artistic materials such as books, periodicals, newspapers, films, etc. that can be used for reference or lending.	Circulation rooms, storage areas, reading/study rooms, administrative space, kitchens used by staff, lobbies, conference rooms and auditoriums, fitness areas for staff, restrooms, storage areas, stairways, and elevator shafts.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.

ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
30	Entertainment / public assembly	Other-entertainment / public assembly	Other public assembly	50	54	0.6	1.1	1.6	Primarily used for entertainment or public gatherings that do not meet the definition of any other building activity type defined in Table 7-4.	Entertainment areas, administrative areas, and supporting areas such as storage rooms, hallways, restrooms, stairways, and maintenance areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
31	Entertainment / public assembly	Other-entertainment / public assembly	Recreation	82	88	0.6	1.1	1.6	Primarily used for recreation that do not meet the definition of any other building activity type defined in Table 7- 4.	Recreational areas, restrooms, and supporting activities such as mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
32	Entertainment / public assembly	Other-entertainment / public assembly	Social / meeting hall	63	65	0.6	1.1	1.6	Primarily used for public or private gatherings. This may include community group meetings, seminars, workshops, or performances. Please note that there is another building activity type available, Convention Center, for large exhibition and conference facilities.	Meeting rooms, auditoriums, food service areas, restrooms, lobbies, administrative/office space, mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
33	Entertainment / public assembly	Other - recreation		82	88	0.6	1.1	1.6	Primarily used for recreation that do not meet the definition of any other building activity type defined in Table 7-4.	Recreational areas, restrooms, and supporting activities such as mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
34	Entertainment / public assembly	Other - stadium		88	91	0.6	1.1	1.6	Primarily used for sporting events that do not meet the definition of any other building activity type defined in Table 7-4.	Areas for athletic activity and spectator seating, restrooms, and supporting activities such as mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
35	Food sales and service	Bar / nightclub		281	293	0.6	1.1	1.5	Used primarily for preparation and sale of ready-to-eat food and beverages, but with secondary purposes characterized by revenue generated from social/entertainment services and associated sale of beverages instead of food. Examples include restaurants with lounges and nightclubs featuring entertainment together or separate from dining.	Kitchens, sales areas, dining areas, offices, restrooms, staff break rooms, and storage areas	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
36	Food sales and service	Convenience store with gas station		179	185	0.5	0.9	1.3	Co-located with gas stations and are used for the sale of a limited range of items such as groceries, toiletries, newspapers, soft drinks, tobacco products, and other everyday items. Convenience Store with Gas Station may include space for vehicle servicing and repair.	Sales floors, offices, restrooms, staff break rooms, storage areas, and vehicle repair areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
37	Food sales and service	Convenience store without gas station		179	185	0.5	0.9	1.3	Used for the sale of a limited range of items such as groceries, toiletries, newspapers, soft drinks, tobacco products, and other everyday items, which are not co-located with a gas station.	Sales floors, offices, restrooms, staff break rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
38	Food sales and service	Fast food restaurant		308	326	0.6	1.1	1.5	Used for the preparation and sale of ready-to-eat food. Fast Food Restaurants are characterized by a limited menu of food prepared quickly (often within a few minutes), and sometimes cooked in bulk in advance and kept hot.	Kitchens, sales areas, dining areas, offices, restrooms, staff break rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.

ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
39	Food sales and service	Food sales	Grocery / food market	153	157	0.5	0.9	1.3	Used for the retail sale of primarily food and beverage products, and which may include small amounts of preparation and sale of ready-to-eat food. Buildings where the primary business is the on-site preparation and sale of ready-to-eat food should use one of the Restaurant building activity types.	Sales floor, offices, storage areas, kitchens, restrooms, staff break rooms, and stairwells	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
40	Food sales and service	Food sales	Convenience store with gas	179	185	0.5	0.9	1.3	Co-located with gas stations and are used for the sale of a limited range of items such as groceries, toiletries, newspapers, soft drinks, tobacco products, and other everyday items. Convenience Store with Gas Station may include space for vehicle servicing and repair.	Sales floors, offices, restrooms, staff break rooms, storage areas, and vehicle repair areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
41	Food sales and service	Food sales	Convenience store	179	185	0.5	0.9	1.3	Used for the sale of a limited range of items such as groceries, toiletries, newspapers, soft drinks, tobacco products, and other everyday items, which are not co-located with a gas station.	Sales floors, offices, restrooms, staff break rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
42	Food sales and service	Food sales	Other food sales	153	157	0.5	0.9	1.3	Used for the sales of food on either a retail or wholesale basis, but which do not meet the definition of Supermarket/Grocery Store/Food Market, Convenience Store, or Convenience Store with Gas Stations. For example, specialty food sales like a cheese shop or butcher.	Sales areas, storage areas, offices, kitchens, restrooms, and staff break rooms.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
43	Food sales and service	Food service	Fast food	308	326	0.6	1.1	1.5	Used for the preparation and sale of ready-to-eat food. Fast Food Restaurants are characterized by a limited menu of food prepared quickly (often within a few minutes), and sometimes cooked in bulk in advance and kept hot.	Kitchens, sales areas, dining areas, offices, restrooms, staff break rooms, and storage areas	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
44	Food sales and service	Food service	Restaurant/ cafeteria	325	340	0.6	1.1	1.5	Used for preparation and sale of ready-to-eat food and beverages, but which do not fit in the fast food building activity type. Examples include fast casual, casual, and fine dining restaurants.	Kitchens, sales areas, dining areas, offices, restrooms, staff break rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
45	Food sales and service	Food service	Other food service	308	326	0.6	1.1	1.5	Used for preparation and sale of food and beverages, but which do not meet the definition of Restaurant or Bar/Nightclub. For example, a bakery or coffee shop.	Kitchens, sales areas, dining areas, offices, restrooms, staff break rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
46	Food sales and service	Restaurant		325	340	0.6	1.1	1.5	Used for preparation and sale of ready-to eat food and beverages, but which do not fit in the fast food building activity type. Examples include fast casual, casual, and fine dining restaurants	Kitchens, sales areas, dining areas, offices, restrooms, staff break rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
47	Food sales and service	Supermarket / grocery store		153	157	0.5	0.9	1.3	Used for the retail sale of primarily food and beverage products, and which may include small amounts of preparation and sale of ready-to-eat food. Buildings where the primary business is the on-site preparation and sale of ready-to-eat food should use one of the Restaurant building activity types.	Sales floor, offices, storage areas, kitchens, restrooms, staff break rooms, and stairwells	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.

ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
48	Food sales and service	Wholesale club / supercenter		153	157	0.5	0.9	1.3	Used to conduct the retail sale of a wide variety of merchandise, typically in bulk quantities. Merchandise may include food, clothing, office supplies, furniture, electronics, books, sporting goods, toys, and hardware.	Sales floor, offices, storage areas, kitchens, restrooms, staff break rooms, elevators, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
49	Food sales and service	Other - restaurant / bar		325	340	0.6	1.1	1.5	Used for preparation and sale of ready-to-eat food and beverages, but which does not fit into the Fast Food Restaurant, Restaurant, or Bar/Nightclub building activity types.	Kitchens, sales areas, dining areas, restrooms, staff break rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
50	Healthcare	Ambulatory surgical center		92	99	0.8	1.1	1.3	Health care facilities that provide same-day surgical care, including diagnostic and preventive procedures.	Offices, operating and recovery rooms, waiting rooms, restrooms, employee break rooms and kitchens, elevator shafts, stairways, mechanical rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public. Health care buildings may use other weekly hours if they are required to operate building systems additional hours to protect patient and staff safety. Provide documentation of the requirement in the energy management plan.
51	Healthcare	Hospital		203	203	1.0	1.0	1.0	General medical and surgical hospital (including critical access hospitals and children's hospitals). These facilities provide acute care services intended to treat patients for short periods of time, including emergency medical care, physician's office services, diagnostic care, ambulatory care, surgical care, and limited specialty services such as rehabilitation and cancer care. The definition of Hospital accounts for all building activity types owned by the hospital that are located within the Hospital building/complex, including non clinical spaces such as administrative offices, food service, retail, hotels, and power plant	Operating rooms, bedrooms, emergency treatment areas, and medical offices, exam rooms, laboratories, lobbies, atriums, cafeterias, restrooms, stairways, corridors connecting buildings, storage areas, and elevator shafts	
52	Healthcare	Medical office		77	83	0.8	1.1	1.3	Used to provide diagnosis and treatment for medical, dental, or psychiatric outpatient care.	Include offices, exam rooms, laboratories, lobbies, atriums, conference rooms and auditoriums, employee break rooms and kitchens, restrooms, elevator shafts, stairways, mechanical rooms, and storage areas	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public. Health care buildings may use other weekly hours if they are required to operate building systems additional hours to protect patient and staff safety. Provide documentation of the requirement in the energy management plan.
53	Healthcare	Outpatient		92	99	0.8	1.1	1.3	Used to provide diagnosis and treatment for rehabilitation and physical therapy.	Offices, exam rooms, waiting rooms, indoor pool areas, atriums, employee break rooms and kitchens, restrooms, elevator shafts, stairways, mechanical rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public. Health care buildings may use other weekly hours if they are required to operate building systems additional hours to protect patient and staff safety. Provide documentation of the requirement in the energy management plan.

											management plan.
ESPM Designations											
EUI Target				Operating Factors @ weekly hours							
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
54	Healthcare	Residential care facility		79	83	1.0	1.0	1.0	Provide rehabilitative and restorative care to patients on a long-term or permanent basis. Residential Care Facilities treat mental health issues, substance abuse, and rehabilitation for injury, illness, and disabilities. This building activity type is intended for facilities that offer long-term residential care to residents of all ages who may need assistance with activities of daily living. If a facility is designed to provide nursing and assistance to seniors only, then the Senior care Facility should be used.	Individual rooms or units, wellness centers, exam rooms, community rooms, small shops or service areas for residents and visitors (e.g. hair salons, convenience stores), staff offices, lobbies, atriums, cafeterias, kitchens, restrooms, storage areas, hallways, basements, stairways, corridors between buildings, and elevator shafts.	
55	Healthcare	Senior care facility		79	83	1.0	1.0	1.0	House and provide care and assistance for elderly residents.	Individual rooms or units, wellness centers, exam rooms, community rooms, small shops or service areas for residents and visitors (e.g. hair salons, convenience stores), staff offices, lobbies, atriums, cafeterias, kitchens, restrooms, storage areas, hallways, basements, stairways, corridors between buildings, and elevator shafts.	
56	Healthcare	Urgent care / clinic / other outpatient		92	99	0.8	1.1	1.3	Used to diagnose and treat patients, usually on an unscheduled, walk-in basis, who have an injury or illness that requires immediate care but is not serious enough to warrant a visit to an emergency department. Includes facilities that provide same-day surgical, diagnostic and preventive care.	Offices, exam rooms, waiting rooms, atriums, employee break rooms and kitchens, restrooms, elevator shafts, stairways, mechanical rooms, and storage areas	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public. Health care buildings may use other weekly hours if they are required to operate building systems additional hours to protect patient and staff safety. Provide documentation of the requirement in the energy management plan.
57	Healthcare	Other - specialty hospital		203	203	1.0	1.0	1.0	Long-term acute care hospitals, inpatient rehabilitation facilities, including Cancer Centers and Psychiatric and Substance Abuse Hospitals/Facilities.	Medical offices, patient rooms, laboratories, lobbies, atriums, cafeterias, restrooms, stairways, corridors connecting buildings, storage areas, elevator shafts.	
58	Lodging / residential	Barracks		63	64	1.0	1.0	1.0	Military facilities or educational institutions, which offer multiple accommodations for long-term residents.	Bedrooms, common areas, food service facilities, restrooms, laundry facilities, meeting spaces, exercise rooms, health club/spas, lobbies, elevator shafts, storage areas, and stairways.	
59	Lodging / residential	Hotel	Hotel	65	69	1.0	1.0	1.0	Buildings renting overnight accommodations on a room/ suite and nightly basis, and typically include a bath/shower and other facilities in guest rooms. Hotel properties typically have daily services available to guests including housekeeping/laundry and a front desk/ concierge. Hotel does not apply to properties where more than 50% of the floor area is occupied by fractional ownership units such as condominiums or vacation timeshares, or to private residences that are rented out on a daily or weekly basis. Hotel properties should be majority-owned by a single entity and have rooms available on a nightly basis. Condominiums or	Guestrooms, halls, lobbies, atriums, food preparation and restaurant space, conference and banquet space, fitness centers/spas, laundry facilities, elevator shafts, stairways, mechanical rooms, storage areas, restrooms, employee break rooms, and back-of-house offices.	

									Time Shares should select the Multifamily Housing building activity type.		
ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
60	Lodging / residential	Hotel	Motel or inn	83	87	1.0	1.0	1.0	Hotel like lodging where most rooms are entered from the exterior.	Guestrooms, halls, lobbies, atriums, food preparation and restaurant space, conference and banquet space, fitness centers/spas, laundry facilities, elevator shafts, stairways, mechanical rooms, storage areas, restrooms, employee break rooms, and back-of-house offices.	
61	Lodging / residential	Multifamily housing		32	33	1.0	1.0	1.0	Building containing sleeping units or more than five (5) dwelling units where occupants are primarily permanent in nature.	Living space in each unit (including occupied and unoccupied units), interior common areas (e.g. lobbies, offices, community rooms, common kitchens, fitness rooms), hallways, stairwells, elevator shafts, connecting corridors between buildings, storage areas, restrooms, and mechanical space such as a boiler room.	
62	Lodging / residential	Prison / incarceration		100	105	1.0	1.0	1.0	Federal, state, local, or private-sector buildings used for the detention of persons awaiting trial or convicted of crimes.	Holding cells, cafeterias, administrative spaces, kitchens, lobbies, atriums, conference rooms and auditoriums, fitness areas, storage areas, restrooms, stairways, and elevator shafts.	
63	Lodging / residential	Residence hall / dormitory		63	64	1.0	1.0	1.0	Buildings associated with educational institutions or military facilities, which offer multiple accommodations for long-term residents.	Bedrooms, common areas, food service facilities, restrooms, laundry facilities, meeting spaces, exercise rooms, health club/spas, lobbies, elevator shafts, storage areas, and stairways.	
64	Lodging / residential	Residential care facility		79	83	1.0	1.0	1.0	Buildings that provide rehabilitative and restorative care to patients on a long-term or permanent basis. Residential Care Facilities treat mental health issues, substance abuse, and rehabilitation for injury, illness, and disabilities. This building activity type is intended for facilities that offer long-term residential care to residents of all ages who may need assistance with activities of daily living. If a facility is designed to provide nursing and assistance to seniors only, then the	Individual rooms or units, wellness centers, exam rooms, community rooms, small shops or service areas for residents and visitors (e.g. hair salons, convenience stores), staff offices, lobbies, atriums, cafeterias, kitchens, restrooms, storage areas, hallways, basements, stairways, corridors between buildings, and elevator shafts.	
65	Lodging / residential	Senior care community		79	83	1.0	1.0	1.0	Buildings that house and provide care and assistance for elderly residents. A community with only independent living should benchmark under the Multifamily building activity type.	Individual rooms or units, wellness centers, exam rooms, community rooms, small shops or service areas for residents and visitors (e.g. hair salons, convenience stores), staff offices, lobbies, atriums, cafeterias, kitchens, restrooms, storage areas, hallways, basements, stairways, corridors between buildings, and elevator shafts.	
66	Lodging / residential	Other - lodging / residential		78	81	1.0	1.0	1.0	Other than multifamily residential, single family home, senior care community, residence hall/dormitory, barracks, prison/incarceration, or hotel)	Living areas, common areas, and administrative space, kitchens used by staff, lobbies, waiting areas, cafeterias, restrooms, stairways, atriums, elevator shafts, and storage areas.	

67	Mixed-use	Mixed-use property	INPUT INDIVIDUAL SPACE TYPES						Must use Section 7.2.3 method for mixed-use buildings, area weighted EUI based on building activity types.		Must use Section 7.2.3 method for mixed-use buildings.
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ESPM Designations				EUI Target		Operating Factors @ weekly hours			ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168			
68	Office	Medical office		77	83	0.8	1.1	1.3	Used to provide diagnosis and treatment for medical, dental, or psychiatric outpatient care.	Offices, exam rooms, laboratories, lobbies, atriums, conference rooms and auditoriums, employee break rooms and kitchens, restrooms, elevator shafts, stairways, mechanical rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public. Health care buildings may use other weekly hours if they are required to operate building systems additional hours to protect patient and staff safety. Provide documentation of the requirement in the energy management plan.
69	Office	Office	Admin / professional office	50	52	0.8	1.0	1.5	Used for the conduct of commercial business activities.	Offices, conference rooms and auditoriums, kitchens used by staff, lobbies, fitness areas for staff, restrooms, storage areas, stairways, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.
70	Office	Office	Bank / other financial	53	55	0.8	1.0	1.5	Financial services such as bank headquarters and securities and brokerage firms.	Offices, trading floors, conference rooms and auditoriums, vaults, kitchens used by staff, lobbies, atriums, fitness areas for staff, restrooms, storage areas, stairways, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity.
71	Office	Office	Government office	57	59	0.8	1.0	1.5	Used by employees of Federal, State, County, or City Governments	Offices, conference rooms and auditoriums, kitchens used by staff, lobbies, fitness areas for staff, restrooms, storage areas, stairways, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity.
72	Office	Office	Medical office (diagnostic)	77	83	0.8	1.1	1.3	Used to provide diagnosis and treatment for medical, dental, or psychiatric outpatient care.	Offices, exam rooms, laboratories, lobbies, atriums, conference rooms and auditoriums, employee break rooms and kitchens, restrooms, elevator shafts, stairways, mechanical rooms, and storage areas	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
73	Office	Office	Other office	57	59	0.8	1.0	1.5	Office that does not meet the definition of any of the other office building activity type defined in Table 7-4.	Offices, conference rooms and auditoriums, kitchens used by staff, lobbies, fitness areas for staff, restrooms, storage areas, stairways, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity.
74	Office	Veterinary		92	99	0.8	1.1	1.3	Used for the medical care and treatment of	Offices, exam rooms, waiting rooms, atriums, employee break rooms and kitchens, restrooms,	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets

		office							animals.	elevator shafts, stairways, mechanical rooms, and storage areas	using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity.
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ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
75	Office	Other - office		57	59	0.8	1.0	1.5	Office that does not meet the definition of any of the other office building activity type defined in Table 7-4.	Offices, conference rooms and auditoriums, kitchens used by staff, lobbies, fitness areas for staff, restrooms, storage areas, stairways, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.
76	Public services	Courthouse		100	105	0.8	0.8	1.1	federal, state, or local courts, and associated administrative office space.	Temporary holding cells, chambers, kitchens used by staff, lobbies, atriums, conference rooms and auditoriums, fitness areas for staff, restrooms, storage areas, stairways, and elevator shafts.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
77	Public services	Fire station		64	67	0.8	0.8	1.1	Used to provide emergency response services associated with fires. Fire stations may be staffed by either volunteer or full-time paid firefighters.	Office areas, vehicle storage areas, residential areas (if applicable), storage areas, break rooms, restrooms, kitchens, elevator shafts, and stairwells.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.
78	Public services	Library		38	40	0.6	1.1	1.6	Used to store and manage collections of literary and artistic materials such as books, periodicals, newspapers, films, etc. that can be used for reference or lending.	Circulation rooms, storage areas, reading/study rooms, administrative space, kitchens used by staff, lobbies, conference rooms and auditoriums, fitness areas for staff, restrooms, storage areas, stairways, and elevator shafts.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
79	Public services	Mailing center / post office		80	83	0.8	1.2	1.3	Used as retail establishments dedicated to mail and mailing supplies. This includes U.S. Post Offices, in addition to private retailers that offer priority mail services and mailing supplies.	Retail counters, administrative space, kitchens used by staff, restrooms, lobbies, conference rooms, storage areas, stairways, and mechanical rooms	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.
80	Public services	Police station		64	67	0.8	0.8	1.1	Used for federal, state, or local police forces and their associated office space.	Offices, temporary holding cells, kitchens used by staff, restrooms, lobbies, atriums, conference rooms and auditoriums, fitness areas for staff, storage areas, stairways, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.

81	Public services	Prison / incarceration		100	105	1.0	1.0	1.0	Federal, state, local, or private-sector buildings used for the detention of persons awaiting trial or convicted of crimes.	Holding cells, cafeterias, administrative spaces, kitchens, restrooms, lobbies, atriums, conference rooms and auditoriums, fitness areas, storage areas, stairways, and elevator shafts.	
82	Public services	Social / meeting hall		63	65	0.6	1.1	1.6	Used for public or private gatherings. This may include community group meetings, seminars, workshops, or performances. Please note that there is another building activity type available, Convention Center, for large exhibition and conference facilities.	Meeting rooms, auditoriums, food service areas, restrooms, lobbies, administrative/office space, mechanical rooms, storage areas, elevator shafts, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.

ESPM Designations				EUI Target		Operating Factors @ weekly hours			ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168			
83	Public services	Transportation terminal / station		50	54	0.6	1.1	1.6	Used primarily for accessing public or private transportation. This includes train stations, bus stations, airports, and seaports. These terminals include areas for ticket purchases, and embarkation/disembarkation, and may also include public waiting areas with restaurants and other concessions.	Boarding areas, waiting areas, administrative space, kitchens used by staff, restrooms, lobbies, restaurants, cafeterias, stairways, atriums, elevator shafts, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
84	Public services	Other - public service		48	51	0.8	1.2	1.3	Used by public-sector organizations to provide public services other than those described in the available building activity types in this table (i.e. services other than offices, courthouses, drinking water treatment and distribution plants, fire stations, libraries, mailing centers or post offices, police stations, prisons or incarceration facilities, social or meeting halls,	Administrative space, kitchens used by staff, restrooms, lobbies, waiting areas, cafeterias, stairways, atriums, elevator shafts, landscaping sheds, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
85	Religious worship	Worship facility		50	54	0.9	1.7	1.7	Used as places of worship. This includes churches, temples, mosques, synagogues, meetinghouses, or any other buildings that primarily function as a place of religious worship.	Primary worship area, including food preparation, community rooms, classrooms, and supporting areas such as restrooms, storage areas, hallways, and elevator shafts.	The weekly hours the facility is open for operation, which may include worship services, choir practice, administrative use, committee meetings, classes, or other activities.
86	Retail	Automobile dealership		52	58	0.6	1.0	1.5	Used for the sale of new or used cars and light trucks.	Sales floors, offices, conference rooms, vehicle service centers, parts storage areas, waiting rooms, staff break rooms, restrooms, hallways, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
87	Retail	Convenience store with gas station		179	185	0.5	0.9	1.3	Co-located with gas stations and are used for the sale of a limited range of items such as groceries, toiletries, newspapers, soft drinks, tobacco products, and other everyday items. Convenience Store with Gas Station may include space for vehicle servicing and repair.	Sales floors, offices, restrooms, staff break rooms, storage areas, and vehicle repair areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
88	Retail	Convenience store without gas station		179	185	0.5	0.9	1.3	Used for the sale of a limited range of items such as groceries, toiletries, newspapers, soft drinks, tobacco products, and other everyday items, which are not co-located with a gas station.	Sales floors, offices, restrooms, staff break rooms, and storage areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
89	Retail	Enclosed mall		38	42	0.6	1.0	1.5	Buildings that house multiple stores, often “anchored” by one or more department stores, and with interior walkways. Most stores will not have entrances accessible from outside, with the exception of the “anchor” stores.	Retail stores, offices, food courts, restaurants, storage areas, restrooms, staff break rooms, atriums, walkways, stairwells, and mechanical rooms.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.

90	Retail	Lifestyle center	Enclosed mall	38	42	0.6	1.0	1.5	Buildings that house multiple stores, often “anchored” by one or more department stores, and with interior walkways. Most stores will not have entrances accessible from outside, with the exception of the “anchor” stores.	Retail stores, offices, food courts, restaurants, storage areas, restrooms, staff break rooms, atriums, walkways, stairwells, and mechanical rooms.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
91	Retail	Lifestyle center	Other retail	40	45	0.6	1.0	1.5	Mixed-use commercial development that includes retail stores and leisure amenities that do not meet the definition of Lifestyle Center - Retail store.	Retail stores, offices, food courts, restaurants, residential areas, storage areas, restrooms, staff break rooms, walkways, stairwells, and mechanical areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.

ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
92	Retail	Lifestyle center	Retail store	40	45	0.6	1.0	1.5	Mixed-use commercial development that includes retail stores and leisure amenities, where individual retail stores typically contain an entrance accessible from the outside and are not connected by internal walkways. Lifestyle centers have an open-air design, unlike traditional enclosed malls, and often include landscaped pedestrian areas, as well as streets and vehicle parking.	Retail stores, offices, food courts, restaurants, residential areas, storage areas, restrooms, staff break rooms, walkways, stairwells, and mechanical areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
93	Retail	Lifestyle center		40	45	0.6	1.0	1.5	Must use Section 7.2.3 method for mixed-use buildings, area weighted EUI based on building activity types.	Retail stores, offices, food courts, restaurants, residential areas, storage areas, restrooms, staff break rooms, walkways, stairwells, and mechanical areas.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
94	Retail	Retail store		46	50	0.6	1.0	1.5	Individual stores used to conduct the retail sale of non-food consumer goods such as clothing, books, toys, sporting goods, office supplies, hardware, and electronics. Buildings containing multiple stores should be classified as enclosed mall, lifestyle center, or strip mall.	Sales areas, storage areas, offices, restrooms, staff break rooms, elevators, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
95	Retail	Strip mall	INPUT INDIVIDUAL SPACE TYPES						Must use Section 7.2.3 method for mixed-use buildings, area weighted EUI based on building activity types.		Must use Section 7.2.3 method for mixed-use buildings.
96	Retail	Supermarket / grocery store		153	157	0.5	0.9	1.3	Used for the retail sale of primarily food and beverage products, and which may include small amounts of preparation and sale of ready-to-eat food. Buildings where the primary business is the on-site preparation and sale of ready-to-eat food should use one of the Restaurant building activity types.	Sales floor, offices, storage areas, kitchens, restrooms, staff break rooms, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
97	Retail	Wholesale club / supercenter	INPUT INDIVIDUAL SPACE TYPES						Must use Section 7.2.3 method for mixed-use buildings, area weighted EUI based on building activity types.		Must use Section 7.2.3 method for mixed-use buildings.
98	Retail	Other - retail / mall	Enclosed mall	38	42	0.6	1.0	1.5	Buildings that house multiple stores, often “anchored” by one or more department stores, and with interior walkways. Most stores will not have entrances accessible from outside, with the exception of the “anchor” stores.	Retail stores, offices, food courts, restaurants, storage areas, restrooms, staff break rooms, atriums, walkways, stairwells, and mechanical rooms	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.

99	Retail	Other - retail / mall	INPUT INDIVIDUAL SPACE TYPES						Must use Section 7.2.3 method for mixed-use buildings, area weighted EUIIt based on building activity types.		Must use Section 7.2.3 method for mixed-use buildings.
100	Technology / science	Data center	NONTARGET						Space or building specifically designed and equipped to meet the needs of high density computing equipment, such as server racks, used for data storage and processing, including dedicated uninterruptible power supplies and cooling systems and require a constant power load of 75 kW or more.	Space within the building including raised floor computing space, server rack aisles, storage silos, control console areas, battery rooms and mechanical rooms for dedicated cooling equipment. Shall not include a server closet, telecommunications equipment closet, computer training area, office, elevator, corridors, or other auxiliary space.	

ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
101	Technology / science	Laboratory		180	188	1.0	1.0	1.0	Buildings that provide controlled conditions in which scientific research, measurement, and experiments are performed or practical science is taught.	Workstations/hoods, offices, conference rooms, restrooms, storage areas, decontamination rooms, mechanical rooms, elevator shafts, and stairwells.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.
102	Technology / science	Other service		48	51	0.8	1.2	1.3	Buildings used for science and technology related services other than Laboratories and Data Centers.	Main business activity, production areas, administrative offices, restrooms, employee	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.
103	Services	Personal services	Health / beauty, dry cleaning, etc.	48	51	0.8	1.2	1.3	Used to sell services rather than physical goods. Examples include dry cleaners, salons, spas, etc	Sales floors, offices, storage areas, restrooms, staff break rooms, walkways, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
104	Services	Repair services	Repair shop	45	48	0.8	1.2	1.3	Buildings in which repair service is provided other than vehicle repair or maintenance. Examples include vehicle service or repair shops, shoe repair, jewelry repair, locksmiths, etc.	Sales floors, repair areas, workshops, offices, parts storage areas, waiting rooms, restrooms, staff break rooms, hallways, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
105	Services	Repair services	Vehicle service / repair shop	46	49	0.8	1.2	1.3	Buildings in which vehicle repair service is provided. Examples include vehicle mechanical repair, body and paint shops, muffler, brake and tire shops.	Sales floors, repair areas, workshops, offices, parts storage areas, waiting rooms, restrooms, staff break rooms, hallways, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
106	Services	Repair services	Vehicle storage / maintenance	33	35	0.8	1.2	1.3	Buildings in which vehicle storage or maintenance service is provided. Examples include warehousing of vehicles and maintenance services such as vehicle washing/detailing.	Sales floors, maintenance areas, repair areas, workshops, offices, storage areas, waiting rooms, restrooms, staff break rooms, hallways, and stairwells	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
107	Services	Other-services		48	51	0.8	1.2	1.3	Buildings in which primarily services are offered, but which does not fit into the Personal Services or Repair Services building activity type. Examples include kennels, photo processing shops, etc.	Sales floors, offices, storage areas, restrooms, staff break rooms, walkways, and stairwells.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
108	Utility	Energy / power station	NONTARGET						Buildings containing machinery and/or associated equipment for generating electricity or district heat (steam, hot water, or chilled water) from a raw fuel, including fossil fuel power plants, traditional district heat power plants, combined heat and power plants, nuclear reactors, hydroelectric dams, or facilities associated with a solar or wind farm.	Power generation areas (boilers, turbines etc.), administrative space, cooling towers, kitchens used by staff, restrooms, lobbies, meeting rooms, cafeterias, stairways, elevator shafts, and storage areas (which may include fossil fuel storage tanks or bins).	

ESPM Designations				EUI Target		Operating Factors @ weekly hours					
No.	Type	Subtype	Details	Zone 4C	Zone 5B	<=50	51-167	168	ESPM Building Activity Type Definition	Notes on GCFA	Notes on Weekly Hours
109	Utility	Other - utility	NONTARGET						Used by a utility for some purpose other than general office or energy/power generation. This may include utility transfer stations or maintenance facilities. Note that an administrative office occupied by a utility should be entered as Office, and a power or energy generation plant should be entered as Energy/Power Station	Administrative space, maintenance and equipment areas, generator rooms, kitchens used by staff, restrooms, lobbies, meeting rooms, stairways, elevator shafts, and storage areas.	
110	Warehouse / storage	Self-storage facility		23	29	0.8	1.0	1.4	Buildings that are used for private storage. Typically, a single Self Storage Facility will contain a variety of individual units that are rented out for the purpose of storing personal belongings.	Individual storage units, administrative offices, security and maintenance areas, mechanical rooms, hallways, stairways, and elevator shafts.	The weekly hours are the hours that the majority of the building is open to serve the public. When developing targets using Section 7.2.3 for mixed-use buildings, use the hours each separate activity is open to the public.
111	Warehouse / storage	Distribution center		25	34	0.8	1.0	1.4	Unrefrigerated buildings that are used for the temporary storage and redistribution of goods, manufactured products, merchandise or raw materials. Buildings that are used primarily for assembling, modifying, manufacturing, or growing goods, products, merchandise or raw material should be classified as Manufacturing Facility.	Space designed to store non-perishable goods and merchandise, offices, lobbies, stairways, restrooms, equipment storage areas, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.
112	Warehouse / storage	Nonrefrigerated warehouse		23	29	0.8	1.0	1.4	Unrefrigerated buildings that are used to store goods, manufactured products, merchandise or raw materials. Buildings that are used primarily for assembling, modifying, manufacturing, or growing goods, products, merchandise or raw material should be classified as Manufacturing Facility.	Main storage rooms, administrative offices, lobbies, stairways, restrooms, equipment storage areas, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present.
113	Warehouse / storage	Refrigerated warehouse		76	79	1.0	1.0	1.4	Refrigerated buildings that are used to store or redistribute perishable goods or merchandise under refrigeration at temperatures below 50 degrees Fahrenheit (10 degrees Celsius). Buildings that are used primarily for assembling, modifying, manufacturing, or growing goods, products, merchandise or raw material should be classified as Manufacturing Facility.	Temperature controlled areas, administrative offices, lobbies, stairways, restrooms, equipment storage areas, and elevator shafts.	The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Section 7.2.3 for mixed-use buildings, use the weekly hours for each separate activity, based on the hours per week the majority of workers are present. Refrigerated warehouse using greater than 167 hours assumes the workers on shift are loading and/or unloading vehicles.