



Portfolio Manager Initiative Space Type Discussion

- Review of Eligible Space Types
- Common Space Type Questions
 - “Other” Space Types
 - Mixed Use Space
 - Default Values
 - Parking Lots & Garages

1-100 ENERGY STAR Score Eligible Building Types



**Bank/Financial
Institutions**



Courthouses



Data Centers



Dormitories



Hospitals



Hotels



**Houses of
Worship**



K-12 Schools



Medical Offices



Office Buildings



Retail Stores



Supermarkets



Warehouses

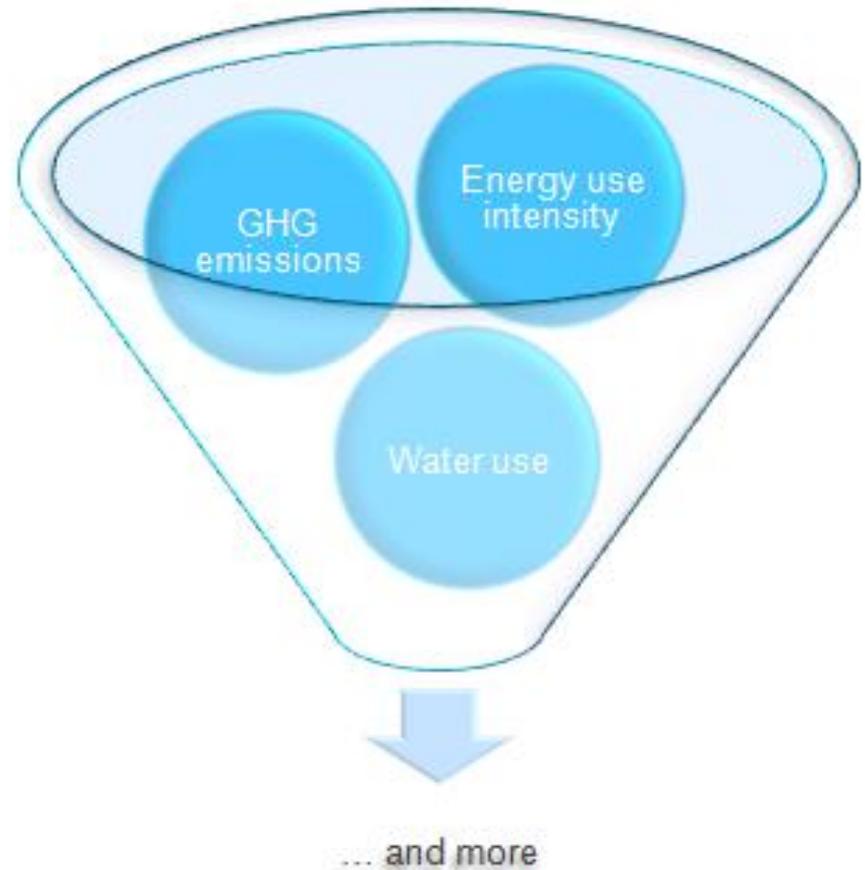


**Wastewater
Treatment Plants**



**Senior Care
Communities**

- Track water use, energy intensity, and emissions
- Compare to national average energy intensity for the building type
- Such as:
 - Police Stations
 - Fire Stations
 - Libraries



- *Other* may be used to designate any space not listed in the Portfolio Manager drop down list
 - Restaurants, laboratories, penitentiaries, manufacturing facilities, colleges/universities, convenience stores, outpatient clinics, and others
- Performance measurement
 - Source EUI median value (not a score) if more than 10% of total floor area is designated as *Other* space (also applies to Multifamily Housing)
- Data to be entered:
 - Required: Gross floor area
 - Optional:

	Attribute	Default value
	Number of PC's	2 PC per 1,000 sf
	Workers on main shift	2.2 occupants per 1,000 sf
	Operating hours	65 hours per week

- ✓ Please select an Other space type to provide default values, so
- Education
 - College/University (Campus-Level)
- Food Sales
 - Convenience Store (with or without Gas Station) that best des
- Food Service
 - Restaurant/Cafeteria
 - Fast Food
- Health Care: Inpatient (Specialty Hospitals, Excluding Children's)
- Health Care: Outpatient
 - Clinic/Other Outpatient Health
- Lodging
- Mall (Strip Mall and Enclosed)
- Public Assembly
 - Entertainment/Culture
 - Library
 - Recreation
 - Social/Meeting
- Public Order and Safety
 - Fire Station/Police Station
- Service (Vehicle Repair/Service, Postal Service)
- Storage/Shipping/Non-Refrigerated Warehouse For Tempora
- Self-Storage
- Retail (Misc)
 - Automobile Dealership Benchmarking)
- Other

To earn a Score, the combined floor area of any space classified as Other cannot exceed 10% of the total gross floor area of the building (where gross floor area of the building excludes the parking floor area).

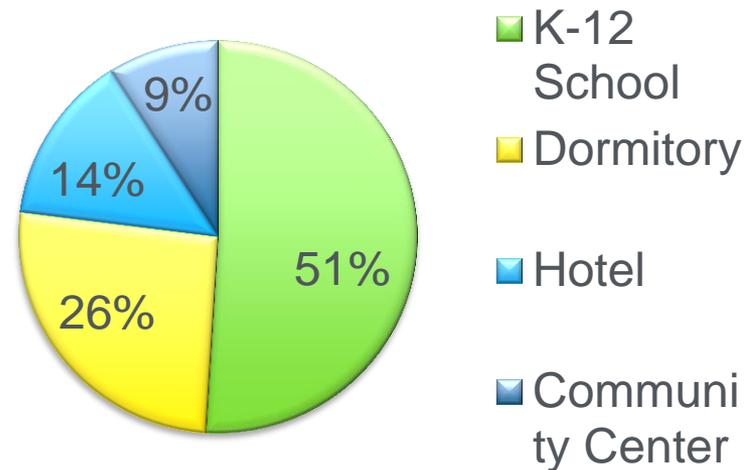
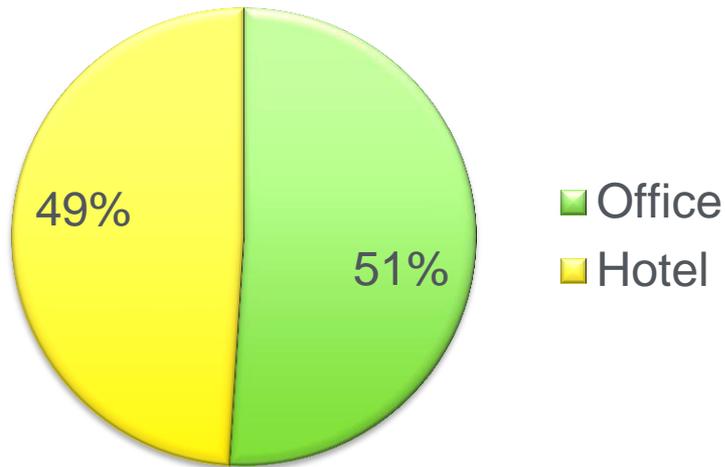
Space Use Add Space					
Space Name	Space Type	Floor Area (Sq. Ft.)	% Floor Area	Alerts	
Community Center	Other - Social/Meeting	50,000	100	>10% of Total Floor Space more info	Delete Space
Total		50,000	100		

Because more than 50% of your building is Social/Meeting, your building is designated as Social/Meeting within Portfolio Manager. This type of building is not eligible for an energy performance rating ([Click to learn more](#)). However, you can still compare this building's performance with the national average for Social/Meeting. ([Click to learn more](#)).

Unable to calculate Current Rating (1-100) for Library (Facility ID: 1685067) due to the following reasons:

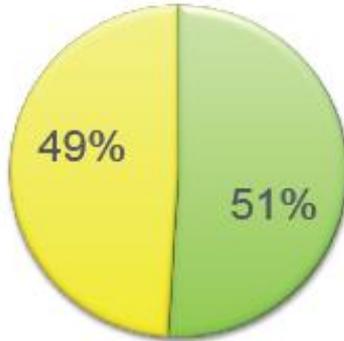
Floor Area for "Other" Space Type(s) Is Greater than 10% of Total Floor Space. Currently, Portfolio Manager cannot compute an energy performance rating for properties where more than 10% of gross square footage is comprised of a space type that is designated as "Other" - nor can such properties apply for an ENERGY STAR label. However, Portfolio Manager does allow you to calculate and track the weather-normalized source energy use intensity (EUI) of your property. Building types designated as "other" can also compare to the national average, using [EPA's Energy Performance Target Table](#).

- Requirements to earn a score
 - Must be a single facility (not a campus)
 - More than half of the building (excluding parking) must be 1 space type
 - 51% space type A
 - Remaining 49% can be one or more space types**
 - *“Because more than 50% of your building is _____, your building is designated as _____ within Portfolio Manager.”*

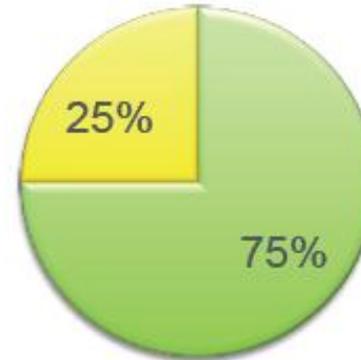


**If Other is > 10%, will not earn a score

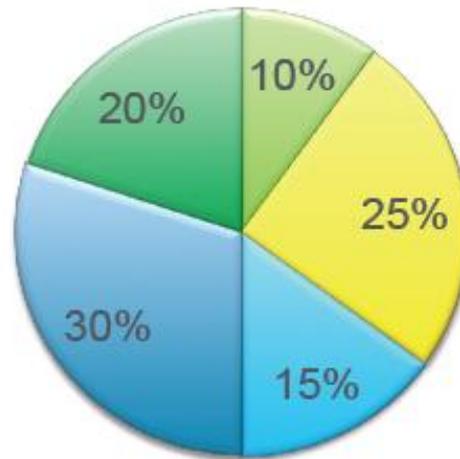
Mixed Use Examples



- Office
- Community Center



- Police station
- Fire station



- Office
- Community Center
- Police Station
- Fire station
- Museum

The *Other* space type should only be used in combination with one of the score-able space types if its function is inherently different from the rest of the building

When to use *Other*

- A school or office building that contains a restaurant or public library

When NOT to use *Other*

- Gymnasiums, greenhouses, or small landscaping garages are inherently part of a school; they should not be classified as *Other*
- Conference rooms, storage closets, and atria are inherently part of office buildings and their functions; they should not be classified as *Other*

- Quick start to benchmarking—use default values
- Interested in knowing the default values?
 - Select *Help Circle* (5th circle at the top right)
 - Click *Space Type Definitions*
 - Select your space type from the list
 - Scroll to the bottom of the info on the right
 - Click space use information, e.g. *Courthouse Space Use Information*
- Note: you cannot use default values if applying for ENERGY STAR

Exclude:

- If sub- or separately metered and NOT part of the building, exclude the parking square footage and energy consumption

Include:

- If the garage is part of the building, even if sub- or separately metered, e.g. an underground garage that is also the lower levels of the building
- If the energy consumed in the garage is included in the building meter and there is no way to quantify the energy used by the parking structure

Estimate Parking Square Footage (if you must)

Step 1: Measure 1 space



Ex: 10 ft. wide by 20 ft. long

Step 2: Multiply length X width



Ex: 10 ft x 20 ft = 200 sq. ft.

Step 3: Multiply by # of spaces



Ex: 200 sf X 450 spaces =
90,000 sf

Step 4: Multiply by 1.5



Ex: 90,000 sf X 1.5 = 135,000 sf

This gives you an
estimated square footage
of the spaces and the
lanes between the spaces

Three Categories

- In Portfolio Manager, total parking sf must be allocated to these 3 categories:

Enclosed floor area – this area uses energy for lighting and mechanical ventilation

Non-enclosed floor area (with a roof) – this area uses energy for lighting, but NOT for mechanical ventilation

Open floor area – this area uses energy for lights but only at night

Note: If you don't have 1 or more of these 3 categories, input zero "0" sf

ENERGY STAR Web site:

www.energystar.gov/benchmark

DOE Solution Center:

www.eere.energy.gov/wip/solutioncenter

DOE Technical Assistance Center:

<https://tac.eecleanenergy.org/>

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