



# Shaping Tomorrow's Built Environment Today

## COMMERCIAL BUILDING ENERGY USE DISCLOSURE

### THE ISSUE

Commercial buildings (i.e., offices, schools, stores, similar nonresidential facilities – whether publicly or privately owned) account for 46% of US energy consumption within the buildings sector<sup>1</sup>. As the saying goes “You can’t manage what you don’t measure”. In the buildings sector context, this means that the potential savings of the built environment won’t be unlocked without the public display and disclosure of building energy use and their related energy efficiency attributes.

### ASHRAE'S ROLE

- ASHRAE helps policymakers understand the technical and implementation barriers that can prevent the market from obtaining cost-effective energy efficiency.
- ASHRAE is committed to developing and promoting building energy rating programs and other technical tools to assist the commercial building industry to design, construct and operate the most energy efficient buildings feasible.
- ASHRAE disseminates credible evidence-based practices and technical information to professionals across the building sector by developing standards, guidance, and educational resources informed by robust data on the actual energy performance of buildings.

### ASHRAE'S VIEW

Public display and disclosure of the energy efficiency attributes of a building and its energy use intensity (EUI) will lead the market (i.e., building owners, lenders, tenants) to consider cost-effective energy efficiency improvements at the time of design and construction, during maintenance and operation, and in any subsequent renovations.

In general, energy efficient buildings should command more value in the real estate market, while buildings documented as having high energy use/operating costs should be perceived as having less value in the real estate market.

Policymakers should support development, adoption, and implementation of technically sound, cost-effective, public and private sector programs and standards aimed at reducing building energy use. To further these aims, policymakers can look to ASHRAE, which has the resources and expertise to guide the development of a more energy efficient built environment.

- ASHRAE's **Building Energy Quotient (bEQ)** rating program requires valid data across building types and climate zones; contains both As Designed (Asset) and In Operation (Operational) rating protocols; and builds in a high level of quality assurance through a Level 1 Energy Audit and by requiring building assessments to be performed by qualified professionals.<sup>2</sup>
- ASHRAE is developing **Standard 214P** which will provide a standardized approach and methodology for measuring and expressing building energy performance in a rating program.
- ASHRAE has updated **Standard 105**, which addresses measuring and expressing building energy performance<sup>3</sup>; and is developing is developing standards for measuring and expressing building energy performance in a rating program (**Standard 214P**), as well as a standard that establishes consistent practices for conducting and reporting commercial building energy audits (**Standard 211P**).<sup>4</sup>
- ASHRAE has published *Procedures for Commercial Building Energy Audits and Performance Measurement Protocols: Best Practices* to guide owners and operators in their decision-making.
- ASHRAE continues to update its high performance and energy efficiency related standards, such as 189.1, 100, 90.1, 62.1, 55, and 180.

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<sup>1</sup> US Department of Energy. 2011. “2011 Buildings Energy Data Book”. <http://buildingsdatabook.eren.doe.gov/TableView.aspx?table=1.1.3>.

<sup>2</sup> For more information, see <http://buildingenergyquotient.org/>.

<sup>3</sup> For more information, see <https://www.ashrae.org/standards-research--technology/standards--guidelines/titles-purposes-and-scopes#105>.

<sup>4</sup> For more information see <https://www.ashrae.org/standards-research--technology/standards--guidelines/titles-purposes-and-scopes#SPC211P>.