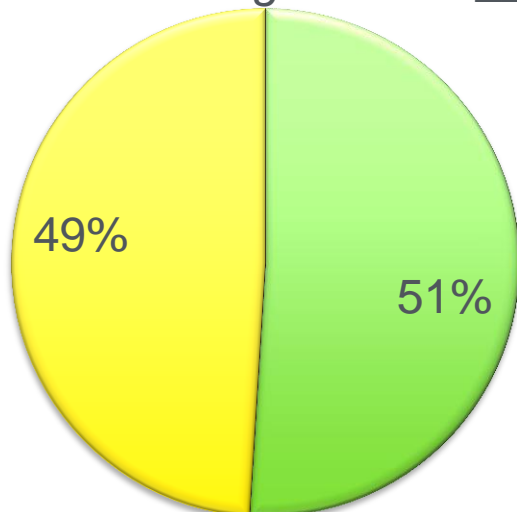




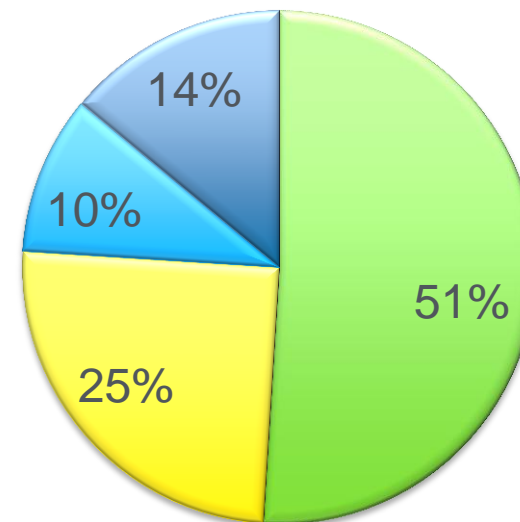
## Benchmarking Mixed Use Buildings in Portfolio Manager

- Must be a single facility (not a campus)
- More than half of the building (excluding parking) must be one 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.”*



Retail: if  $\geq 51\%$  will not earn a Score

- Space Type A
- Space Type B



- Space Type A
- Space Type B
- Space Type C
- Space Type D

- **Retail:**
  - Eligible to earn the ENERGY STAR at the store level only:
    - Examples: free standing stores, stores located in a strip or open-air shopping centers, and enclosed mall anchor stores
  - Not eligible to earn the score and/or ENERGY STAR label:
    - If > 50% of a mixed-use property is Retail, the property is not eligible for a score
    - Entire mall buildings (enclosed or open) are not eligible to receive an energy performance score or label
    - Individual stores located within larger mixed-use buildings such as hotels or offices cannot earn the label
- **Multifamily Housing:**
  - Total floor area cannot exceed 10% of the total gross floor area
- **Data Center:**
  - If using estimates for IT Energy, total square footage (sf) cannot exceed 10% of the gross square footage of the building

- *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

## Other Space Types

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).

✓ Please select an Other space type

Education

College/University (Campus-Level)

Food Sales

Convenience Store (with or without Gas Station)

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

Self-Storage

Retail (Misc)

Automobile Dealership

Other

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

## Reasons for Not Receiving an Energy Performance Rating

- Quick start to benchmarking—use default values
- Interested in knowing the default values?
  - Select *Help Circle* (5<sup>th</sup> 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
- A list of default values has been provided

- Exclude or Include?
  - General rule:
    - 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](http://www.energystar.gov/benchmark)

DOE Solution Center:

[www.eere.energy.gov/wip/solutioncenter](http://www.eere.energy.gov/wip/solutioncenter)

DOE Technical Assistance Center:

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

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