



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 about 18% of all energy consumed in the United States.¹ Because you can't manage what you don't measure, the potential energy savings from the built environment will only be realized with public knowledge 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. As a result, we are committed to developing and promoting building performance tools and other technical resources to assist the commercial building industry design, construct and operate the most energy efficient buildings. ASHRAE's Building EQ program,² a building performance tool, calculates a building's energy performance in relation to other similar buildings, identifies the gap between a building's as designed potential and its actual performance in operation and provides recommendations to improve the building's energy use. Building EQ can be used to display a building's energy use and comply with energy use disclosure requirements. Most importantly, it helps building owners and managers identify opportunities for improvement.

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. For example, ASHRAE Standard 211 establishes consistent practices for conducting and reporting energy audits for commercial buildings. Additionally, ASHRAE Standard 214 provides uniformity in the building energy labeling and disclosure process and can be used in international, national, and regional legislation, policy making and regulation activities.

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, in subsequent renovations and as part of leasing and real estate transactions. In general,

¹ "Monthly Energy Review June 2019." *Table 2.1 Energy Consumption by Sector*, U.S. Energy Information Administration (EIA), www.eia.gov/totalenergy/data/monthly/pdf/sec2_3.pdf.

² For more information, see www.ashrae.org/BuildingEQ.



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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 energy use disclosure in order to stay informed on the 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. For example, ASHRAE establishes standardized requirements for: The disclosure of building energy use via a rating system and supporting summary documentation, and modeling of buildings and building sites to estimate or predict building energy use for an asset rating.

Determining energy use, with metered data, of buildings and building sites for an operational rating. Acceptable credentialing criteria for individuals applying standardized requirements and reporting building energy use. The format and content of the rating disclosure, the label and supporting documentation.

These standardized requirements are designed to provide a method for state and local authorities with a consistent approach across many jurisdictions.