



Shaping Tomorrow's  
Built Environment Today

## **Standard 211**

### **Standard for Commercial Building Energy Audits**

#### **Purpose**

To establish consistent practices for conducting and reporting energy audits for commercial buildings.

The Standard defines the procedures required to perform Energy Audit Levels 1, 2, and 3; provides a common scope of work for these audit levels for use by building owners and others, establishes consistent methodology and minimum rigor of analysis required; and establishes minimum reporting requirements for the results of energy audits.

#### **Significance**

Commercial building audits serve as an important first step in determining energy use and identifying energy savings opportunities and other solutions that help lower a building's energy consumption. Energy audits can assist with determining how to lower the carbon footprint of a building and to reduce operating costs.

Before the development of this standard, energy audit levels existed as general categories for identifying the type of information that can be expected and as an indication of the level of confidence in the results. This standard is intended to establish minimum performance levels for energy audits and provide clarity to the differences between Level 1, 2, and 3 audits.

#### **Scope**

Applies to all buildings except single-family houses, multifamily structures of three stories or fewer above grade, and manufactured houses (mobile and modular homes).

#### **Government Use of Standard 211**

Many states and localities refer to the ASHRAE *Procedures for Commercial Building Energy Audits* (PCBEA) energy audit requirements. Standard 211



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supersedes the PCBEA. The standard provides a means for governments to require consistent reporting of energy efficiency opportunities to better inform policy decisions.

### **Additional Benefits/Facts**

- With an increasing number of mandatory energy audits required by jurisdictions around the world, and a critical need to reduce the energy footprint of our building stock, there is a need to ensure that audits are held to the appropriate level of rigor and depth.
- In order for building owners and operators, along with policy makers, to effectively communicate goals, evaluate potential investments and measure success, they need to all speak the same language.
- Greater consistency in approach promises lower costs if energy auditors can establish consistent reporting, rather than use custom approaches that are often required by different contracting entities.
- Required reporting forms in Annex C provide a minimum standardized reporting path to follow for local jurisdictions who do not have the resources to develop their own. The standard may be implemented using these forms, by modifying them or by explicitly opting out of their use

ASHRAE's *Procedures for Commercial Building Energy Audits, Second Edition* (PCBEA) helped define the terminology for Audit Levels 1, 2, and 3. The PCBEA is being revised to address audit best practices.

ASHRAE's Building Energy Assessment Professional (BEAP) certification validates an assessor's competency to assess building systems, analyze energy usage, and recommend strategies for improvement ([www.ashrae.org/BEAP](http://www.ashrae.org/BEAP)). The certification has been recognized by the U.S. Department of Energy (DOE) as meeting the Better Buildings Workforce Guidelines (BBWG).

ASHRAE's Building EQ is a web portal that assists with a Standard 211 Level 1 Energy Audit ([www.ashrae.org/BuildingEQ](http://www.ashrae.org/BuildingEQ)). The reports from the Portal can be used to show compliance with audit requirements.