

# Standards 180 & 211-2018



**ASHRAE Standard 180-2018**, *Standard Practice for Inspection and Maintenance of Commercial Building HVAC Systems*

**ASHRAE Standard 211-2018 (Reaffirmed 2023)**, *Standard for Commercial Building Energy Audits*

## Purpose

These two standards in conjunction are intended to improve the performance of commercial building systems by providing consistent and widely applicable inspection and maintenance procedures.

## Significance

Standard 180 provides a standard practice for inspecting and maintaining commercial HVAC systems to achieve acceptable thermal comfort, energy efficiency, and indoor air quality in new and existing commercial buildings.

Standard 180 was created to address inconsistencies in inspecting and maintaining commercial HVAC systems, and to provide guidance needed for maintaining the entire system rather than each component individually. It defines the tasks needed to meet the required minimum standard, and also includes informative appendices with guidance on specific indicators of potential issues, and situations where the maintenance plan would need to be reviewed. It is intended for use by facility managers, operations and maintenance staff, and consulting engineers.

Standard 211 establishes consistent practices for conducting and reporting energy audits for commercial buildings, and defines the procedures required to perform Energy Audit Levels 1, 2, and 3.

Standard 211 was created in order to provide minimum performance levels for energy audits, and ensure that audits are conducted with a consistent scope, rigor and quality. This standardization is intended to lead to greater efficiency and a larger overall impact.

## Scope

Standard 180 and 211 apply to both new and existing commercial buildings.

Standard 211 can be used by building owners who are conducting an audit of their facilities, and by government bodies that require energy audits within their jurisdiction. The procedures and reporting requirements can be adjusted by each jurisdiction to fit its goals and priorities.

Beyond the minimum requirements in Standard 211, there is also an optional Building Decarbonization Assessment in Appendix H, added in 2023, which establishes practices for reporting building-related Scope 1 and 2 greenhouse gas emissions. This builds on an existing energy audit, with options for reducing or eliminating onsite emissions, reducing refrigerant emissions, and increasing onsite renewable energy.

## Highlights

Many states and localities refer to Standard 211, as it provides a means for governments to require consistent reporting of energy performance which can also inform policy decisions. Below is a list of some jurisdictions that use the standard:

- Washington, D.C.
- Washington State
- Oregon
- Boulder, Colorado
- Atlanta, Georgia
- Philadelphia, Pennsylvania
- Seattle, Washington