



## U.S. Energy Use Intensity by Property Type

### OVERVIEW

This reference table is designed to help you to compare your property's energy use to the national median (or mid-point) energy use of similar properties.

#### Benchmarking your Property

When benchmarking in Portfolio Manager, we recommend that you focus on the primary function (or, main activity) in your building(s). Begin by selecting your primary function from the table below and then enter as few additional use types as possible. Benchmarking your building using a single use type will most closely approximate how your building would have been recorded in the reference data survey, and therefore yield the most accurate comparisons to median performance. In some cases, buildings may have multiple distinctly different uses. For example, an office and a hotel that share a common building. In these mixed-use settings, it is appropriate to enter multiple use types. Definitions of all property types are available at: [www.energystar.gov/PMGlossary](http://www.energystar.gov/PMGlossary).

#### Using Median Site and Source Energy Use Intensity (EUI)

The **national median source EUI** is a recommended benchmark metric for all buildings. The median value is the middle of the national population – half of buildings use more energy, half use less. The median works better than the mean (arithmetic average) for comparing relative energy performance, because it more accurately reflects the mid-point of energy use for most property types.

The table presents the median in both **site EUI** and **source EUI**. Site EUI is what you may be familiar with from your utility bills. Site EUI contains a mixture of what is called primary energy (i.e., a raw fuel like natural gas) and secondary energy (i.e., a converted product like electricity or district steam). Source energy provides the most equitable way to combine primary and secondary energy types into a single common unit, ensuring that no building receives either a credit or a penalty based on its energy source or utility. You can learn more about source energy and the way it is computed at [www.energystar.gov/SourceEnergy](http://www.energystar.gov/SourceEnergy). We strongly encourage you to use source EUI.

While almost all commercial building types have a national Median Source EUI, some (**presented in cyan**) will also have a 1-100 ENERGY STAR Score. The score evaluates a building relative to its peers, similar to the median energy use values, and also adjusts for climate and business activity. You can learn more about the score at: [www.energystar.gov/ENERGYSTARScore](http://www.energystar.gov/ENERGYSTARScore).

#### Understanding Reference Data

The right-most column in the table indicates the reference data source we use to determine the median performance of buildings in your peer group. To compute the national median, we always rely on nationally representative data. For the majority of property types, the reference data is from the Commercial Building Energy Consumption Survey (CBECS). This is a national survey conducted by the U.S. Department of Energy's Energy Information Administration (for more information visit: <http://www.eia.gov/consumption/commercial/>). Three additional surveys are referenced for data centers, wastewater treatment plants, and multifamily housing. Additional information on these surveys can be found in the technical reference document for each property type.

## U.S. National Median Reference Values for All Portfolio Manager Property Types

Broad Category	Primary Function	Further Breakdown (where needed)	Source EUI (kBtu/ft <sup>2</sup> )	Site EUI (kBtu/ft <sup>2</sup> )	Reference Data Source - Peer Group Comparison	
Banking/Financial Services	<b>Bank Branch *</b>		209.9	88.3	CBECS - Bank/Financial	
	<b>Financial Office*</b>		116.4	52.9	CBECS - Office & Bank/Financial	
Education	Adult Education		110.4	52.4	CBECS - Education	
	College/University		180.6	84.3	CBECS - College/University	
	<b>K-12 School*</b>		104.4	48.5	CBECS - Elementary/Middle & High School	
	Pre-school/Daycare		131.5	64.8	CBECS - Preschool	
	Vocational School		110.4	52.4	CBECS - Education	
	Other - Education					
Entertainment/Public Assembly	Convention Center		109.6	56.1	CBECS - Social/Meeting	
	Movie Theater		112.0	56.2	CBECS - Public Assembly	
	Museum					
	Performing Arts					
	Recreation	Bowling Alley		112.0	50.8	CBECS - Recreation
		Fitness Center/Health Club/Gym				
		Ice/Curling Rink				
		Roller Rink				
		Swimming Pool				
Other - Recreation						
Social/Meeting Hall		109.6	56.1	CBECS - Social/Meeting		

Broad Category	Primary Function	Further Breakdown (where needed)	Source EUI (kBtu/ft <sup>2</sup> )	Site EUI (kBtu/ft <sup>2</sup> )	Reference Data Source - Peer Group Comparison
Entertainment/Public Assembly	Stadium	Indoor Arena	112.0	56.2	CBECS - Public Assembly
		Race Track			
		Stadium (Closed)			
		Stadium (Open)			
		Other - Stadium			
	Other	Aquarium	297.0	130.7	CBECS - Bar/Pub/Lounge
		Casino			
		Zoo			
		Other - Entertainment/Public Assembly			
		Bar/Nightclub			
Food Sales & Service	Convenience Store*	Convenience Store with Gas Station	883.5	350.9	Industry Survey
		Convenience Store without Gas Station			
	Restaurant/Bar	Bar/Nightclub	297.0	130.7	CBECS - Bar/Pub/Lounge
		Fast Food Restaurant	886.4	402.7	CBECS - Fast Food
		Restaurant	573.7	325.6	CBECS - Restaurant/Cafeteria
		Other - Restaurant/Bar			
	Supermarket/Grocery Store*	444.0	196.0	CBECS - Grocery Store/Food Market	
	Wholesale Club/Supercenter*	120.0	51.4	CBECS - Retail Store	
	Other	Food Sales	592.6	231.4	CBECS - Food Sales
		Food Service	527.7	270.3	CBECS - Food Service

Broad Category	Primary Function	Further Breakdown (where needed)	Source EUI (kBtu/ft <sup>2</sup> )	Site EUI (kBtu/ft <sup>2</sup> )	Reference Data Source - Peer Group Comparison
Healthcare	Ambulatory Surgical Center		138.3	62.0	CBECS - Outpatient Healthcare
	Hospital	<b>Hospital (General Medical &amp; Surgical)*</b>	426.9	234.3	Industry Survey
		Other/Specialty Hospital	433.9	206.7	CBECS - Inpatient Healthcare
	<b>Medical Office*</b>		232.8	97.8	Industry Survey
	Outpatient Rehabilitation/Physical Therapy		138.3	62.0	CBECS - Outpatient Healthcare
	Residential Care Facility		213.2	99.0	Industry Survey
	<b>Senior Living Community*</b>		213.2	99.0	Industry Survey
	Urgent Care/Clinic/Other Outpatient		145.8	64.5	CBECS - Clinic/Outpatient
Lodging/Residential	<b>Barracks*</b>		107.5	57.9	CBECS - Dormitory
	<b>Hotel*</b>		146.7	63.0	CBECS - Hotel & Motel/Inn
	<b>Multifamily Housing*</b>		118.1	59.6	Fannie Mae Industry Survey
	Prison/Incarceration		156.4	69.9	CBECS - Public Order and Safety
	<b>Residence Hall/Dormitory*</b>		107.5	57.9	CBECS - Dormitory
	Residential Care Facility		213.2	99.0	Industry Survey
	<b>Senior Living Community*</b>		213.2	99.0	Industry Survey
	Single Family Home		N/A	N/A	None Available
	Other - Lodging/Residential		143.6	63.6	CBECS - Lodging
Manufacturing/Industrial	Manufacturing/Industrial Plant		N/A	N/A	None Available
Mixed Use	Mixed Use Property		89.3	40.1	CBECS - Other
Office	<b>Medical Office*</b>		121.7	51.2	CBECS - Medical Office
	<b>Office*</b>		116.4	52.9	CBECS - Office & Bank/Financial
	Veterinary Office		145.8	64.5	CBECS - Clinic/Outpatient
Parking	Parking		N/A	N/A	None Available

Broad Category	Primary Function	Further Breakdown (where needed)	Source EUI (kBtu/ft <sup>2</sup> )	Site EUI (kBtu/ft <sup>2</sup> )	Reference Data Source - Peer Group Comparison
Public Services	<b>Courthouse*</b>		211.4	101.2	CBECS - Courthouse
	Drinking Water Treatment & Distribution <i>(Average EUI presented in Energy per Flow in gallons per day)</i>		5.90	2.27	AWWA - Water Treatment Plant
	Fire Station		124.9	63.5	CBECS - Fire Station/Police Station
	Library		143.6	71.6	CBECS - Library
	Mailing Center/Post Office		96.9	47.9	CBECS - Service
	Police Station		124.9	63.5	CBECS - Fire Station/Police Station
	Prison/Incarceration		156.4	69.9	CBECS - Public Order and Safety
	Social/Meeting Hall		109.6	56.1	CBECS - Social/Meeting
	Transportation Terminal/Station		112.0	56.2	CBECS - Public Assembly
	<b>Wastewater Treatment Plant*</b> <i>(Average EUI presented in Energy per Flow in gallons per day)</i>		7.51	2.89	AWWA - Wastewater Plant
	Other - Public Services		89.3	40.1	CBECS - Other
Religious Worship	<b>Worship Facility*</b>		58.4	30.5	CBECS - Religious Worship
Retail	<b>Convenience Store*</b>	Convenience Store with Gas Station	883.5	350.9	Industry Survey
		Convenience Store without Gas Station			
	Mall	Enclosed Mall	170.7	65.7	CBECS - Enclosed Mall
		Lifestyle Center	228.8	103.5	CBECS - Strip Shopping Mall
		Strip Mall			
		Other - Mall	225.3	101.6	CBECS - Enclosed Mall and Strip Shopping Mall
	<b>Retail Store*</b>		120.0	51.4	CBECS - Retail Store
	<b>Supermarket/Grocery Store*</b>		444.0	196.0	CBECS - Grocery Store/Food Market
	<b>Vehicle Dealership*</b>		138.2	71.9	Industry Survey
<b>Wholesale Club/Supercenter*</b>		120.0	51.4	CBECS - Retail Store	

Broad Category	Primary Function	Further Breakdown (where needed)	Source EUI (kBtu/ft <sup>2</sup> )	Site EUI (kBtu/ft <sup>2</sup> )	Reference Data Source - Peer Group Comparison
Technology/Science	<b>Data Center*</b> <i>(Average PUE presented in place of EUI: PUE = Total Energy / IT Energy)</i>		1.82	1.82	EPA - Data Center
	Laboratory		318.2	115.3	CB ECS - Laboratory
	Other – Technology/Science		89.3	40.1	CB ECS - Other
Services	<b>Data Center*</b> <i>(Average PUE presented in place of EUI: PUE = Total Energy / IT Energy)</i>		1.82	1.82	EPA - Data Center
	Personal Services (Health/Beauty, Dry Cleaning, etc.)		96.9	47.9	CB ECS - Service
	Repair Services (Vehicle, Shoe, Locksmith, etc.)				
	Other - Services				
Utility	Drinking Water Treatment & Distribution <i>(Average EUI presented in Energy per Flow in gallons per day)</i>		5.90	2.27	AWWA - Water Treatment Plant
	Energy/Power Station		89.3	40.1	CB ECS - Other
	<b>Wastewater Treatment Plant*</b> <i>(Average EUI presented in Energy per Flow in gallons per day)</i>		7.51	2.89	AWWA - Wastewater Plant
	Other - Utility		89.3	40.1	CB ECS - Other
Warehouse/Storage	Self-Storage Facility		47.8	20.2	CB ECS – Non-refrigerated Warehouse
	Warehouse/Distribution Center	<b>Distribution Center*</b>	52.9	22.7	CB ECS – Non-refrigerated Warehouse & Distribution Center
		<b>Non-Refrigerated Warehouse*</b>			
		<b>Refrigerated Warehouse*</b>	235.6	84.1	CB ECS – Refrigerated Warehouses
Other	Other		89.3	40.1	CB ECS - Other