

How to Determine Energy Use Intensity Target (EUI_t)

Guidance for building owners determining building activity type and EUI_t

[Energy use intensity targets](#) shall be developed by the *qualified person* in accordance with Section 7 of the [Clean Buildings Performance Standard](#) (CBPS). *Energy use intensity targets* are based on building activity types listed in Table 7-1. Listed building activity types have assigned EUI_t available in Table 7-2a. Shift normalization factors are listed in Table 7-3. Each of these tables are located in [Normative Annex Z](#) of the standard.

Building Activity Types

Buildings may have a single building activity type or multiple independent activity types. The CBPS defines activity types using the [definitions](#) determined by ENERGY STAR Portfolio Manager (ESPM), unless modified by the footnotes to Table 7-1. These definitions provide a detailed list of types of activities/uses included in the development of each building activity type's EUI_t as noted in the example below.

Compliance Dates
June 1, 2026 More than 220,000 sq. ft.
June 1, 2027 More 90,000 sq. ft. but less than 220,001 sq. ft.
June 1, 2028 More 50,000 sq. ft. but less than 90,001 sq. ft.

Property Type	Property Definition
Adult Education	Adult Education refers to buildings used primarily for providing adult students with continuing education, workforce development, or professional development outside of the college or university setting. Gross Floor Area should include all space within the building(s), including classrooms, administrative space, conference rooms, kitchens used by staff, lobbies, cafeterias, auditoriums, stairways, atriums, elevator shafts, and storage areas.

The *qualified person* shall determine the EUI_t according to Section 7.2.2 for single-type/activity buildings and Section 7.2.3 for mixed-use building, and shall document using the Clean Buildings Portal. Commerce has also created an EUI_t calculator that can assist users when determining a buildings EUI_t outside of the Clean Buildings Portal. Link to the EUI_t calculator is available on the [How to Comply](#) page.

Buildings with multiple unique building activity types may develop an area weighted EUI in accordance with section 7.2.3, Energy targets for buildings with multiple activities. Exceptions may apply for buildings with spaces that do not have an assigned EUI in Table 7-2a and activity types not included in table 7-1.

Exceptions to 7.2.3 include the following and are not addressed in any further detail in this document:

1. Spaces where more than 75% of the *gross floor area* has a single building activity listed in Table 7-1 can be reported as a single-use building or a multi-use building.
2. Spaces less than 10% of the *gross floor area* with building activity listed in Table 7-1 can combine their floor area with the floor area within the building that has a similar building activity and similar EUI.
3. Spaces in *buildings* with multiple activities that are not listed in Table 7-1 and have a total combined area comprising less than 10% of the *building gross floor area* can be excluded from building energy target calculations if the energy use of such space is metered separately.
4. Spaces in buildings with multiple activities that are not listed in Table 7-1 and have a total combined area comprising less than 50% of the building *gross floor area* can be excluded from building energy target calculations if the energy use of such space is metered.

Determining the Buildings' EUI

1. **Calculate** the building's *gross floor area* (GFA). The GFA is the total number of square feet measured between the exterior surfaces of fixed walls of a building enclosing *conditioned space*, including all supporting functions such as offices, lobbies, restrooms, equipment, storage areas, mechanical rooms, break rooms and elevator shafts. Gross floor area does not include parking garages or outside bays and docks.
2. **Determine** if the building or a portion of the building is exempt or meets one of the exceptions of [Section 7.2.3](#). See Normative Annex Z4.1 or see the [exemption guide sheet for further detail](#).
3. **Select** building activity type(s) as defined by the [ENERGY STAR Portfolio Manager](#) (ESPM) and associate with appropriate GFA as determined in step 1.

Note: If a building's activity type is not found or is not applicable to anything listed in the ESPM property definition, the building will not be able develop an EUI unless one of the exceptions to Section 7.2.3 is met. Buildings unable to develop an EUI shall pursue compliance with the CBPS in accordance with the investment criteria performance metric.

4. **Determine** the building operating shifts normalization factors for each building activity type listed in Table 7-3 of Normative Annex Z. See notes to Table 7-3 for details.
5. **Determine** the EUI using data developed in steps 1-4 of this document and document through the Clean Buildings Portal.

Note: More recently built buildings, in addition to the requirements of Section 7.2.1, shall create a second EUI that is 15% less than the target developed for compliance with Section 7.2.1. This shall be the building's EUI.

Example Calculation

Climate Zone ^a	4C					
Gross Floor Area ^b	583,028					
Building Types/Activities ^c	Gross Floor Area	Fractional Floor Area ^d	Operating Shifts ^e <small>Normalization Factor</small>	Activity Energy Target (EUI _t) ^f	Space (EUI _t)	More recently built buildings Space (EUI _t) ^h
Financial Office	53,423	0.01	0.8	69	0	4.0
Bar/Nightclub	21,345	0.04	1.1	55	2	2.0
Supermarket/Grocery Store	75,694	0.13	1.3	191	32	27.0
Hospital (General Medical & Surgical)*	432,566	0.74	1.0	215	159	136.0
Building Total	583,028	1.00			194	169.0

For additional question about how to determine your EUI_t, complete the [Customer Support Form](#).