

Guidance Document

CBPS 005

Published Date: 9/13/2022

Subject: How to determine your building's energy use intensity target (EUI_t)

Intended Audience: Building owner, Authorized Representative, and General Public

Purpose

This guidance is to assist building owners in determining the buildings activity type and EUI_t

Reference

[Clean Buildings Performance Standard – integrated document](#)

Background

Clean Buildings Performance Standard compliance is mandatory for Tier 1 buildings located in Washington state. A Tier 1 building (formerly known as covered commercial building) is a building where the sum of nonresidential, hotel, motel and dormitory floor areas exceeds 50,000 gross square feet, excluding the parking garage area.

[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.

Guidance

Building Activity Types

Buildings may have a single building activity type or multiple independent activity types. The CBPS defines activity types based on the definitions determined by ENERGY STAR Portfolio Manager (ESPM) unless modified by the footnotes in Table 7-1 or as otherwise [published by Commerce](#). These definitions provide a

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.

detailed list of types of space activities/uses included in the development of each building activity type’s EUI as noted in the example table below.

Building Activity Type			Notes	Climate Zone 4c	Climate Zone 5b	Clean Buildings Performance Standard Definitions
No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Notes	Climate Zone 4c	Climate Zone 5b	Property Definition
3	Education	Adult Education		49	51	Adult Education refers to building 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, kitchen used by staff, lobbies, cafeterias, auditoriums, stairways, atriums, elevator shafts and storage areas.

The qualified person shall determine the EUI according to Section 7.2.2 for single-type/activity buildings and Section 7.2.3 for mixed-use buildings, and shall document using the Clean Buildings Portal. Commerce has also created an EUI calculator that can assist users when determining a buildings EUI outside of the Clean Buildings Portal. The link to the EUI 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.

The Process

- 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) or as otherwise published by Commerce 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 definitions published by Commerce, the building will not be able develop an EUIt unless one of the exceptions to Section 7.2.3 is met. Buildings unable to develop an EUIt 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 EUIt 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 EUIt that is 15% less than the target developed for compliance with Section 7.2.1. This shall be the building’s EUIt.

Example Calculation

Climate Zone	4C						
Gross Floor Area	100,000						
Building Types/Activities	Gross Floor Area	Fractional Floor Area	Activity Energy Target (EUIt)	Weekly Hours	Operating Shift Normalization Factors	Space EUIt	More recently built buildings Space (EUIt)
Restaurant	25,000	0.25	361	51 to 167	1.1	99	84.4
Financial Office	25,000	0.25	69	50 or less	0.8	14	11.7
Retail	35,000	0.30	68	50 or less	0.8	12	10.4
Office (Admin/Professional Office)	20,000	0.20	63	50 or less	0.8	10	8.6
Building Total	100,000	1				135.4	115.1

If you have questions on how to determine your EUIt, please complete the [Customer Support Form](#).