

ENERGY STAR Scores Could Drop As Much As 13 Points

If you benchmark one or more properties in ENERGY STAR Portfolio Manager®, you'll likely see a change in your buildings' 1-100 ENERGY STAR scores and other source energy metrics after August 26, 2018. That's because EPA is updating performance metrics in Portfolio Manager based on the most recent market data available. This is part of EPA's standard process to keep ENERGY STAR metrics as current as possible, and reflective of current market performance.

How will this impact my ENERGY STAR score?

The 1-100 ENERGY STAR score compares your building's energy performance to that of similar buildings nationwide. The most recent market data available shows an overall improvement in the energy performance of the U.S. building stock in recent years. So when Portfolio Manager metrics are updated this August, ENERGY STAR scores and other performance metrics will, on average, go down.

Exact score changes for specific buildings or portfolios will not be available prior to the August release. Your individual building's ENERGY STAR score may increase or decrease, depending on your energy use, fuel mix, business activity, property type, and other variables.

What else is changing besides updates to 1-100 ENERGY STAR scores?

In addition to updates to 1-100 ENERGY STAR score models, there will be two other changes included in the August 2018 metric updates:

- Data center estimates:** There will be a new option to use estimated energy use for data centers. This option is designed for smaller data centers, within another property type, and where it's not practical to measure IT energy use.
- Source energy factor:** The source energy factor helps level the playing field for different fuel types by tracing the energy requirements of the building back to the raw fuel input (coal, gas, steam, hydro, etc.). Based on the national average, the new national source electric factor will be slightly lower.

However, performance metrics could increase or decrease depending on the building's fuel-mix ratio, though changes based on this update alone will be comparatively small in magnitude.

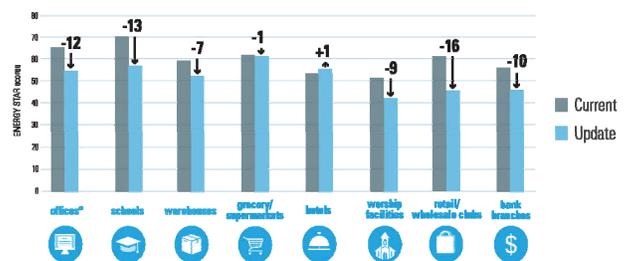
Which property types will be affected?

Because source energy metrics are being updated, all buildings benchmarking in Portfolio Manager are likely to see a change in at least some performance metrics. The following 1-100 ENERGY STAR score models will also be updated:

- Bank branches
- Courthouses
- Financial offices
- Hotels
- Houses of worship
- K-12 schools
- Offices
- Retail, including retail store and warehouse club/supercenter
- Supermarkets
- Warehouses, including refrigerated, non-refrigerated, and distribution

Updated 1-100 ENERGY STAR® scores are coming

Do you benchmark in Portfolio Manager®? On August 26, 2018, 1-100 ENERGY STAR scores and source energy metrics will change for all buildings. Below are estimated average score changes for select property types.



*office, financial office, courthouse

Learn more: www.energystar.gov/scoreupdates



Figure 1: Average score changes for common property types

What is the new available market data?

For most types of commercial buildings, the 1-100 ENERGY STAR score is based on the Commercial buildings Energy Consumption Survey, which is conducted every four years by the U.S. Department of Energy's Energy Information Administration.

The latest CBECS data became available in 2016 and is based on the results of the 2012 survey.

When will the changes take effect?

The release date for all updated metrics is **August 26, 2018**. Users will see the updated metrics when they log in to Portfolio Manager on Monday, August 27.

Releasing the updated metrics at one time will ensure that mixed-use buildings experience only one change.

Call MRG to learn more and prepare.