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RENEWABLE ENERGY**

Understanding Building Energy Use in the Washington, D.C. to Philadelphia Area:

Basic Building Stock Characterization

August 2023



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1 Overview

This report is part of a publication series that focuses on approximately 100 different local geographies, or “clusters.” Each report provides commercial and multifamily building characteristic and energy data for a local geography, with the intention of helping policymakers at the city, county and state levels better understand building energy use. Specifically, this report breaks down the building stock in the counties shown in Figure 1 by building type, size, energy consumption, and emissions.

Buildings emit greenhouse gases due to on-site fossil fuel use and offsite electricity generation. Addressing climate change requires improving building efficiency and reducing on-site fossil fuel combustion. Policymakers who want to reduce emissions will benefit from understanding the building stock because different types of policy interventions will be more applicable to certain types and sizes of buildings than others. Several questions are critical to ask and answer: What types of buildings use the most energy? How do emissions change with building size? How do emissions change by location?

Commercial building energy data are provided by the United States Energy Information Agency (EIA) for the nine U.S. census divisions, each of which covers multiple states (CBECS 2014). The EIA provides similar residential building data by state (RECS 2022). However, city, county, and state policymakers often need finer resolution to understand the building stock and guide decision-making. This report presents commercial and multifamily building energy data for the counties shown in Figure 1. The energy data in this report are broken out by building type and size.

1.1 What Types of Questions Can This Help Me Answer for My City, County, or Region?

- How many buildings exist, by type and size?
- Which buildings are responsible for the most emissions today, by type and size?
- How many buildings or what fraction of emissions are covered by a policy’s size threshold?
- How might a policy’s building size threshold impact equity?

1.2 What Types of Questions Will This Report *Not* Help Me Answer?

- What will the building stock, energy use, and emissions look like in the future?
- What metric and target levels are best for building energy policy?
- How should a policy acknowledge variation in use within a given building type?
- How will zoning and development changes impact building energy use?

1.3 How Were the Geographic Clusters Developed?

Clusters are formed on a county basis and depend on building type, age, and climate. Adjacent counties with similar commercial densities, types, and age distributions form a cluster. Clusters form regional groups if they belong to the same American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) climate zone. See Horsey, Rozenfeld, and Bergmann 2023 for more detail on the clustering method.

1.4 What Building Types Are Covered?

This report includes multifamily buildings over 10,000 square feet and the commercial buildings listed in Table 1. The commercial building types considered in this analysis represent two-thirds of annual commercial building site energy consumption across the entire United States.

This report excludes a number of building types not currently included in the underlying data. The omitted building types with the highest national energy use include colleges, laboratories, grocery stores, entertainment venues, recreation centers, religious buildings, and vehicle repair shops. Some of these may be added in the future. Information on omitted building types, such as counts, energy use, and floor area can be found in CBECS 2014.

Table 1. Building Stock Segments Covered in This Document

Sector	Building Type Group	Building Type
Commercial	Food Service	Full Service Restaurant Quick Service Restaurant
	Mercantile	Retail Strip Mall Retail Standalone
	Office	Small Office Medium Office Large Office
	Education	Primary School Secondary School
	Healthcare	Outpatient Hospital
	Lodging	Small Hotel Large Hotel
	Warehouse and Storage	Warehouse
Residential	Multifamily	Multifamily

1.5 Vintage

The analysis in this report is not segmented by vintage (year constructed). The data do not support the common perception that older commercial buildings have a higher energy use per square foot. For example, commercial buildings constructed between 2000 and 2018 have roughly 10% higher energy use per square foot than buildings constructed before 2000. There do not appear to be other energy use per square foot trends in the data (EIA 2022).

2 Geographies Covered in This Report

Figure 1 shows the map of the buildings covered in this report. Appendix A lists the counties and county equivalents included in the map.

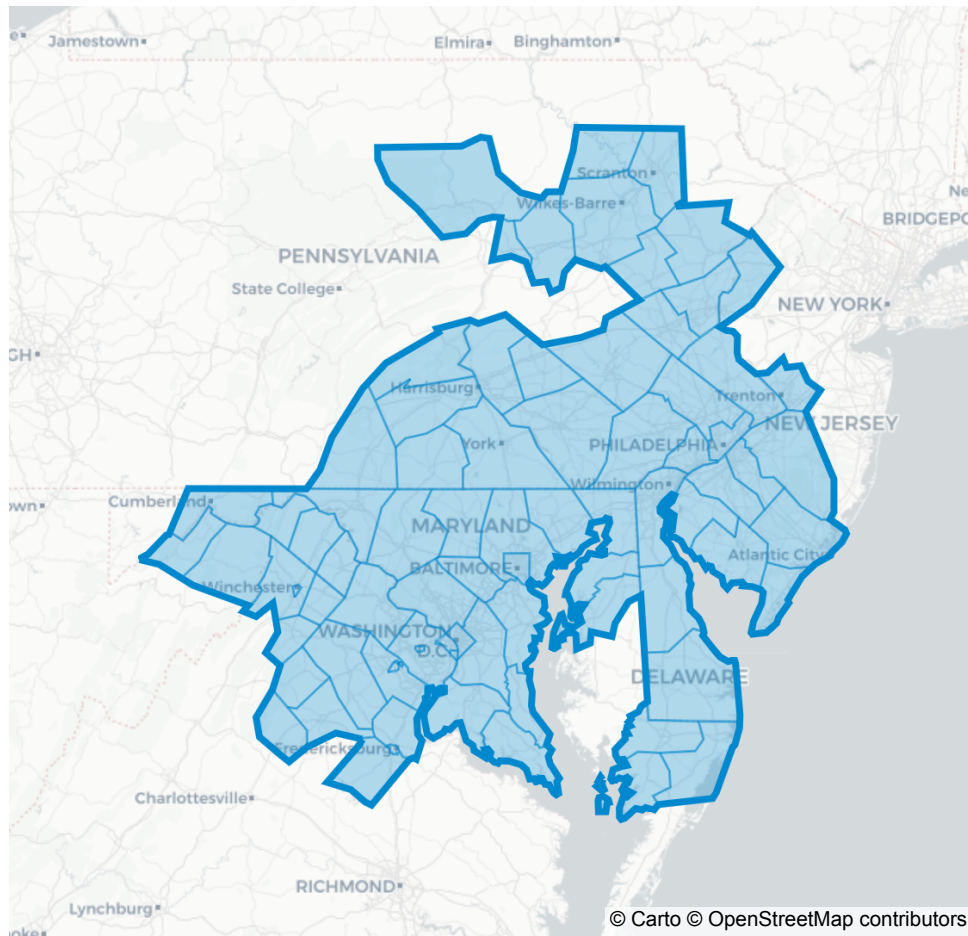


Figure 1. Map showing the cluster of counties analyzed in this report

3 Stock Segmentation by Size

Figure 2 shows building stock characteristics by building size. Table 2 in Appendix B provides these data in a tabular format. Emissions include both direct and indirect greenhouse gas emissions. Direct emissions are from on-site fossil fuel combustion, and indirect emissions are from regional electricity generation. Direct emissions include both combustion and pre-combustion emissions (e.g., methane leakage for natural gas) and are based on RESNET/ANSI/ICC Standard 301 2018. Indirect emissions are calculated using state level data from the EPA for 2019 (eGRID, n.d.).

Building energy use and emissions depend on the total floor area, not the number of buildings. This is because lighting, heating, cooling, and ventilation scale with floor area.

The source of the data in this report is the public release of *ComStock End Use Savings Shape 2023 Release 1 Baseline Dataset - 2018 Weather 2023*. For reference documentation please see Parker et al. 2023.

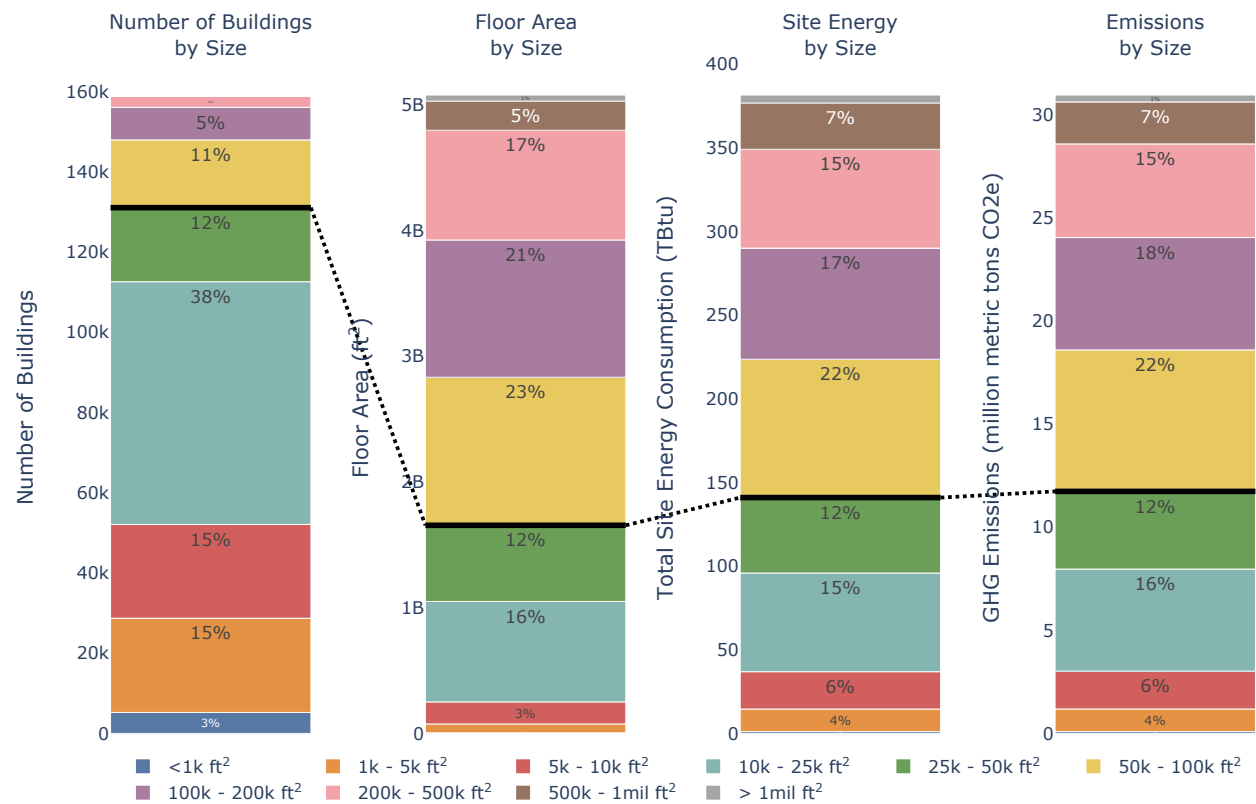


Figure 2. Building stock segmentation by building size. The black line indicates buildings above 50,000 square feet

The black line in Figure 2 traces buildings over 50,000 square feet across each column. Buildings less than 50,000 square feet make up 82% of buildings, but only 33% of area, 37% of site energy consumption, and 38% of emissions. Buildings over 50,000 square feet represent just 18% of buildings, but 63% of energy use and 62% of emissions. Thus, policies that target large buildings can address most emissions while impacting few buildings (18% vs 82%).

In this analysis only multifamily buildings over 10,000 square feet are presented. Due to limitations in the data used to develop this report, buildings over 500,000 square feet are underrepresented. If the analysis area shown in Figure 1 includes a significant number of skyscrapers, energy use in large buildings will be underrepresented.

4 Building Site Energy Use and Emissions Segmentation

The building types in this report have unique energy challenges and opportunities.

4.1 Size

Figure 3 shows energy use by building type and size. Table 3 in Appendix B provides these data in a tabular format. Among buildings over 50,000 square feet, Office buildings account for 31% of the energy used, followed by Mercantile buildings at 17% and Education buildings at 14%. Other building types account for the remaining 38%. Among buildings over 25,000 square feet, Office buildings account for 29% of the energy used, followed by Mercantile buildings at 21% and Education buildings at 13%. Other building types account for the remaining 37%.

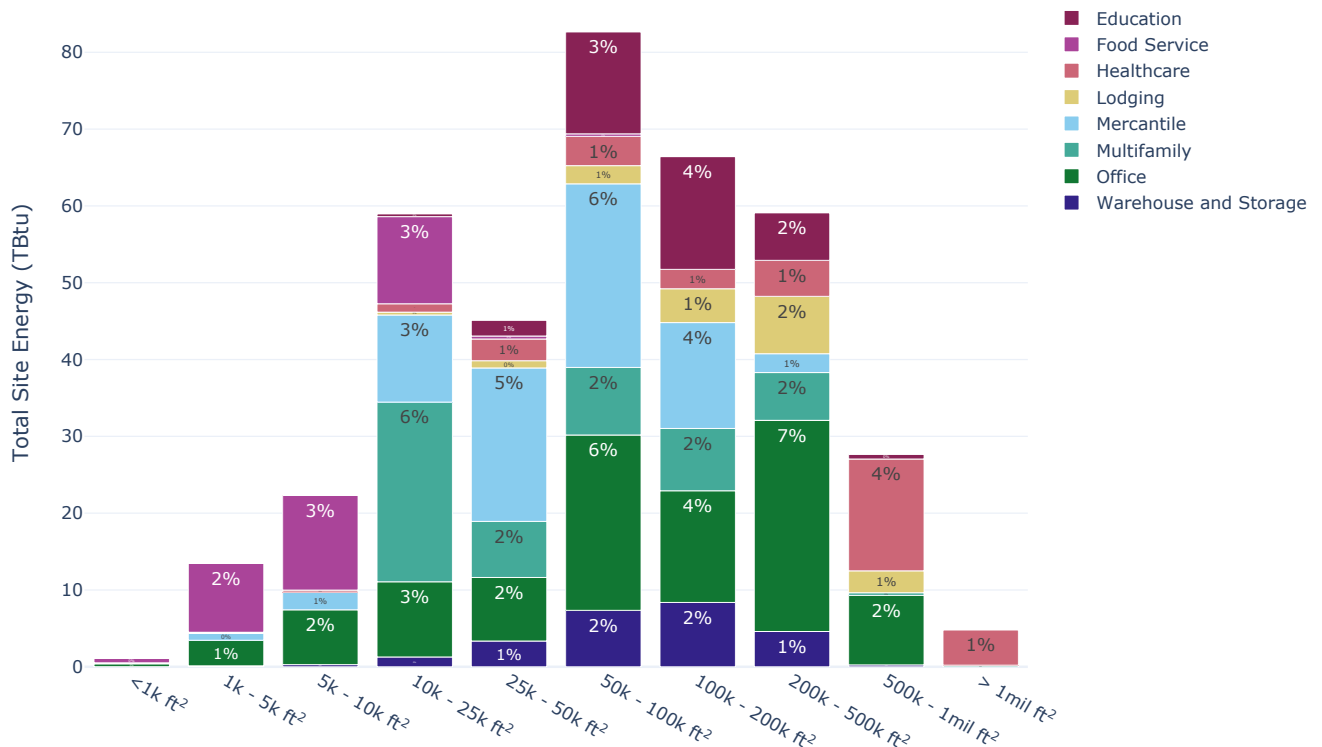


Figure 3. Site energy broken down by building type and size

Large buildings tend to have more complex heating, ventilation, and air conditioning (HVAC) systems and dedicated facility staff. They also have the resources to track and report energy use. In the context of large buildings, energy costs and efficiency matter enough for dedicated staff to focus on it. Large buildings may already have plans to improve energy efficiency.

Smaller buildings may have a part-time maintenance person at best. Energy costs and thus potential savings tend to be small, and it is often not worthwhile to hire a professional to recommend energy savings projects. Small commercial HVAC contractors serve these buildings with limited professional engineering design. Efficient equipment incentives, codes, and standards matter in these buildings.

Certain building types, like offices, span a range of building sizes. Others, like healthcare, are large, whereas restaurants are small. As shown throughout this analysis, a policy targeting larger building types can reduce a large fraction of emissions.

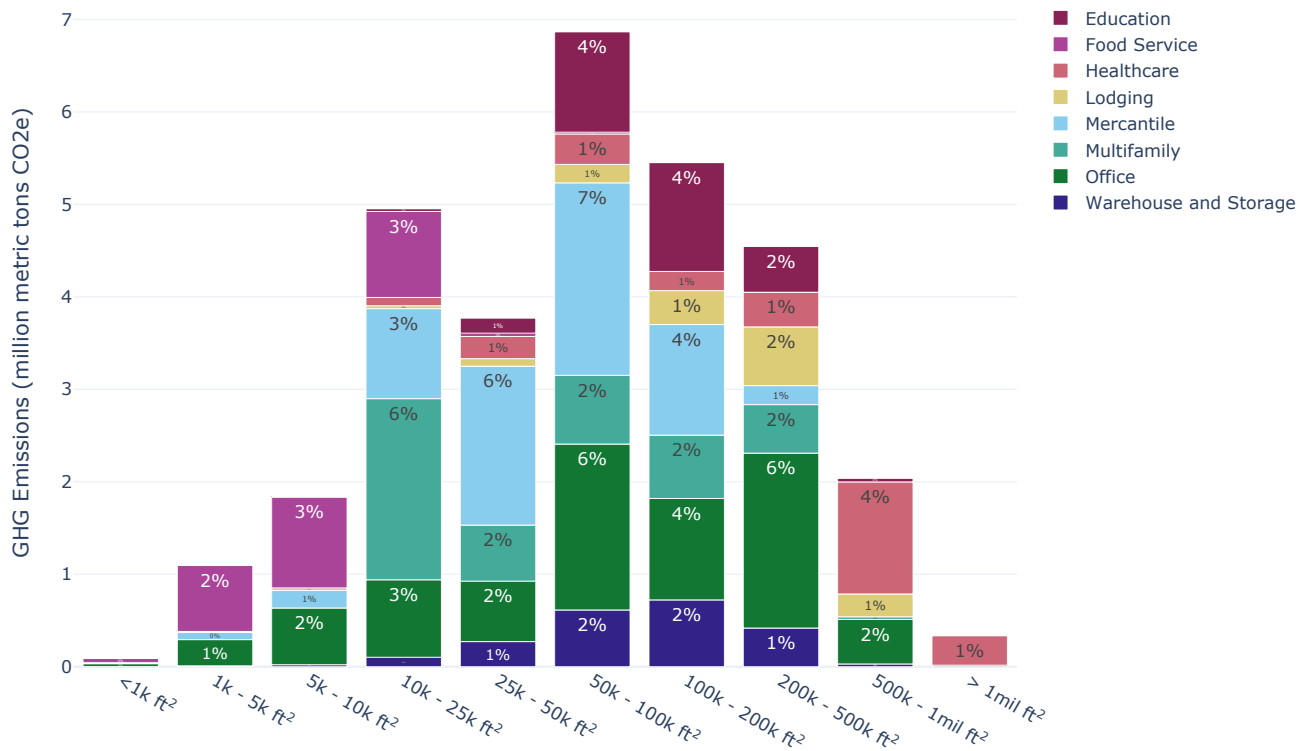


Figure 4. Greenhouse gas (GHG) emissions by building type and size

Figure 4 shows emissions by building type and size. Table 4 in Appendix B provides these data in a tabular format. Among buildings over 50,000 square feet, Office buildings account for 27% of emissions, followed by Mercantile buildings at 18% and Education buildings at 15%. Other building types account for the remaining 40%. Among buildings over 25,000 square feet, Office buildings account for 26% of emissions, followed by Mercantile buildings at 23% and Education buildings at 13%. Other building types account for the remaining 39%.

4.2 Energy End Uses

In this report series, “energy end use” is defined as the equipment that directly consumes energy in a building such as heating, cooling and ventilation, lighting, water heating, or refrigeration. The relative importance of each energy end use varies by building type. For example, lighting matters more in retail buildings than in warehouses. Restaurants are considered energy intensive because of their high cooking and water heating needs.

5 Building Segmentation in Disadvantaged Communities

Figures 5, 6, and 7 compare building characteristics in disadvantaged communities to those in other areas. Tables 5, 6, and 7 in Appendix B provide the associated data in a tabular format. The definition of disadvantaged communities used in this report comes from Version 1.0 of the Climate and Economic Justice Screening Tool (CEJST), which is maintained by the White House Council on Environmental Quality (CEQ) (CEQ 2023). CEJST defines disadvantaged communities as “a census tract that is: (1) at or above the threshold for one or more environmental, climate, or other burdens, and (2) at or above the threshold for an associated socioeconomic burden.” In addition, census tracts “within the boundaries of Federally Recognized Tribes are designated as disadvantaged” (CEJST: Technical Support Document 2022).

Not all disadvantaged individuals live in disadvantaged communities. The United States Office of Management and Budget (OMB) defines communities as “either a group of individuals living in geographic proximity to one another, or a geographically dispersed set of individuals (such as migrant workers or Native Americans), where either type of group experiences common conditions” (OMB M-21-28 2021). CEJST applies to geographically proximate communities. Thus, communities not labeled as disadvantaged may still contain many disadvantaged individuals.

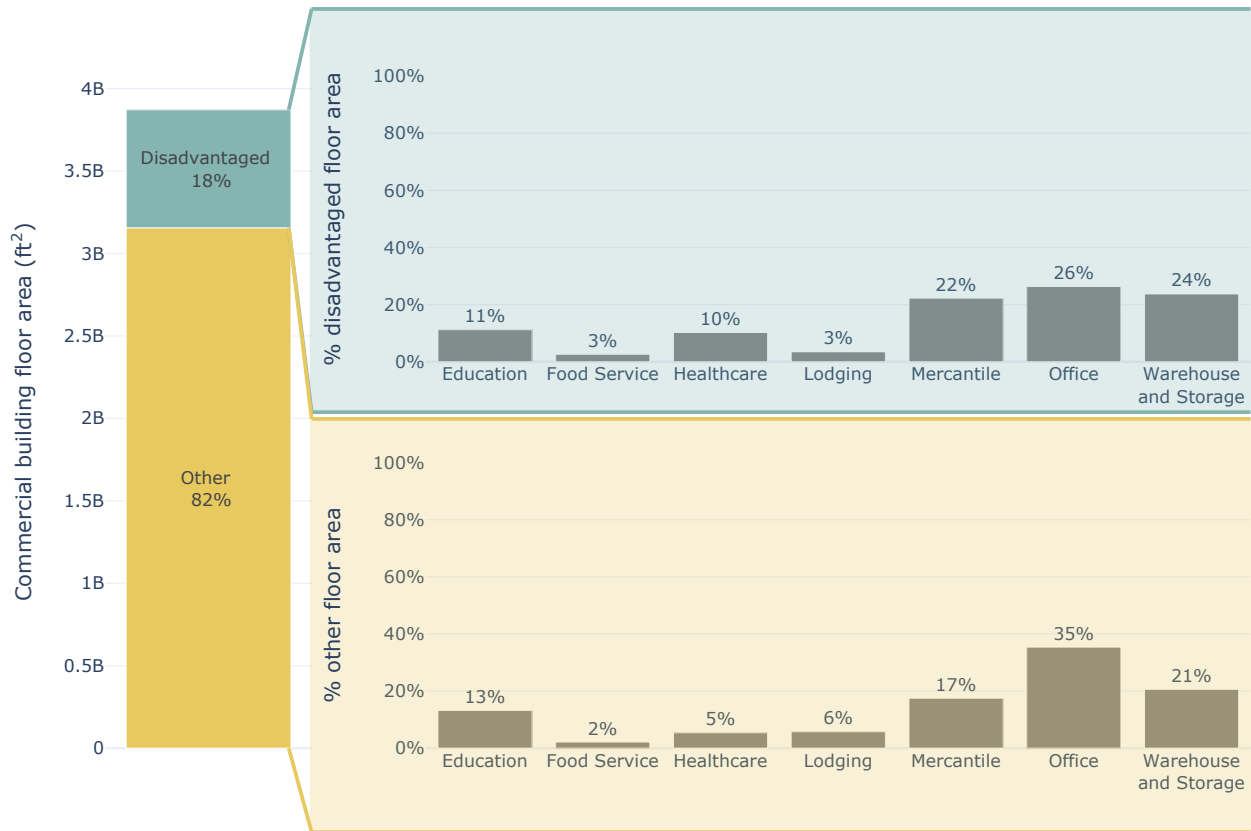


Figure 5. Segmentation of the commercial building stock by type, segmented into “disadvantaged” and “other” (as defined by CEJST)

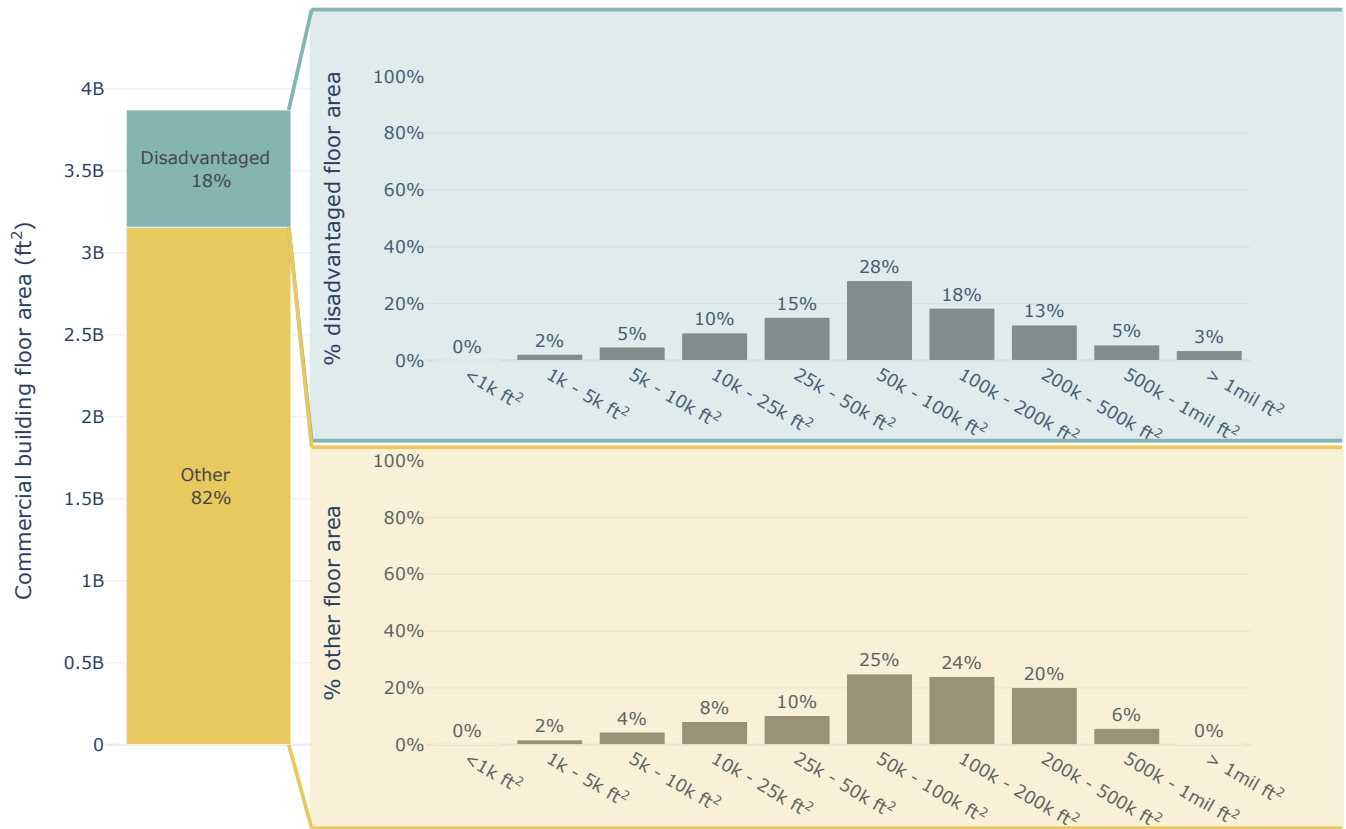


Figure 6. Segmentation of the commercial building stock by size, segmented into “disadvantaged” and “other” (as defined by CEJST)

Figure 7 segments households in multifamily buildings by building size, differentiating between “disadvantaged” and “other” communities (as defined by CEJST data on a census tract basis). This report only includes households in multifamily buildings over 10,000 square feet. Multifamily building characteristics come from a collation of county assessor databases (LightBox 2020). The figure illustrates how a policy’s building size threshold might impact multifamily buildings in disadvantaged communities. A 50,000-square-foot threshold includes 60% of multifamily buildings in disadvantaged communities. A 25,000-square-foot threshold includes 76% of multifamily buildings in disadvantaged communities.

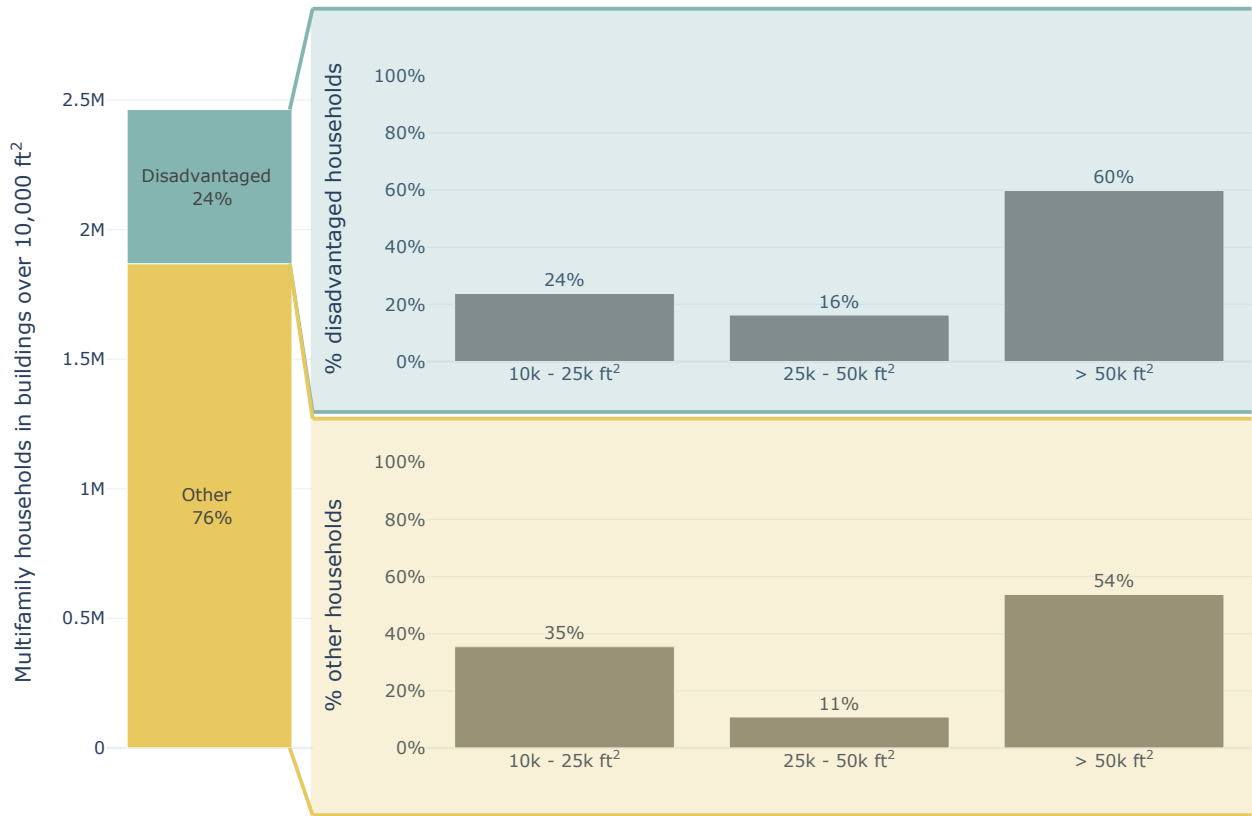


Figure 7. Households in multifamily buildings over 10,000 square feet, segmented into “disadvantaged” and “other” (as defined by CEJST)

A County and County Equivalents Included in the Analysis

The following counties (or equivalents thereof) in the listed states are included in this analysis:

Delaware Kent County, New Castle County and Sussex County.

District of Columbia District of Columbia nan.

Maryland Allegany County, Anne Arundel County, Baltimore city, Baltimore County, Calvert County, Carroll County, Cecil County, Charles County, Frederick County, Harford County, Howard County, Kent County, Montgomery County, Prince George's County, Queen Anne's County, Somerset County, St. Mary's County, Washington County, Wicomico County and Worcester County.

New Jersey Atlantic County, Burlington County, Camden County, Cape May County, Cumberland County, Gloucester County, Mercer County, Salem County and Warren County.

Pennsylvania Adams County, Berks County, Bucks County, Carbon County, Chester County, Columbia County, Cumberland County, Dauphin County, Delaware County, Franklin County, Lackawanna County, Lancaster County, Lebanon County, Lehigh County, Luzerne County, Lycoming County, Monroe County, Montgomery County, Montour County, Northampton County, Perry County, Philadelphia County, Wyoming County and York County.

Virginia Alexandria city, Arlington County, Clarke County, Culpeper County, Fairfax city, Fairfax County, Falls Church city, Fauquier County, Frederick County, Fredericksburg city, Loudoun County, Madison County, Manassas city, Manassas Park city, Prince William County, Rappahannock County, Spotsylvania County, Stafford County, Warren County and Winchester city.

West Virginia Berkeley County, Hampshire County, Jefferson County, Mineral County and Morgan County.

B Tables of Figure Values

The following tables summarize the figures shown throughout the report.

0.1 Building Stock Segmentation by Building Size

Table 2. Segmentation of the Building Stock by Building Size (floor area is in square feet, site energy is in TBtu, and emissions are in million metric tons CO₂e)

Building Size	Number of Buildings by Size	Floor Area by Size	Site Energy by Size	Emissions by Size
<1k ft ²	5,240	5,230,000	1.1	0.0893
1k – 5k ft ²	23,500	70,400,000	13.5	1.1
5k – 10k ft ²	23,400	175,000,000	22.3	1.84
10k – 25k ft ²	60,500	799,000,000	59	4.95
25k – 50k ft ²	18,500	606,000,000	45.1	3.77
50k – 100k ft ²	16,900	1,180,000,000	82.7	6.87
100k – 200k ft ²	8,100	1,090,000,000	66.4	5.45
200k – 500k ft ²	2,720	873,000,000	59.1	4.55
500k – 1Mil ft ²	316	232,000,000	27.6	2.04
> 1Mil ft ²	46	48,700,000	4.79	0.334

0.2 Site Energy by Building Type and Size

Table 3. Building Stock Site Energy by Building Type and Size (all values are in TBtu)

Building Size	Education	Food Service	Healthcare	Lodging	Mercantile	Multifamily	Office	Warehouse and Storage
<1k ft ²	0.00655	0.573	0.0141	0.000345	0.12	0	0.373	0.015
1k – 5k ft ²	0.0228	8.97	0.0906	0.0296	0.922	0	3.32	0.128
5k – 10k ft ²	0.0153	12.3	0.262	0.0449	2.26	0	7.14	0.282
10k – 25k ft ²	0.355	11.3	1.09	0.368	11.3	23.4	9.79	1.28
25k – 50k ft ²	2.04	0.387	2.83	0.944	20	7.3	8.28	3.35
50k – 100k ft ²	13.3	0.33	3.81	2.37	23.9	8.8	22.8	7.35
100k – 200k ft ²	14.7	0	2.52	4.41	13.8	8.11	14.5	8.38
200k – 500k ft ²	6.18	0	4.69	7.47	2.45	6.22	27.5	4.59
500k – 1Mil ft ²	0.593	0	14.6	2.85	0	0.344	9.05	0.248
> 1Mil ft ²	0	0	4.58	0	0	0.207	0	0

0.3 Emissions by Building Type and Size

Table 4. Building Stock Emissions by Building Type and Size (all values are in million metric tons CO₂e)

Building Size	Education	Food Service	Healthcare	Lodging	Mercantile	Multifamily	Office	Warehouse and Storage
<1k ft ²	0.000439	0.0448	0.00121	2.47e-05	0.0101	0	0.0315	0.0011
1k – 5k ft ²	0.0018	0.714	0.00759	0.00206	0.0785	0	0.284	0.00958
5k – 10k ft ²	0.00131	0.984	0.0218	0.00419	0.192	0	0.613	0.0216
10k – 25k ft ²	0.029	0.93	0.0892	0.0314	0.974	1.96	0.838	0.102
25k – 50k ft ²	0.163	0.0357	0.24	0.0819	1.72	0.606	0.654	0.272
50k – 100k ft ²	1.09	0.0187	0.33	0.199	2.08	0.743	1.79	0.614
100k – 200k ft ²	1.18	0	0.207	0.367	1.2	0.684	1.1	0.722
200k – 500k ft ²	0.495	0	0.375	0.635	0.205	0.525	1.89	0.418
500k – 1Mil ft ²	0.0384	0	1.21	0.247	0	0.0285	0.481	0.0298
> 1Mil ft ²	0	0	0.318	0	0	0.0163	0	0

0.4 Segmentation of the Commercial Building Stock by Type and CEJST Disadvantaged Definition

Table 5. Commercial Building Stock Floor Area Segmented by CEJST Disadvantaged Definition and Type (all values are in square feet)

Building Type	Disadvantaged	Other
Education	80,500,000	417,000,000
Food Service	18,800,000	68,100,000
Healthcare	73,400,000	170,000,000
Lodging	25,000,000	182,000,000
Mercantile	160,000,000	552,000,000
Office	189,000,000	1,120,000,000
Warehouse and Storage	170,000,000	650,000,000

0.5 Segmentation of the Commercial Building Stock by Size and CEJST Disadvantaged Definition

Table 6. Commercial Building Stock Floor Area Segmented by CEJST Disadvantaged Definition and Size (all values are in square feet)

Building Size	Disadvantaged	Other
<1k ft ²	1,040,000	4,200,000
1k – 5k ft ²	15,800,000	54,600,000
5k – 10k ft ²	34,000,000	141,000,000
10k – 25k ft ²	69,600,000	258,000,000
25k – 50k ft ²	109,000,000	325,000,000
50k – 100k ft ²	201,000,000	787,000,000
100k – 200k ft ²	132,000,000	759,000,000
200k – 500k ft ²	89,500,000	637,000,000
500k – 1Mil ft ²	39,100,000	182,000,000
> 1Mil ft ²	24,900,000	8,290,000

0.6 Segmentation of Households in the Multifamily Building Stock Over 10,000 Square Feet

Table 7. Multifamily Households Segmented by CEJST Disadvantaged Definition and Size (all values are in number of households)

Building Size	Disadvantaged	Other
10k – 25k ft ²	142,000	662,000
25k – 50k ft ²	96,900	203,000
> 50k ft ²	356,000	1,000,000

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