

# 1-100 ENERGY STAR Score for Convenience Stores

## Comment Matrix

### March 8, 2023

Topic	Comment Summary	EPA Response
Eligibility	A commenter expressed concern that their convenience store would not be eligible to receive an ENERGY STAR score because there is also a gas station on the property and asked if they could separate the gas station from the store in order to be eligible.	<p>The convenience store score is applicable to convenience stores with and without gas stations. There are two different property uses available in Portfolio Manager:</p> <ul style="list-style-type: none"> <li>• Convenience Store with Gas Station</li> <li>• Convenience Store without Gas Station</li> </ul>
Scoring	A commenter speculated that the presence of a car wash co-located with a convenience store could constitute a major share of facility energy use and wondered if there should be an adjustment in the convenience store model to account for a car wash.	<p>The convenience store score is applicable to convenience stores with and without car washes located on the property.</p> <p>The survey used to develop the score included questions about the presence of car washes and their use, but there were too few survey responses from convenience stores with car washes for EPA to test inclusion of a car wash term in the model. EPA did evaluate the small sample of convenience stores that had car washes and found they were not any more or less likely to receive a high or low score than other convenience stores. EPA conducted additional background analysis and research to guide the eligibility decision and development of the following benchmarking guidance for convenience stores with car washes:</p> <ul style="list-style-type: none"> <li>• <b>If the car wash is sub-metered:</b> Exclude the energy use and gross floor area (GFA) of the car wash when entering your convenience store in Portfolio Manager. This will allow the score to evaluate the efficiency of just the convenience store space.</li> <li>• <b>If the car wash space is NOT sub-metered:</b> Benchmark the car wash space GFA as the property type “other” and include its energy use. As long as the car wash and other non-scorable space types (combined) make up 25% or less of your total property GFA, your convenience store will receive an ENERGY STAR score.</li> </ul>

<p>Out of Scope</p>	<p>A commenter indicated that they have inquired about the development of 1-100 ENERGY STAR scores for additional public sector property types and wondered why those have not been pursued by EPA.</p>	<p>There are many factors that EPA considers in deciding which new property types will receive an ENERGY STAR score, including industry demand, opportunity for significant improvement in efficiency in those properties, and perhaps most important, data availability. To develop a score for a new property type, EPA needs access to a survey containing data on physical and operating characteristics, and actual measured energy use, for a large and representative sample of that property type from across the U.S. Most ENERGY STAR scores are based on the <a href="#">Commercial Building Energy Consumption Survey (CBECS)</a>, which is EPA’s preferred data source. However, for property types where there isn't sufficient data in CBECS, EPA will consider developing scores using non-CBECS data. The first step in developing an ENERGY STAR score with non-CBECS data is administering a survey that characterizes basic building attributes and actual energy consumption.</p> <p>If an organization is interested in conducting a survey for score development, we encourage you to contact Laniya Thompson at EPA at <a href="mailto:thompson.laniya@epa.gov">thompson.laniya@epa.gov</a> to discuss your interest prior to initiating any work on the survey.</p>
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