1-100 ENERGY STAR Score for Vehicle Dealership Comment Matrix November 1, 2023				
Торіс	Comment Summary	EPA Response		
Electric Vehicles (EV)	A few commenters inquired about how the vehicle dealership score will address electric vehicles and their associated energy use for charging.	EPA allows and recommends the energy use of electric vehicle charging stations to be excluded when benchmarking, if possible. Please see our FAQ on how to benchmark your EV charging station for more details. Excluding the energy use of electric vehicle charging allows the ENERGY STAR Score for Vehicle Dealerships to evaluate properties with and without electric vehicle charging fairly. For properties that are unable to measure the energy use of electric vehicle charging, EPA is developing an EV charging estimate that will estimate and subtract EV energy use for the purpose of an ENERGY STAR score. This functionality will be available in 2024.		

Additional Energy Use Details	There were multiple comments about additional use details that were not explicitly included in the model but may be important to estimating vehicle dealership energy consumption, including repair bays, service centers, parking lighting, car washes, and user specific use details.	When developing the vehicle dealership model, a variety of use details were analyzed to determine if they should be included in the final scoring model. These included paint, service, body, detail, and repair bays, car wash capacity, and more. After conducting extensive review and analysis, none were included in the final model. Please see the <u>Vehicle Dealerships</u> <u>Technical Reference</u> for more information on this analytical process. While these specific terms were not found to be significant differentiators of energy use on their own, other terms in the model, such as number of workers and average vehicle inventory, may be a proxy and account for some of the associated energy use.
		Portfolio Manager does allow the user to account for parking energy use when calculating the ENERGY STAR score. The recommended approach is to sub-meter your parking space and exclude both the space and its energy use when benchmarking. There is also the option to benchmark your parking with your building and include its energy and GFA. In this case, Portfolio Manager will estimate the amount of energy your parking uses and subtract that amount from the property's total energy use before calculating your score or other metrics. For more guidance, please see the 'How do I enter parking' FAQ.
		For building owners looking to add use details that are specific to your organization, we encourage you to use the Custom Property Use Details functionality to track anything not already in Portfolio Manager (though these will not impact your property's ENERGY STAR score). Read more about this new functionality in the <u>custom use detail FAQs</u> .
Promotion	One commenter highlighted the importance of promoting the vehicle dealership score with National Automobile Dealers Association (NADA).	EPA and the National Automobile Dealers Association plan to continue to encourage stakeholders with vehicle dealerships to input their energy data into Portfolio Manager and apply for ENERGY STAR certification for eligible buildings. Promotion is being planned and will include communication through e-mails, newsletters, webinars, and more.
Solar	One commenter had questions about how the use of on-site renewable energy (wind or solar) should be accounted for in Portfolio Manager and how it may impact a dealership's ENERGY STAR Score.	Using electricity generated through on-site solar and wind installations instead of grid purchased electricity will positively impact a property's ENERGY STAR score. This is because on- site renewable energy use is converted to source energy using a site-to-source conversion factor of 1.0 rather than the factor of 2.8 which is the current value used for grid-purchased electricity. As a result, the property's source energy use will be lower, and ENERGY STAR score will be higher.

		More detailed information on the impact of green power on your ENERGY STAR Score is available in our <u>Green Power Technical Reference</u> . For buildings using on-site green power, we recommend you follow <u>our in-depth</u> instructions to ensure your generation is accurately accounted for in Portfolio Manager.
Property Use Details	Commenters asked for clarification and guidance related to inputs to the ENERGY STAR score, specifically Number of Workers on Main Shift and Average Number of Vehicles in Inventory.	Definitions for these two use details are included below. Additional definitions can be found in the <u>Portfolio Manager Glossary</u> . For specific questions on how to collect this information for your facility, please contact the <u>Portfolio Manager Helpdesk</u> . Number of Workers on Main Shift
		The Number of Workers on Main Shift should reflect the total number of workers present during the primary work shift at the property. This is not a total count of workers employed by the property, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Similarly, if there are two daily eight hour shifts with 100 workers on the first shift and 40 workers on the second shift, the Number of Workers on Main Shift value would also be 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as customers.
		Average Number of Vehicles in Inventory The Average Number of Vehicles in Inventory should reflect the annual average of all light, medium, and heavy-duty cars and trucks, both new or used, in inventory on-site. It should not include vehicles stored at off-site locations, and should not include agricultural and construction equipment, snowmobiles, motorcycles, ATVs, watercraft, or other types of vehicles. Because vehicle inventories change daily, use the best available daily, weekly, or monthly data to calculate an average number of vehicles that you have on-site over a 12-month period. If you track vehicles received and sold each month, then you can average those monthly values over the course of the previous 12 months to determine your average. For example, say you have 100 maximum spaces for vehicles, and you start each month with 100 vehicles and sell 50

	vehicles over the course of the month. You can use 75 for your Average Number of Vehicles in Inventory.
	You do not have to continually update this Use Detail, but you should recalculate it at least two times per year to see if the number has significantly changed. If the number changes by more than 10%, you should update the use detail in Portfolio Manager.