

Energy Use in Senior Care Communities

Senior Care Communities Using Portfolio Manager

2,345 Properties

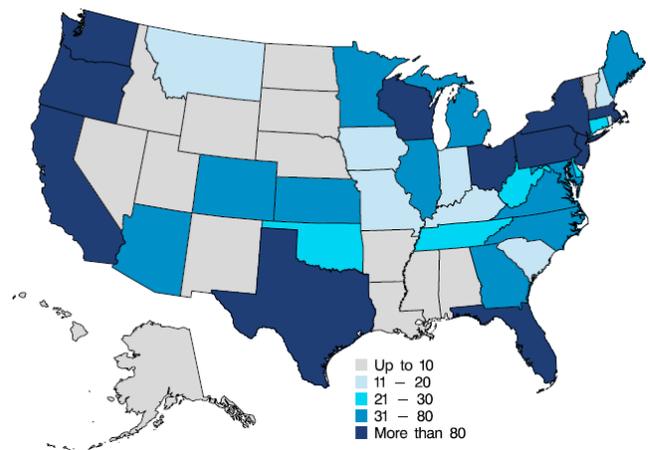
189 Million ft²

51 Average ENERGY STAR Score

The U.S. Environmental Protection Agency's (EPA) ENERGY STAR Portfolio Manager is changing the way organizations track and manage energy. Because of this widespread market adoption, EPA has prepared the DataTrends series to examine benchmarking and trends in energy and water consumption in Portfolio Manager. To learn more, visit www.energystar.gov/DataTrends.

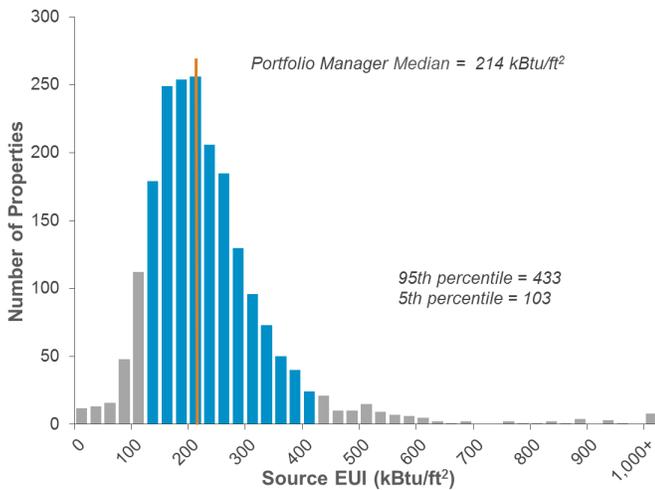
Benchmarking by State

Number of Senior Care Communities



What is a typical operating profile?

Energy use intensity (EUI) ranges from less than 100 to more than 1,000 kBtu/ft² across all senior care communities, with those at the 95th percentile using about 4 times the energy of those at the 5th percentile. The distribution has a negative skew, which means the most energy intensive properties are further away from the median than the most efficient. Properties may use more or less energy for many reasons, including variable equipment efficiency and energy management practices, as well as variations in climate and business activities.



The median senior care community in Portfolio Manager is about 58,000 square feet and has 1.4 units per thousand square feet. But the typical property use patterns observed in Portfolio Manager vary just as much as energy. As you can see, there are senior care communities of all shapes and sizes benchmarking in Portfolio Manager.

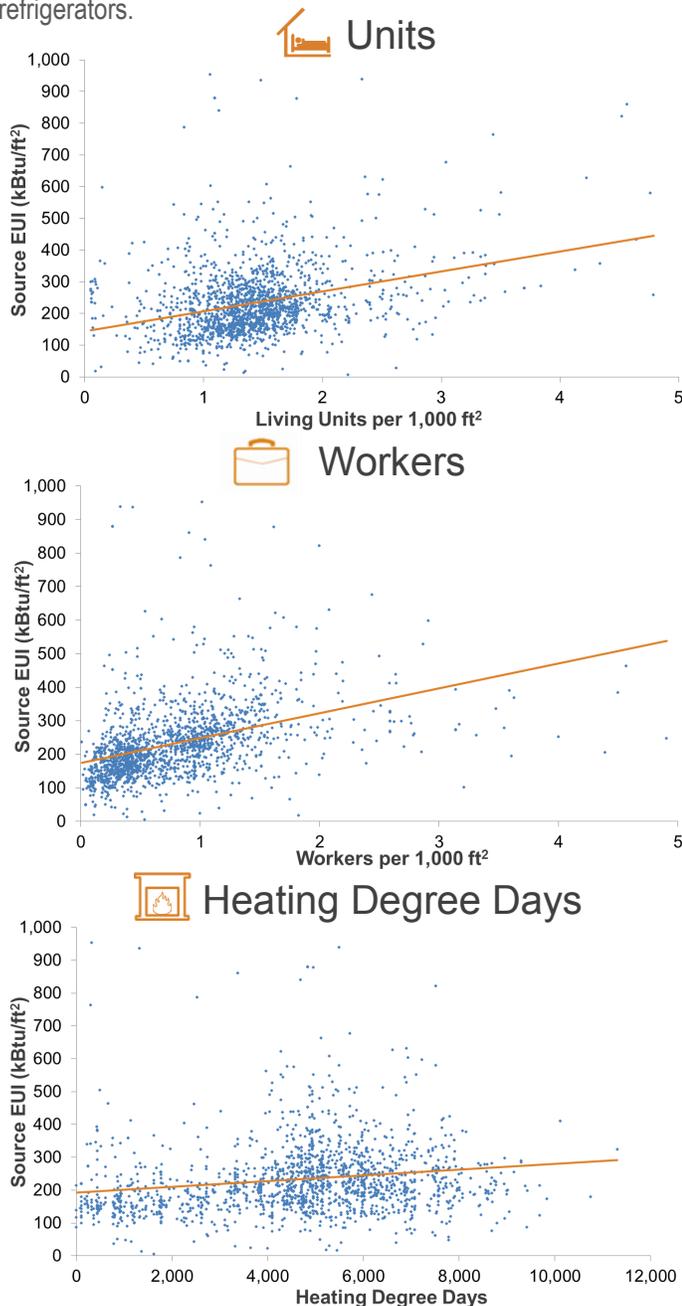
Range of Values

Property Characteristics	5th Percentile	Median	95th Percentile
Square Feet	16,036	57,774	230,700
Workers per 1,000 ft ²	0.2	0.8	1.8
Computers per 1,000 ft ²	0.1	0.3	1.2
Commercial Refrigerators per 1,000 ft ²	0.0	0.1	0.2
Commercial Washing Machines per 1,000 ft ²	0.00	0.03	0.09
Residential Washing Machines per 1,000 ft ²	0.0	0.1	0.2
Electronic Lifts per 1,000 ft ²	0.0	0.1	0.2
Units per 1,000 ft ²	0.7	1.4	2.4
Percent Resident Capacity	62%	87%	100%
Heating Degree Days	840	4,888	7,731
Cooling Degree Days	197	949	3,334

What is Source Energy? Source energy is the amount of raw fuel required to operate your property. In addition to what you use on site, source energy includes losses from generation, transmission, and distribution of energy. Source energy enables the most complete and equitable energy assessment. Learn more at: www.energystar.gov/SourceEnergy.

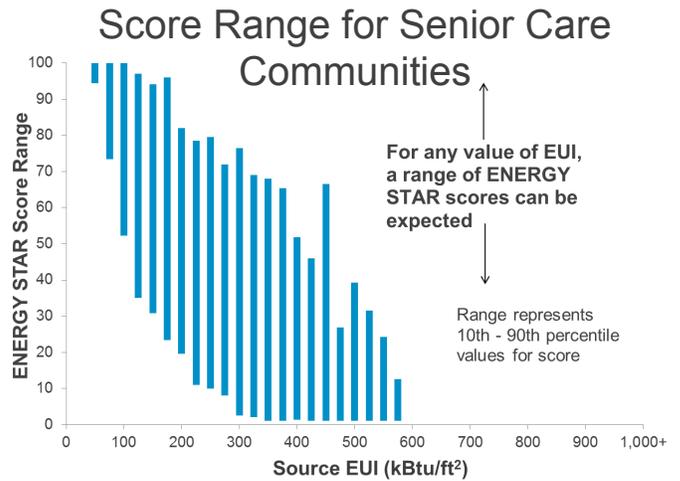
What characteristics affect energy use in senior care communities?

Business activity and climate are often correlated with energy consumption. For example, senior care communities that have more units per square foot, more workers per square foot, and/or experience more heating degree days (HDD) use more energy, on average. The orange trend lines in the graphs below are steeper for unit density and workers, meaning that these characteristics have a stronger effect on energy than HDD. While these trends hold true on average, two properties with the same number of units could have very different energy, as shown by the range in the blue dots. Similar trends can be seen for other indicators of business activity, such as number of refrigerators.

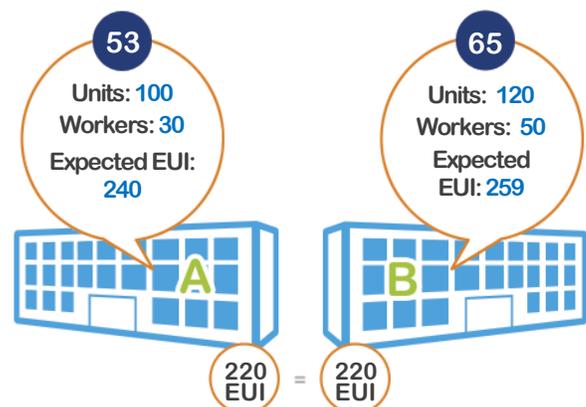


How does EPA's ENERGY STAR score vary with energy use?

EPA's ENERGY STAR score normalizes for the effects of operation. While properties with lower EUI generally earn higher scores on the 1-100 scale, an individual property's result depends on its business activities. For any given EUI, a range of scores is possible.



Let's look at two senior care communities, Community A and Community B. They have the same EUI of 220 kBtu per square foot, and are identical except that Community B has more units per square foot and more workers per square foot. Because Community B has more intensive activities, it is expected to have a higher EUI than Community A, based on ENERGY STAR scoring models. Since Community B is *expected* to use more energy, but *actually* uses the same energy, it earns a higher score.



Note: Total number and floor area of properties benchmarked reflects cumulative data through 2013. Analysis of energy use and operational characteristics includes 2,054 properties benchmarked in the most recent 5 years. The data is self reported and has been filtered to exclude outliers, incomplete records, and test facilities. Portfolio Manager is not a randomly selected sample and is not the basis of the ENERGY STAR score. To learn more, visit: www.energystar.gov/DataTrends.