

ENERGY STAR® Portfolio Manager® Space Classification Guide for Senior Living



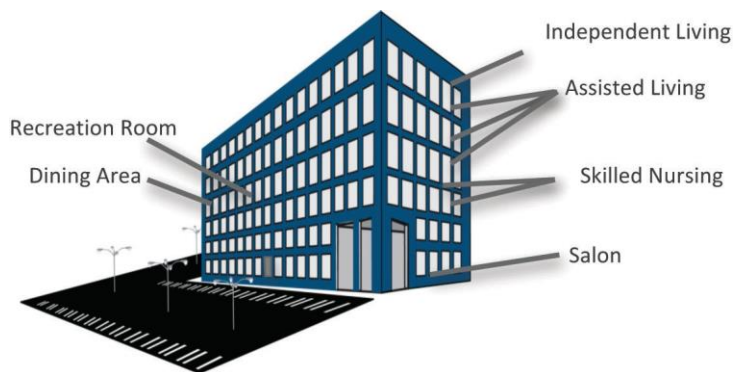
HOW TO CLASSIFY SENIOR LIVING SPACE IN PORTFOLIO MANAGER

EPA's online energy management and tracking tool, ENERGY STAR® Portfolio Manager®, provides the ability to track and assess the energy performance of communities designed to house and provide care and assistance to elderly residents. The following illustrations provide guidance on how to define and classify a senior living community in Portfolio Manager and use the 1-100 ENERGY STAR performance scale.

Senior living communities that are classified as “senior care community” in Portfolio Manager include:

1. *A stand-alone senior living building with less than 50% of total resident units designated as Independent Living.*

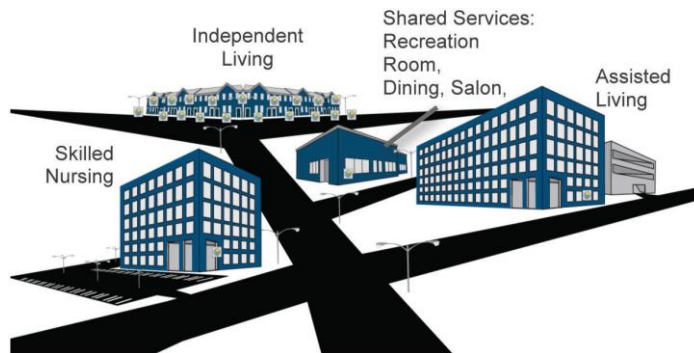
The sum of all square footage and energy usage for the entire senior living building and supporting functions (e.g., office space, common areas) must be entered as “senior care community” space type in Portfolio Manager.



2. *A multi-building senior living campus with less than 50% of the total resident units designated as Independent Living.*

A campus includes all buildings that are connected by corridors or walkways and are in close proximity to one another.

Enter the sum of all square footage for all buildings as “senior care community” space type in Portfolio Manager.



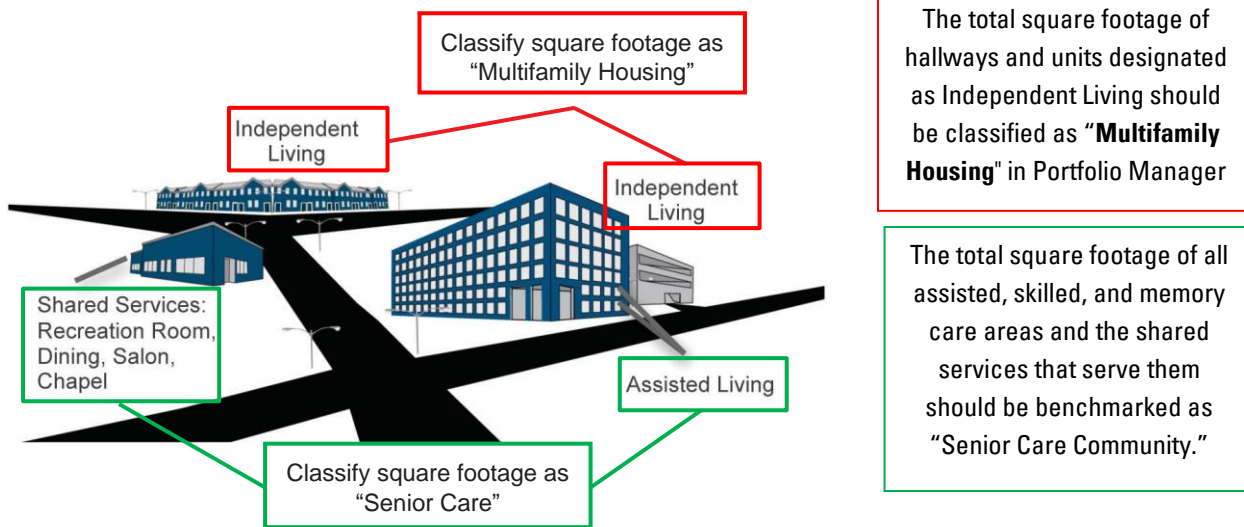
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Senior living communities that are classified as both “senior care community” and “multifamily housing” in Portfolio Manager include:

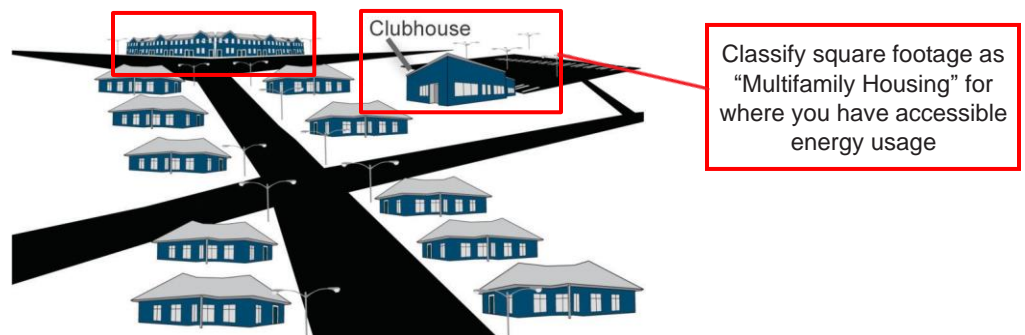
Senior living communities in which 50% or more of total units are designated as independent living (IL). These communities should be benchmarked using both “Senior Care Community” and “Multifamily Housing” space types in Portfolio Manager based on the square footage allocation.



Senior living communities that are classified as “multifamily housing” in Portfolio Manager include:

A 100% Independent Living retirement community comprised of entirely residential townhomes/units.

Only include the square footage for space that is associated with the accessible energy usage. For example, square footage for village homes where residents pay for their own utility usage would be excluded, but the square footage for an apartment building and clubhouse that are master metered with accessible energy usage would be included.



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