

# Cost-Effectiveness of ASHRAE Standard 90.1-2013 for the State of Utah

|           |             |
|-----------|-------------|
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# ASHRAE Standard 90.1-2013 Provides Cost-Effective Savings for Commercial Buildings in the State of Utah

Moving to the ANSI/ASHRAE/IES Standard 90.1-2013 version from the Base Code (90.1-2010) is cost-effective overall for the combined commercial buildings in the State of Utah. Table 1 shows the statewide economic impact of upgrading to 90.1-2013 in terms of the annual energy cost savings in dollars per square foot, the additional construction cost per square foot required by the upgrade, and the simple payback period in years. The results shown are weighted averages for all building types in all climate zones in the state, based on weightings shown in Table 6.

**Table 1. Utah Average Savings and Cost (Weighted by Climate Zone and Building Type)**

| Weighted Cost Savings and Added Cost per Square Foot |         |
|--|---------|
| Annual Cost Savings, \$/ft <sup>2</sup>              | \$0.109 |
| Added Construction Cost, \$/ft <sup>2</sup>          | \$0.128 |
| State of Utah Average Simple Payback, years          | 1.2     |

The report provides analysis of two Life Cycle Cost (LCC) scenarios:

**Scenario 1**, representing publicly-owned buildings, considers initial costs, energy costs, maintenance costs, and replacement costs—without borrowing or taxes.

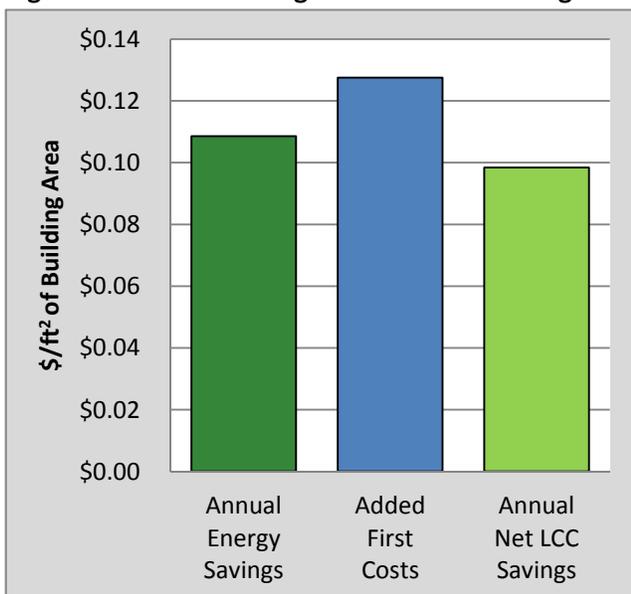
**Scenario 2**, representing privately-owned buildings, adds borrowing costs and tax impacts.

Table 2 shows the statewide weighted average LCC net present value of savings from both scenarios; that is, the remaining savings after initial and replacement costs have been paid for. Figure 1 compares annual energy cost savings, first cost for the upgrade, and net annualized LCC savings. The net annualized LCC savings per square foot is the annual energy savings net of an allowance to pay for the added cost under Scenario 1. Figure 2 shows overall state weighted net LCC results for both scenarios. When net LCC is positive, a proposed code is considered cost-effective.

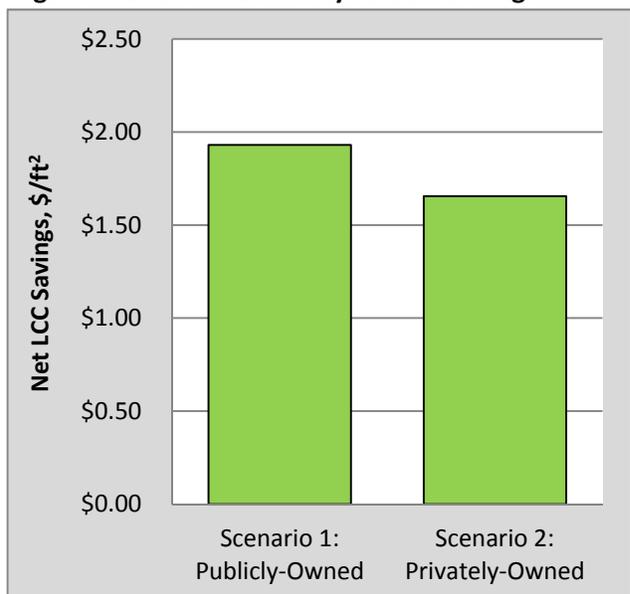
**Table 2. Utah Average LCC Results (Weighted by Climate Zone and Building Type)**

| Weighted Net Life Cycle Cost Savings, by Ownership Scenario |        |
|---|--------|
| Scenario 1 (Publicly-Owned), \$/ft <sup>2</sup>             | \$1.93 |
| Scenario 2 (Privately-Owned), \$/ft <sup>2</sup>            | \$1.65 |

**Figure 1. Statewide Weighted Costs and Savings**



**Figure 2. Overall Net Life Cycle Cost Savings**



## Cost-Effectiveness Results for Standard 90.1-2013 in the State of Utah

Life Cycle Cost (LCC) savings is the primary measure DOE uses to assess the economic impact of building energy codes.

### Savings are computed for two scenarios:

**Scenario 1 (publicly-owned)** includes costs for initial equipment and construction, energy, maintenance and replacement and does not include loans or taxes.

**Scenario 2 (privately-owned)** includes the same costs as scenario 1, plus the initial investment is financed through a loan amortized over 30 years with corresponding federal and state corporate income tax deductions for interest and depreciation.

Both scenarios include the residual value of equipment with remaining useful life at the end of the 30 years. Totals for building types, climate zones, and the state overall are averages based on Table 6 weightings.

Factors such as inflation and discount rates are different between the two scenarios, as described in the Cost-Effectiveness Methodology section.

**Table 3** shows that the value today of the total LCC savings over 30 years for buildings in scenario 1 averages \$1.93 per square foot for 90.1-2013.

**Table 4** shows that the LCC savings over 30 years averages \$1.65 per square foot for scenario 2.

**Table 5** shows that the primary benefit of ASHRAE Standard 90.1-2013—annual energy cost savings—averages \$0.109 per square foot for both scenarios.

**Table 3. LCC Savings (30 Years) from ASHRAE Standard 90.1-2013, Scenario 1 (\$/ft<sup>2</sup>)**

| Climate Zone      | Small Office | Large Office | Stand-Alone Retail | Primary School | Small Hotel | Mid-Rise Apartment | All Building Types |
|-------------------|--------------|--------------|--------------------|----------------|-------------|--------------------|--------------------|
| Climate zone 3B   | \$1.62       | \$1.73       | \$2.17             | \$4.02         | \$1.50      | \$0.66             | \$2.73             |
| Climate zone 5B   | \$0.89       | \$4.05       | \$2.33             | \$3.17         | \$1.07      | \$0.49             | \$2.00             |
| Climate zone 6B   | \$1.41       | \$2.58       | \$1.90             | (\$0.04)       | \$1.20      | \$0.32             | \$0.74             |
| All Climate Zones | \$0.96       | \$4.05       | \$2.31             | \$2.88         | \$1.15      | \$0.46             | \$1.93             |

Note: While the code upgrade is not cost-effective for some building types in some climate zones, it is cost-effective state-wide.

**Table 4. LCC Savings (30 Years) from ASHRAE Standard 90.1-2013, Scenario 2 (\$/ft<sup>2</sup>)**

| Climate Zone      | Small Office | Large Office | Stand-Alone Retail | Primary School | Small Hotel | Mid-Rise Apartment | All Building Types |
|-------------------|--------------|--------------|--------------------|----------------|-------------|--------------------|--------------------|
| Climate zone 3B   | \$1.37       | \$1.56       | \$1.42             | \$3.49         | \$1.37      | \$0.70             | \$2.22             |
| Climate zone 5B   | \$1.16       | \$2.87       | \$1.73             | \$3.01         | \$1.13      | \$0.58             | \$1.71             |
| Climate zone 6B   | \$1.31       | \$1.74       | \$1.32             | \$0.45         | \$1.25      | \$0.49             | \$0.80             |
| All Climate Zones | \$1.18       | \$2.87       | \$1.70             | \$2.76         | \$1.18      | \$0.57             | \$1.65             |

**Table 5. Annual Energy Cost Savings from ASHRAE Standard 90.1-2013, Scenarios 1 and 2 (\$/ft<sup>2</sup>)**

| Climate Zone      | Small Office | Large Office | Stand-Alone Retail | Primary School | Small Hotel | Mid-Rise Apartment | All Building Types |
|-------------------|--------------|--------------|--------------------|----------------|-------------|--------------------|--------------------|
| Climate zone 3B   | \$0.057      | \$0.060      | \$0.118            | \$0.151        | \$0.084     | \$0.052            | \$0.117            |
| Climate zone 5B   | \$0.085      | \$0.046      | \$0.144            | \$0.158        | \$0.089     | \$0.047            | \$0.111            |
| Climate zone 6B   | \$0.072      | \$0.034      | \$0.122            | \$0.099        | \$0.091     | \$0.048            | \$0.082            |
| All Climate Zones | \$0.083      | \$0.046      | \$0.142            | \$0.151        | \$0.089     | \$0.047            | \$0.109            |

The U.S. Department of Energy (DOE) provides estimates of energy and cost savings from code adoption at the National, Climate Zone, and State levels. For more information on how these estimates were developed, visit the DOE Building Energy Codes website:

[www.energycodes.gov/development/commercial](http://www.energycodes.gov/development/commercial)

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## Costs and Weightings for Standard 90.1-2013 in the State of Utah

### Construction Weighting of Results

Energy and economic impacts were determined and reported separately for each building type and climate zone. Cost-effectiveness results are also reported as averages for all prototypes and climate zones in the state. To determine these averages, results were combined across the different building types and climate zones using weighting factors shown in Table 6. These weighting factors are based on the floor area of new construction and major renovations for the six analyzed building prototypes in state-specific climate zones. The weighting factors were developed from construction start data from 2003 to 2007 based on an approach developed by Jarnagin and Bandyopadhyay (McGraw Hill Construction 2007, Jarnagin and Bandyopadhyay 2010).

**Table 6. Construction Weights by Building Type**

| Climate Zone      | Small Office | Large Office | Stand-Alone Retail | Primary School | Small Hotel | Mid-Rise Apartment | All Building Types |
|-------------------|--------------|--------------|--------------------|----------------|-------------|--------------------|--------------------|
| Climate zone 3B   | 0.8%         | 0.0%         | 1.4%               | 1.7%           | 0.4%        | 0.0%               | 4.3%               |
| Climate zone 5B   | 13.4%        | 6.5%         | 35.2%              | 14.1%          | 2.3%        | 16.2%              | 87.7%              |
| Climate zone 6B   | 0.9%         | 0.0%         | 1.6%               | 2.0%           | 0.6%        | 2.9%               | 8.0%               |
| All Climate Zones | 15.1%        | 6.5%         | 38.2%              | 17.8%          | 3.4%        | 19.0%              | 100.0%             |

### Incremental Construction Cost

Cost estimates were developed for the differences between the Base Code and ASHRAE Standard 90.1-2013 as implemented in the six prototype models. Costs for the initial construction include material, labor, commissioning, construction equipment, overhead and profit. These costs were developed using a commercial cost estimation firm, engineering design consultants and RS Means 2012 and 2014 cost data (RS Means 2012a,b,c, 2014a,b,c; Hart et al. 2015). Table 7 shows incremental initial cost for individual building types in state-specific climate zones and weighted average costs by climate zone and building type for moving to ASHRAE Standard 90.1-2013 from the Base Code. The incremental cost may be negative for some building types and climate zones based on fewer lighting fixtures or the downsizing of heating, ventilating, and air-conditioning (HVAC) equipment resulting from reductions in heating and cooling loads due to improvements in ASHRAE Standard 90.1-2013, such as more efficient lighting systems and building thermal envelope.

**Table 7. Incremental Construction Cost of ASHRAE Standard 90.1-2013 (\$/ft<sup>2</sup>)**

| Climate Zone      | Small Office | Large Office | Stand-Alone Retail | Primary School | Small Hotel | Mid-Rise Apartment | All Building Types |
|-------------------|--------------|--------------|--------------------|----------------|-------------|--------------------|--------------------|
| Climate zone 3B   | (\$0.155)    | \$0.131      | (\$1.171)          | (\$0.032)      | \$0.322     | \$0.516            | (\$0.385)          |
| Climate zone 5B   | \$1.399      | (\$2.451)    | (\$0.540)          | \$0.934        | \$0.814     | \$0.596            | \$0.096            |
| Climate zone 6B   | \$0.347      | (\$1.791)    | (\$0.701)          | \$1.933        | \$0.811     | \$0.817            | \$0.742            |
| All Climate Zones | \$1.256      | (\$2.451)    | (\$0.569)          | \$0.956        | \$0.748     | \$0.629            | \$0.128            |

Table 8 shows simple payback results in years. Simple payback is the number of years required for energy cost savings to exceed the incremental first costs of a new code. Simple payback is not used as a measure of cost-effectiveness as it does not account for the time value of money, the value of energy cost savings that occur after payback is achieved, or any maintenance or replacement costs that occur after the initial investment.

**Table 8. Simple Payback from ASHRAE Standard 90.1-2013, Scenarios 1 and 2 (Years)**

| Climate Zone      | Small Office | Large Office | Stand-Alone Retail | Primary School | Small Hotel | Mid-Rise Apartment | All Building Types |
|-------------------|--------------|--------------|--------------------|----------------|-------------|--------------------|--------------------|
| Climate zone 3B   | Immediate    | 2.2          | Immediate          | Immediate      | 4.1         | 10.3               | Immediate          |
| Climate zone 5B   | 16.5         | Immediate    | Immediate          | 6.3            | 9.3         | 13.2               | 0.9                |
| Climate zone 6B   | 4.8          | Immediate    | Immediate          | 19.7           | 9.4         | 17.7               | 9.1                |
| All Climate Zones | 15.2         | Immediate    | Immediate          | 6.3            | 8.4         | 13.3               | 1.2                |

# Cost-Effectiveness Methodology for Standard 90.1 in the State of Utah

LCC savings is the primary measure DOE uses to assess the cost-effectiveness of building energy codes.

## Cost-Effectiveness

DOE uses standard economic Life Cycle Cost (LCC) cost-effectiveness analysis methods in comparing ASHRAE Standard 90.1-2013 and the Base Code. A detailed cost-effectiveness methodology has been established (Hart et al. 2015).

**LCC Savings:** LCC is the calculation of the present value of costs over a 30-year period including initial equipment and construction costs, energy savings, maintenance and replacement costs, and residual value of components at the end of the 30-year period. A separate LCC is determined for the Base Code and for ASHRAE Standard 90.1-2013. The LCC savings is the Base Code LCC minus the ASHRAE Standard 90.1-2013 LCC. Two cost scenarios are analyzed:

**Scenario 1** includes the costs and savings listed above without borrowing or tax impacts.

**Scenario 2** includes the same costs as scenario 1 plus financing of the incremental first costs through increased borrowing with tax impacts including mortgage interest and depreciation deductions. Corporate tax rates are applied. Economic analysis factors such as discount rates are also different, as described in Table 10.

While not a true cost-effectiveness metric, simple payback is also calculated. Simple payback is the number of years required for accumulated annual energy cost savings to exceed the incremental first costs of a new code.

This analysis demonstrates that for the weighted average of building types in climate zones in the State of Utah, ASHRAE Standard 90.1-2013 results in savings over the Base Code (ASHRAE Standard 90.1-2010).

**Hence, ASHRAE Standard 90.1-2013 is cost-effective in the State of Utah.**

The cost-effectiveness analysis compares the cost for new buildings meeting ASHRAE Standard 90.1-2013 compared to new buildings meeting a Base Code, ASHRAE Standard 90.1-2010 (ASHRAE 2013, ASHRAE 2010). The analysis includes energy savings estimates from building energy simulations and LCC and simple payback calculations using standard economic analysis parameters. The analysis builds on work documented in *ANSI/ASHRAE/IES Standard 90.1-2013 Determination of Energy Savings: Quantitative Analysis* (Halverson et al. 2014), and the cost-effectiveness analysis documented in *National Cost-effectiveness of ANSI/ASHRAE/IES Standard 90.1-2013* (Hart et al. 2015).

## Building Prototypes and Energy Modeling

The cost-effectiveness analysis uses six building types represented by six prototype building energy models. These six are a subset of 16 prototype building energy models and represent 80% of commercial floor space. These models provide coverage of the significant changes in ASHRAE Standard 90.1 from 2010 to 2013 and are used to show the impacts of the changes on energy savings. The prototypes represent common construction practice and include the primary conventional HVAC systems most commonly used in commercial buildings. More information on the prototype buildings and savings analysis can be found at: [www.energycodes.gov/development/commercial/90.1\\_models](http://www.energycodes.gov/development/commercial/90.1_models).

Each prototype building is analyzed for each of the climate zones found within the state. Using the U.S. Department of Energy (DOE) EnergyPlus™ software, the six building prototypes summarized in Table 9 are simulated with characteristics meeting the requirements of the Base Code (ASHRAE Standard 90.1-2010) and then modified to meet the requirements of the next edition of the code (ASHRAE Standard 90.1-2013). The energy use and cost are then compared between the two sets of models.

**Table 9. Building Prototypes**

| Building Prototype | Floor Area (ft <sup>2</sup> ) | Number of Floors |
|--------------------|-------------------------------|------------------|
| Small Office       | 5,500                         | 1                |
| Large Office       | 498,640                       | 13               |
| Stand-Alone Retail | 24,690                        | 1                |
| Primary School     | 73,970                        | 1                |
| Small Hotel        | 43,210                        | 4                |
| Mid-Rise Apartment | 33,740                        | 4                |

## Climate Zones

Climate zones are defined in ASHRAE Standard 90.1 and include eight primary climate zones, the hottest being climate zone 1 and the coldest being climate zone 8. Letters A, B, and C are applied in some cases to denote the level of moisture, with A indicating moist or humid, B indicating dry, and C indicating marine. Figure 3 shows the national climate zones. For this state analysis, savings is analyzed for each climate zone in the state using weather data from a selected city within the climate zone and state, or where necessary, a city in an adjoining state with more robust weather data.

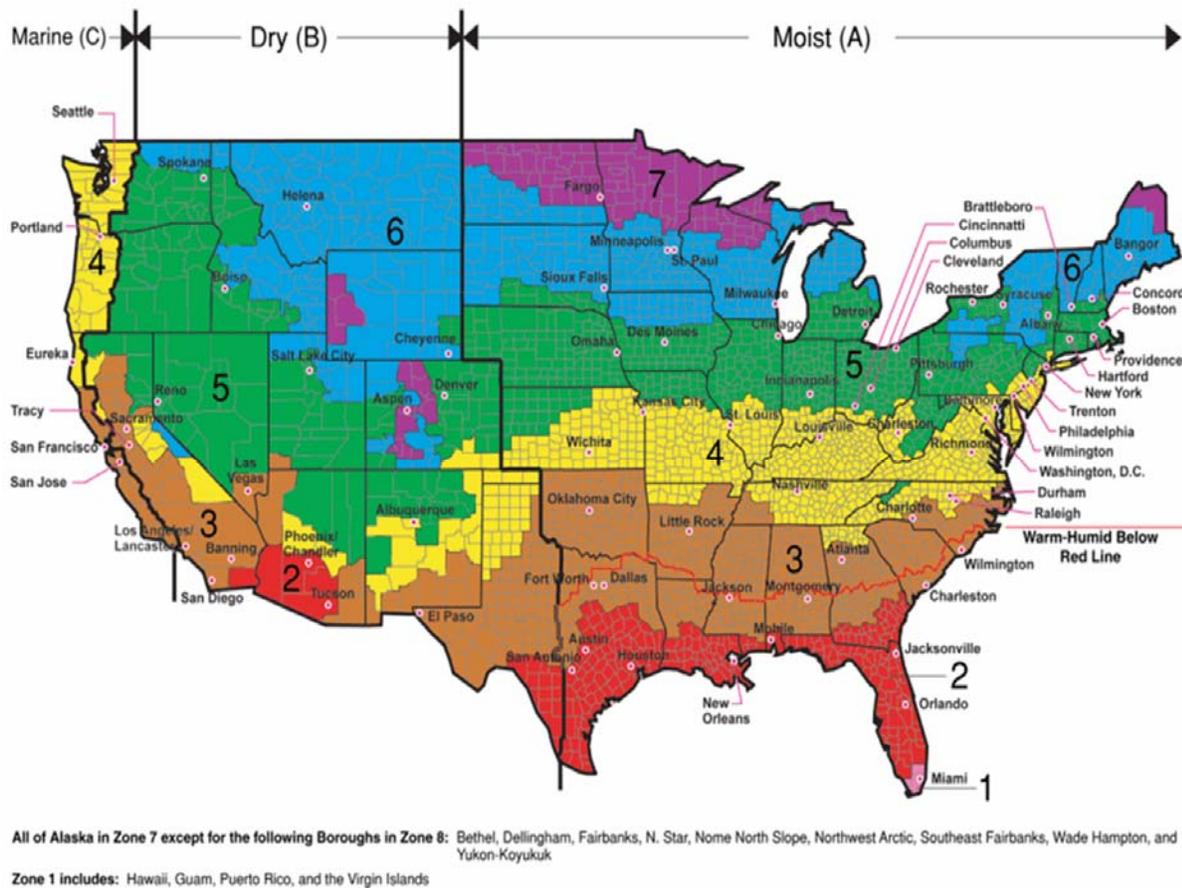


Figure 3. National Climate Zones

### Cost-Effectiveness Method and Parameters

The DOE cost-effectiveness methodology accounts for the benefits of energy-efficient building construction over a multi-year analysis period, balancing initial costs against longer term energy savings. DOE evaluates energy codes and code proposals based on LCC analysis over a multi-year study period, accounting for energy savings, incremental investment for energy efficiency measures, and other economic impacts. The value of future savings and costs are discounted to a present value, with improvements deemed cost-effective when the *net LCC savings* (present value of savings minus cost) is positive.

The U.S. DOE Building Technologies Office (BTO) uses an LCC analysis similar to the method used for many federal building projects, as well as other public and private building projects (Fuller and Petersen 1995). The LCC analysis method consists of identifying costs (and revenues if any) and in what year they occur; then determining their value in today's dollars (known as the present value). This method uses fundamental engineering economics relationships about the time value of money (money today is normally worth more than money tomorrow, which is why we pay interest on a loan and earn interest on savings). Future costs are discounted to the present based on a discount rate. The discount rate may reflect the interest rate at which money can be borrowed for projects with the same level of risk or the interest rate that can be earned on other conventional investments with similar risk.

The LCC for both scenarios includes incremental initial costs, repairs, maintenance and replacements. Scenario 2 also includes loan costs and tax impacts including mortgage interest and depreciation deductions. The residual value of equipment (or other component such as roof membrane) that has remaining useful life at end of the 30-year study period is also included for both scenarios. The residual value is calculated by multiplying the initial cost of the component by the years of useful life remaining for the component at year 30 divided by the total useful life, a simplified approach included in the Federal Energy Management Program (FEMP) LCC method (Fuller and Petersen 1995). The component in place at year 30 may be the original component if it has a longer than 30-year life or equipment that has already been replaced one or more times during the 30-year period that has a useful life that does not divide evenly into 30 years.

The financial and economic parameters used for the LCC calculations are shown in Table 10.

**Table 10. LCC Economic Parameters**

| Economic Parameter                              | Scenario 1                           | Scenario 2                           |
|---|--------------------------------------|--------------------------------------|
| Study Period – Years <sup>1</sup>               | 30                                   | 30                                   |
| Nominal Discount Rate <sup>2</sup>              | 3.10%                                | 5.50%                                |
| Real Discount Rate <sup>2</sup>                 | 3.00%                                | 3.53%                                |
| Effective Inflation Rate <sup>3</sup>           | 0.10%                                | 1.90%                                |
| Electricity Prices <sup>4</sup> per kWh         | \$0.0862                             | \$0.0862                             |
| Natural Gas Prices <sup>4</sup> per therm       | \$0.7489                             | \$0.7489                             |
| Energy Price Escalation Factors <sup>5</sup>    | <i>Uniform present value factors</i> | <i>Uniform present value factors</i> |
| Electricity Price UPV <sup>5</sup>              | 20.68                                | 17.71                                |
| Natural Gas Price UPV <sup>5</sup>              | 23.60                                | 20.21                                |
| Loan Interest Rate <sup>6</sup>                 | NA                                   | 5.50%                                |
| Federal Corporate Tax Rate <sup>7</sup>         | NA                                   | 34.00%                               |
| State Corporate Tax Rate <sup>8</sup>           | NA                                   | 5.00%                                |
| Combined Income Tax Impact <sup>9</sup>         | NA                                   | 37.30%                               |
| State and Average Local Sales Tax <sup>10</sup> | 6.68%                                | 6.68%                                |

<sup>1</sup> A 30-year study period captures most building components useful lives and is a commonly used study period for building project economic analysis. This period is consistent with previous and related national 90.1 cost-effectiveness analysis (Hart et al. 2015). It is also consistent with the cost-effectiveness analysis that was done for the residential energy code as described in multiple state reports and a summary report (DOE 2012). The federal building LCC method uses 25 years and the ASHRAE Standard 90.1 development process uses up to 40 years for building envelope code improvement analysis. Because of the time value of money, results are typically similar for any study periods of 20 years or more.

<sup>2</sup> The scenario 1 real and nominal discount rates are from the National Institute of Standards and Technology (NIST) 2014 annual LCC update for the federal LCC method (Rushing et al. 2014). The scenario 2 nominal discount rate is assumed to be the marginal cost of capital, which is set equal to the loan interest rate (see footnote 6). The real discount rate for Scenario 2 is calculated from the nominal discount rate and inflation.

<sup>3</sup> The scenario 1 effective inflation rate is from the NIST 2014 annual LCC update for the federal LCC method (Rushing et al. 2014). The scenario 2 inflation rate is the Producer Price Index for non-residential construction, June 1984 to June 2014 (Bureau of Labor Statistics 2015).

<sup>4</sup> Scenario 1 and 2 electricity and natural gas prices are state average annual prices for 2014 from the United States Energy Information Agency (EIA) *Electricity Power Monthly* (EIA 2015a) and *Natural Gas Monthly* (EIA 2015b).

<sup>5</sup> Scenario 1 energy price escalation rates are from the NIST 2014 annual update for the FEMP LCC method (Rushing et al. 2014). The NIST uniform present value (UPV) factors are multiplied by the first year annual energy cost to determine the present value of 30 years of energy costs and are based on a series of different annual escalation rates for 30 years. Scenario 2 UPV factors are based on NIST UPVs with an adjustment made for the scenario difference in discount rates.

<sup>6</sup> The loan interest rate is estimated from multiple online sources listed in the references (Commercial Loan Direct 2015; Watts 2015).

<sup>7</sup> The highest federal marginal corporate income tax rate is assumed to apply.

<sup>8</sup> The highest marginal state corporate income tax rate is assumed to apply from the Federation of Tax Administrators (FTA 2015).

<sup>9</sup> The combined tax impact is based on state tax being a deduction for federal tax, and is applied to depreciation and loan interest.

<sup>10</sup> The state and average local sales tax is included in material costs in the cost estimate (Tax Foundation 2015).

### Detailed Energy Use and Cost

On the following pages, specific detailed results for Utah are included:

Table 11 shows the average energy rates used.

Table 12 shows the per square foot energy costs for 90.1-2010 and 90.1-2013 and the cost savings from 90.1-2013.

Table 13 shows the per square foot energy use for 90.1-2010 and 90.1-2013 and the energy use savings from 90.1-2013.

Tables 14.A through 14.C show the energy end use by energy type for each climate zone in the state.

**Table 11. Energy Rates for the State of Utah, Average \$ per unit**

|             |          |       |
|-------------|----------|-------|
| Electricity | \$0.0862 | kWh   |
| Gas         | \$0.7489 | therm |

Source: Energy Information Administration, annual average prices for 2014 (EIA 2015a,b)

**Table 12. Energy Cost Saving Results for ASHRAE Standard 90.1 in the State of Utah, \$ per square foot**

| Climate Zone:             | 3B        |           |          |        | 5B        |           |          |        | 6B        |           |          |        |
|---------------------------|-----------|-----------|----------|--------|-----------|-----------|----------|--------|-----------|-----------|----------|--------|
| Code:                     | 90.1-2010 | 90.1-2013 | Savings  |        | 90.1-2010 | 90.1-2013 | Savings  |        | 90.1-2010 | 90.1-2013 | Savings  |        |
| <b>Small Office</b>       |           |           |          |        |           |           |          |        |           |           |          |        |
| Electricity               | \$0.806   | \$0.748   | \$0.057  | 7.1%   | \$0.806   | \$0.721   | \$0.084  | 10.4%  | \$0.791   | \$0.720   | \$0.071  | 9.0%   |
| Gas                       | \$0.000   | \$0.000   | \$0.000  | -      | \$0.001   | \$0.001   | \$0.000  | 0.0%   | \$0.003   | \$0.003   | \$0.000  | 0.0%   |
| Totals                    | \$0.806   | \$0.749   | \$0.057  | 7.1%   | \$0.807   | \$0.722   | \$0.085  | 10.5%  | \$0.794   | \$0.723   | \$0.072  | 9.1%   |
| <b>Large Office</b>       |           |           |          |        |           |           |          |        |           |           |          |        |
| Electricity               | \$1.772   | \$1.711   | \$0.061  | 3.4%   | \$1.693   | \$1.652   | \$0.041  | 2.4%   | \$1.694   | \$1.653   | \$0.041  | 2.4%   |
| Gas                       | \$0.013   | \$0.014   | -\$0.001 | -7.7%  | \$0.036   | \$0.031   | \$0.005  | 13.9%  | \$0.045   | \$0.052   | -\$0.007 | -15.6% |
| Totals                    | \$1.785   | \$1.725   | \$0.060  | 3.4%   | \$1.729   | \$1.683   | \$0.046  | 2.7%   | \$1.739   | \$1.705   | \$0.034  | 2.0%   |
| <b>Stand-Alone Retail</b> |           |           |          |        |           |           |          |        |           |           |          |        |
| Electricity               | \$1.134   | \$1.021   | \$0.113  | 10.0%  | \$1.052   | \$0.927   | \$0.125  | 11.9%  | \$1.034   | \$0.929   | \$0.105  | 10.2%  |
| Gas                       | \$0.063   | \$0.058   | \$0.005  | 7.9%   | \$0.114   | \$0.095   | \$0.019  | 16.7%  | \$0.126   | \$0.110   | \$0.017  | 13.5%  |
| Totals                    | \$1.197   | \$1.079   | \$0.118  | 9.9%   | \$1.166   | \$1.022   | \$0.144  | 12.3%  | \$1.160   | \$1.039   | \$0.122  | 10.5%  |
| <b>Primary School</b>     |           |           |          |        |           |           |          |        |           |           |          |        |
| Electricity               | \$1.076   | \$0.913   | \$0.164  | 15.2%  | \$1.012   | \$0.825   | \$0.187  | 18.5%  | \$0.994   | \$0.900   | \$0.094  | 9.5%   |
| Gas                       | \$0.081   | \$0.094   | -\$0.013 | -16.0% | \$0.106   | \$0.136   | -\$0.030 | -28.3% | \$0.125   | \$0.120   | \$0.005  | 4.0%   |
| Totals                    | \$1.157   | \$1.006   | \$0.151  | 13.1%  | \$1.119   | \$0.961   | \$0.158  | 14.1%  | \$1.119   | \$1.019   | \$0.099  | 8.8%   |
| <b>Small Hotel</b>        |           |           |          |        |           |           |          |        |           |           |          |        |
| Electricity               | \$0.982   | \$0.898   | \$0.084  | 8.6%   | \$0.960   | \$0.871   | \$0.090  | 9.4%   | \$0.967   | \$0.876   | \$0.091  | 9.4%   |
| Gas                       | \$0.159   | \$0.159   | \$0.000  | 0.0%   | \$0.181   | \$0.182   | \$0.000  | 0.0%   | \$0.192   | \$0.192   | \$0.000  | 0.0%   |
| Totals                    | \$1.141   | \$1.057   | \$0.084  | 7.4%   | \$1.142   | \$1.052   | \$0.089  | 7.8%   | \$1.159   | \$1.068   | \$0.091  | 7.9%   |
| <b>Mid-Rise Apartment</b> |           |           |          |        |           |           |          |        |           |           |          |        |
| Electricity               | \$1.076   | \$1.023   | \$0.053  | 4.9%   | \$1.057   | \$1.017   | \$0.040  | 3.8%   | \$1.052   | \$1.014   | \$0.037  | 3.5%   |
| Gas                       | \$0.008   | \$0.009   | -\$0.001 | -12.5% | \$0.039   | \$0.032   | \$0.007  | 17.9%  | \$0.046   | \$0.036   | \$0.011  | 23.9%  |
| Totals                    | \$1.084   | \$1.032   | \$0.052  | 4.8%   | \$1.096   | \$1.049   | \$0.047  | 4.3%   | \$1.098   | \$1.050   | \$0.048  | 4.4%   |

**Table 13. Energy Use Saving Results for ASHRAE Standard 90.1 in the State of Utah, Energy Use per Square Foot**

| Climate Zone:                    | 3B        |           |         |        | 5B        |           |         |        | 6B        |           |         |        |
|----------------------------------|-----------|-----------|---------|--------|-----------|-----------|---------|--------|-----------|-----------|---------|--------|
| Code:                            | 90.1-2010 | 90.1-2013 | Savings |        | 90.1-2010 | 90.1-2013 | Savings |        | 90.1-2010 | 90.1-2013 | Savings |        |
| <b>Small Office</b>              |           |           |         |        |           |           |         |        |           |           |         |        |
| Electricity, kWh/ft <sup>2</sup> | 9.345     | 8.681     | 0.664   | 7.1%   | 9.345     | 8.368     | 0.977   | 10.5%  | 9.179     | 8.350     | 0.829   | 9.0%   |
| Gas, therm/ft <sup>2</sup>       | 0.000     | 0.000     | 0.000   | -      | 0.002     | 0.001     | 0.000   | 0.0%   | 0.004     | 0.004     | 0.001   | 25.0%  |
| Totals, kBtu/ft <sup>2</sup>     | 31.922    | 29.671    | 2.251   | 7.1%   | 32.058    | 28.673    | 3.385   | 10.6%  | 31.758    | 28.874    | 2.884   | 9.1%   |
| <b>Large Office</b>              |           |           |         |        |           |           |         |        |           |           |         |        |
| Electricity, kWh/ft <sup>2</sup> | 20.560    | 19.849    | 0.711   | 3.5%   | 19.646    | 19.167    | 0.479   | 2.4%   | 19.653    | 19.174    | 0.479   | 2.4%   |
| Gas, therm/ft <sup>2</sup>       | 0.017     | 0.019     | -0.002  | -11.8% | 0.048     | 0.041     | 0.007   | 14.6%  | 0.060     | 0.070     | -0.009  | -15.0% |
| Totals, kBtu/ft <sup>2</sup>     | 71.904    | 69.673    | 2.231   | 3.1%   | 71.859    | 69.554    | 2.305   | 3.2%   | 73.126    | 72.427    | 0.699   | 1.0%   |
| <b>Stand-Alone Retail</b>        |           |           |         |        |           |           |         |        |           |           |         |        |
| Electricity, kWh/ft <sup>2</sup> | 13.156    | 11.844    | 1.312   | 10.0%  | 12.200    | 10.752    | 1.448   | 11.9%  | 11.996    | 10.779    | 1.217   | 10.1%  |
| Gas, therm/ft <sup>2</sup>       | 0.084     | 0.078     | 0.007   | 8.3%   | 0.152     | 0.127     | 0.026   | 17.1%  | 0.169     | 0.146     | 0.022   | 13.0%  |
| Totals, kBtu/ft <sup>2</sup>     | 53.334    | 48.200    | 5.134   | 9.6%   | 56.888    | 49.356    | 7.533   | 13.2%  | 57.806    | 51.426    | 6.380   | 11.0%  |
| <b>Primary School</b>            |           |           |         |        |           |           |         |        |           |           |         |        |
| Electricity, kWh/ft <sup>2</sup> | 12.488    | 10.590    | 1.898   | 15.2%  | 11.746    | 9.571     | 2.174   | 18.5%  | 11.528    | 10.437    | 1.090   | 9.5%   |
| Gas, therm/ft <sup>2</sup>       | 0.108     | 0.125     | -0.017  | -15.7% | 0.142     | 0.182     | -0.040  | -28.2% | 0.167     | 0.160     | 0.007   | 4.2%   |
| Totals, kBtu/ft <sup>2</sup>     | 53.379    | 48.637    | 4.742   | 8.9%   | 54.306    | 50.838    | 3.468   | 6.4%   | 56.011    | 51.610    | 4.400   | 7.9%   |
| <b>Small Hotel</b>               |           |           |         |        |           |           |         |        |           |           |         |        |
| Electricity, kWh/ft <sup>2</sup> | 11.393    | 10.416    | 0.977   | 8.6%   | 11.139    | 10.100    | 1.039   | 9.3%   | 11.218    | 10.163    | 1.055   | 9.4%   |
| Gas, therm/ft <sup>2</sup>       | 0.212     | 0.212     | 0.000   | 0.0%   | 0.242     | 0.243     | 0.000   | 0.0%   | 0.257     | 0.257     | 0.000   | 0.0%   |
| Totals, kBtu/ft <sup>2</sup>     | 60.065    | 56.771    | 3.295   | 5.5%   | 62.243    | 58.741    | 3.502   | 5.6%   | 63.941    | 60.383    | 3.557   | 5.6%   |
| <b>Mid-Rise Apartment</b>        |           |           |         |        |           |           |         |        |           |           |         |        |
| Electricity, kWh/ft <sup>2</sup> | 12.487    | 11.867    | 0.620   | 5.0%   | 12.259    | 11.794    | 0.465   | 3.8%   | 12.201    | 11.768    | 0.434   | 3.6%   |
| Gas, therm/ft <sup>2</sup>       | 0.010     | 0.012     | -0.002  | -20.0% | 0.052     | 0.043     | 0.009   | 17.3%  | 0.062     | 0.048     | 0.014   | 22.6%  |
| Totals, kBtu/ft <sup>2</sup>     | 43.663    | 41.741    | 1.921   | 4.4%   | 47.040    | 44.522    | 2.519   | 5.4%   | 47.826    | 44.922    | 2.904   | 6.1%   |

**Table 14.A. Annual Energy Usage for Buildings in the State of Utah in Climate Zone 3B**

| Energy End-Use                | Small Office                     |                                | Large Office                     |                                | Stand-Alone Retail               |                                | Primary School                   |                                | Small Hotel                      |                                | Mid-Rise Apartment               |                                |
|-------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|
|                               | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr |
| <b>ASHRAE 90.1-2010</b>       |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |
| Heating, Humidification       | 0.121                            | 0.000                          | 1.289                            | 0.008                          | 0.000                            | 0.050                          | 0.000                            | 0.048                          | 0.230                            | 0.004                          | 0.000                            | 0.010                          |
| Cooling                       | 1.228                            | 0.000                          | 2.598                            | 0.000                          | 2.445                            | 0.000                          | 2.276                            | 0.000                          | 2.408                            | 0.000                          | 1.794                            | 0.000                          |
| Fans, Pumps, Heat Recovery    | 1.268                            | 0.000                          | 1.761                            | 0.000                          | 2.719                            | 0.000                          | 1.744                            | 0.000                          | 1.883                            | 0.000                          | 2.142                            | 0.000                          |
| Lighting, Interior & Exterior | 3.334                            | 0.000                          | 2.511                            | 0.000                          | 5.802                            | 0.000                          | 3.225                            | 0.000                          | 3.073                            | 0.000                          | 1.439                            | 0.000                          |
| Plugs, Refrigeration, Other   | 2.484                            | 0.000                          | 12.401                           | 0.000                          | 2.190                            | 0.000                          | 5.146                            | 0.046                          | 3.799                            | 0.092                          | 4.210                            | 0.000                          |
| Service Water Heating (SWH)   | 0.910                            | 0.000                          | 0.000                            | 0.009                          | 0.000                            | 0.035                          | 0.097                            | 0.014                          | 0.000                            | 0.116                          | 2.902                            | 0.000                          |
| <b>Total</b>                  | <b>9.345</b>                     | <b>0.000</b>                   | <b>20.560</b>                    | <b>0.017</b>                   | <b>13.156</b>                    | <b>0.084</b>                   | <b>12.488</b>                    | <b>0.108</b>                   | <b>11.393</b>                    | <b>0.212</b>                   | <b>12.487</b>                    | <b>0.010</b>                   |
| <b>ASHRAE 90.1-2013</b>       |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |
| Heating, Humidification       | 0.137                            | 0.000                          | 1.178                            | 0.010                          | 0.000                            | 0.043                          | 0.000                            | 0.065                          | 0.274                            | 0.004                          | 0.000                            | 0.012                          |
| Cooling                       | 1.058                            | 0.000                          | 2.367                            | 0.000                          | 2.256                            | 0.000                          | 2.043                            | 0.000                          | 2.162                            | 0.000                          | 1.502                            | 0.000                          |
| Fans, Pumps, Heat Recovery    | 1.192                            | 0.000                          | 1.635                            | 0.000                          | 2.461                            | 0.000                          | 0.932                            | 0.000                          | 1.868                            | 0.000                          | 2.014                            | 0.000                          |
| Lighting, Interior & Exterior | 2.946                            | 0.000                          | 2.281                            | 0.000                          | 4.941                            | 0.000                          | 2.898                            | 0.000                          | 2.528                            | 0.000                          | 1.242                            | 0.000                          |
| Plugs, Refrigeration, Other   | 2.439                            | 0.000                          | 12.388                           | 0.000                          | 2.186                            | 0.000                          | 4.620                            | 0.046                          | 3.585                            | 0.092                          | 4.208                            | 0.000                          |
| Service Water Heating (SWH)   | 0.910                            | 0.000                          | 0.000                            | 0.009                          | 0.000                            | 0.035                          | 0.097                            | 0.014                          | 0.000                            | 0.116                          | 2.902                            | 0.000                          |
| <b>Total</b>                  | <b>8.681</b>                     | <b>0.000</b>                   | <b>19.849</b>                    | <b>0.019</b>                   | <b>11.844</b>                    | <b>0.078</b>                   | <b>10.590</b>                    | <b>0.125</b>                   | <b>10.416</b>                    | <b>0.212</b>                   | <b>11.867</b>                    | <b>0.012</b>                   |
| <b>Total Savings</b>          | <b>0.664</b>                     | <b>0.000</b>                   | <b>0.711</b>                     | <b>-0.002</b>                  | <b>1.312</b>                     | <b>0.007</b>                   | <b>1.898</b>                     | <b>-0.017</b>                  | <b>0.977</b>                     | <b>0.000</b>                   | <b>0.620</b>                     | <b>-0.002</b>                  |

**Table 14.B. Annual Energy Usage for Buildings in the State of Utah in Climate Zone 5B**

| Energy End-Use                | Small Office                     |                                | Large Office                     |                                | Stand-Alone Retail               |                                | Primary School                   |                                | Small Hotel                      |                                | Mid-Rise Apartment               |                                |
|-------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|
|                               | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr |
| <b>ASHRAE 90.1-2010</b>       |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |
| Heating, Humidification       | 0.345                            | 0.002                          | 1.381                            | 0.037                          | 0.000                            | 0.116                          | 0.000                            | 0.080                          | 0.813                            | 0.012                          | 0.000                            | 0.052                          |
| Cooling                       | 0.987                            | 0.000                          | 1.666                            | 0.000                          | 1.410                            | 0.000                          | 1.597                            | 0.000                          | 1.592                            | 0.000                          | 1.074                            | 0.000                          |
| Fans, Pumps, Heat Recovery    | 1.311                            | 0.000                          | 1.708                            | 0.000                          | 2.891                            | 0.000                          | 1.768                            | 0.000                          | 1.873                            | 0.000                          | 2.140                            | 0.000                          |
| Lighting, Interior & Exterior | 3.307                            | 0.000                          | 2.490                            | 0.000                          | 5.709                            | 0.000                          | 3.139                            | 0.000                          | 3.062                            | 0.000                          | 1.439                            | 0.000                          |
| Plugs, Refrigeration, Other   | 2.485                            | 0.000                          | 12.401                           | 0.000                          | 2.190                            | 0.000                          | 5.146                            | 0.046                          | 3.799                            | 0.092                          | 4.210                            | 0.000                          |
| Service Water Heating (SWH)   | 0.910                            | 0.000                          | 0.000                            | 0.011                          | 0.000                            | 0.037                          | 0.097                            | 0.016                          | 0.000                            | 0.138                          | 3.396                            | 0.000                          |
| <b>Total</b>                  | <b>9.345</b>                     |                                | <b>19.646</b>                    | <b>0.048</b>                   | <b>12.200</b>                    | <b>0.152</b>                   | <b>11.746</b>                    | <b>0.142</b>                   | <b>11.139</b>                    | <b>0.242</b>                   | <b>12.259</b>                    | <b>0.052</b>                   |
| <b>ASHRAE 90.1-2013</b>       |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |
| Heating, Humidification       | 0.279                            |                                | 1.309                            | 0.031                          | 0.000                            | 0.090                          | 0.000                            | 0.119                          | 0.818                            | 0.012                          | 0.000                            | 0.043                          |
| Cooling                       | 0.692                            | 0.000                          | 1.548                            | 0.000                          | 1.224                            | 0.000                          | 1.197                            | 0.000                          | 1.369                            | 0.000                          | 0.930                            | 0.000                          |
| Fans, Pumps, Heat Recovery    | 1.148                            | 0.000                          | 1.646                            | 0.000                          | 2.450                            | 0.000                          | 0.894                            | 0.000                          | 1.853                            | 0.000                          | 2.021                            | 0.000                          |
| Lighting, Interior & Exterior | 2.901                            | 0.000                          | 2.276                            | 0.000                          | 4.893                            | 0.000                          | 2.763                            | 0.000                          | 2.475                            | 0.000                          | 1.242                            | 0.000                          |
| Plugs, Refrigeration, Other   | 2.438                            | 0.000                          | 12.388                           | 0.000                          | 2.186                            | 0.000                          | 4.620                            | 0.046                          | 3.585                            | 0.092                          | 4.208                            | 0.000                          |
| Service Water Heating (SWH)   | 0.910                            | 0.000                          | 0.000                            | 0.011                          | 0.000                            | 0.037                          | 0.097                            | 0.016                          | 0.000                            | 0.138                          | 3.394                            | 0.000                          |
| <b>Total</b>                  | <b>8.368</b>                     |                                | <b>19.167</b>                    | <b>0.041</b>                   | <b>10.752</b>                    | <b>0.127</b>                   | <b>9.571</b>                     | <b>0.182</b>                   | <b>10.100</b>                    | <b>0.243</b>                   | <b>11.794</b>                    | <b>0.043</b>                   |
| <b>Total Savings</b>          | <b>0.977</b>                     | <b>0.000</b>                   | <b>0.479</b>                     | <b>0.007</b>                   | <b>1.448</b>                     | <b>0.026</b>                   | <b>2.174</b>                     | <b>-0.040</b>                  | <b>1.039</b>                     | <b>0.000</b>                   | <b>0.465</b>                     | <b>0.009</b>                   |

**Table 14.C. Annual Energy Usage for Buildings in the State of Utah in Climate Zone 6B**

| Energy End-Use                | Small Office                     |                                | Large Office                     |                                | Stand-Alone Retail               |                                | Primary School                   |                                | Small Hotel                      |                                | Mid-Rise Apartment               |                                |
|-------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|----------------------------------|--------------------------------|
|                               | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr | Electric kWh/ft <sup>2</sup> ·yr | Gas therms/ft <sup>2</sup> ·yr |
| <b>ASHRAE 90.1-2010</b>       |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |
| Heating, Humidification       | 0.401                            | 0.004                          | 1.488                            | 0.049                          | 0.000                            | 0.131                          | 0.000                            | 0.103                          | 1.093                            | 0.016                          | 0.000                            | 0.062                          |
| Cooling                       | 0.827                            | 0.000                          | 1.480                            | 0.000                          | 1.095                            | 0.000                          | 1.330                            | 0.000                          | 1.393                            | 0.000                          | 0.923                            | 0.000                          |
| Fans, Pumps, Heat Recovery    | 1.248                            | 0.000                          | 1.794                            | 0.000                          | 2.747                            | 0.000                          | 1.809                            | 0.000                          | 1.869                            | 0.000                          | 2.013                            | 0.000                          |
| Lighting, Interior & Exterior | 3.309                            | 0.000                          | 2.490                            | 0.000                          | 5.964                            | 0.000                          | 3.148                            | 0.000                          | 3.064                            | 0.000                          | 1.438                            | 0.000                          |
| Plugs, Refrigeration, Other   | 2.484                            | 0.000                          | 12.401                           | 0.000                          | 2.190                            | 0.000                          | 5.144                            | 0.046                          | 3.799                            | 0.092                          | 4.210                            | 0.000                          |
| Service Water Heating (SWH)   | 0.910                            | 0.000                          | 0.000                            | 0.012                          | 0.000                            | 0.038                          | 0.097                            | 0.017                          | 0.000                            | 0.148                          | 3.617                            | 0.000                          |
| <b>Total</b>                  | <b>9.179</b>                     | <b>0.004</b>                   | <b>19.653</b>                    | <b>0.060</b>                   | <b>11.996</b>                    | <b>0.169</b>                   | <b>11.528</b>                    | <b>0.167</b>                   | <b>11.218</b>                    | <b>0.257</b>                   | <b>12.201</b>                    | <b>0.062</b>                   |
| <b>ASHRAE 90.1-2013</b>       |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |                                  |                                |
| Heating, Humidification       | 0.365                            | 0.004                          | 1.414                            | 0.058                          | 0.000                            | 0.109                          | 0.000                            | 0.097                          | 1.046                            | 0.016                          | 0.000                            | 0.048                          |
| Cooling                       | 0.599                            | 0.000                          | 1.316                            | 0.000                          | 0.981                            | 0.000                          | 1.174                            | 0.000                          | 1.203                            | 0.000                          | 0.810                            | 0.000                          |
| Fans, Pumps, Heat Recovery    | 1.134                            | 0.000                          | 1.781                            | 0.000                          | 2.402                            | 0.000                          | 1.775                            | 0.000                          | 1.850                            | 0.000                          | 1.894                            | 0.000                          |
| Lighting, Interior & Exterior | 2.905                            | 0.000                          | 2.276                            | 0.000                          | 5.210                            | 0.000                          | 2.772                            | 0.000                          | 2.479                            | 0.000                          | 1.241                            | 0.000                          |
| Plugs, Refrigeration, Other   | 2.438                            | 0.000                          | 12.388                           | 0.000                          | 2.186                            | 0.000                          | 4.619                            | 0.046                          | 3.585                            | 0.092                          | 4.208                            | 0.000                          |
| Service Water Heating (SWH)   | 0.910                            | 0.000                          | 0.000                            | 0.012                          | 0.000                            | 0.038                          | 0.097                            | 0.017                          | 0.000                            | 0.148                          | 3.615                            | 0.000                          |
| <b>Total</b>                  | <b>8.350</b>                     | <b>0.004</b>                   | <b>19.174</b>                    | <b>0.070</b>                   | <b>10.779</b>                    | <b>0.146</b>                   | <b>10.437</b>                    | <b>0.160</b>                   | <b>10.163</b>                    | <b>0.257</b>                   | <b>11.768</b>                    | <b>0.048</b>                   |
| <b>Total Savings</b>          | <b>0.829</b>                     | <b>0.001</b>                   | <b>0.479</b>                     | <b>-0.009</b>                  | <b>1.217</b>                     | <b>0.022</b>                   | <b>1.090</b>                     | <b>0.007</b>                   | <b>1.055</b>                     | <b>0.000</b>                   | <b>0.434</b>                     | <b>0.014</b>                   |

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