



## **BETTER Space Type Definitions V.1.1** (Derived from ENERGY STAR® Portfolio Manager®)

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**Bank Branch:** A commercial banking outlet that offers banking services to walk-in customers. Gross Floor Area should include all space within the building(s), including banking areas, vaults, lobbies, atriums, kitchens used by staff, conference rooms, storage areas, stairways, and elevator shafts. It should exclude parking.

**Courthouse:** A building used for federal, state, or local courts, and associated administrative office space. Gross Floor Area should include all space within the building(s), including temporary holding cells, chambers, kitchens used by staff, lobbies, atriums, conference rooms and auditoriums, fitness areas for staff, storage areas, stairways, and elevator shafts. It should exclude parking.

**Data Center:** A building specifically designed and equipped to meet the needs of high-density computing equipment, such as server racks, used for data storage and processing. Typically, these facilities require dedicated uninterruptible power supplies and cooling systems. Data center functions may include traditional enterprise services, on-demand enterprise services, high performance computing, internet facilities, and/or hosting facilities. Often Data Centers are free standing, mission critical computing centers. When a data center is located within a larger building, it will usually have its own power and cooling systems, and require a constant power load of 75 kW or more. Data Center is intended for sophisticated computing and server functions; it should not be used to represent a server closet or computer training area. Gross Floor Area should include all space within the building(s) including raised floor computing space, server rack aisles, storage silos, control console areas, battery rooms, mechanical rooms for cooling equipment, administrative office areas, elevator shafts, stairways, break rooms and restrooms. It should exclude parking.

**Distribution Center:** Unrefrigerated buildings that are used for the temporary storage and redistribution of goods, manufactured produces, merchandise or raw materials. Gross Floor Area should include all space within the building(s) including space designed to store non-perishable

goods and merchandise, offices, lobbies, stairways, rest rooms, equipment storage areas, and elevator shafts. This should not include exterior/outdoor loading bays or docks. It should exclude parking.

**Financial Office:** Buildings used for financial services such as bank headquarters and securities and brokerage firms. Gross Floor Area should include all space within the building(s) including offices, trading floors, conference rooms and auditoriums, vaults, kitchens used by staff, lobbies, atriums, fitness areas for staff, storage areas, stairways, and elevator shafts. It should exclude parking.

**Hospital (General Medical & Surgical):** A general medical and surgical hospital (including critical access hospitals and children's hospitals). These facilities provide acute care services intended to treat patients for short periods of time, including emergency medical care, physician's office services, diagnostic care, ambulatory care, surgical care, and limited specialty services such as rehabilitation and cancer care. More than 50% of the gross floor area of all buildings must be used for general medical and surgical services and more than 50% of the licensed beds must provide acute care services. The definition of Hospital accounts for all space types owned by the hospital that are located within the Hospital building/campus, including non-clinical spaces such as administrative offices, food service, retail, hotels, and power plant. Gross Floor Area should include all space within the building(s) on the campus including operating rooms, bedrooms, emergency treatment areas, medical offices, exam rooms, laboratories, lobbies, atriums, cafeterias, rest rooms, stairways, corridors connecting buildings, storage areas, and elevator shafts. It should exclude parking.

**Hotel:** A building renting overnight accommodations on a room/suite and nightly basis, typically including a bath/shower and other facilities in guest rooms. Hotel properties typically have daily services available to guests including housekeeping/laundry and a front desk/concierge. Hotel does not apply to properties where more than 50% of the floor area is occupied by fractional ownership units such as condominiums or vacation timeshares, or to private residences that are rented out on a daily or weekly basis. Hotel properties should be majority-owned by a single entity and have rooms available on a nightly basis. Condominiums or Time Shares should select the Multifamily Housing property use. Gross Floor Area should include all interior space within the building(s), including guestrooms, halls, lobbies, atriums food preparation and restaurant space, conference and banquet space, fitness centers/spas, indoor pool areas, laundry facilities, elevator shafts, stairways, mechanical rooms, storage areas, employee break rooms, and back-of-house offices. It should exclude parking.

**K-12 School:** Buildings or campuses used as a school for kindergarten through 12th grade students. This does not include college or university classroom facilities/laboratories, or vocational, technical, trade, adult, or continuing education schools. Gross Floor Area should include all space within the building(s), including classrooms, administrative space, conference rooms, kitchens used by staff, lobbies, cafeterias, gymnasiums, auditoriums, laboratory classrooms, portable classrooms, greenhouses, stairways, atriums, elevator shafts, small

landscaping sheds, and storage areas. It should exclude parking. In order to classify as K-12 school, more than 75% of the students must be in kindergarten or older.

**Multifamily Housing:** Residential buildings that contain two or more residential living units. These properties may include high-rise buildings (10 or more stories), mid-rise buildings (5 to 9 stories), low-rise buildings (1 to 4 stories), townhomes broken into two or more units, or duplex homes. Occupants of these buildings may include tenants, cooperators, and/or individual owners. Gross Floor Area should include all fully-enclosed space within the exterior walls of the building(s) including living space in each unit (including occupied and unoccupied units), interior common areas (e.g. lobbies, offices, community rooms, common kitchens, fitness rooms, indoor pools), hallways, stairwells, elevator shafts, connecting corridors between buildings, storage areas, and mechanical space such as a boiler room. Open air stairwells, breezeways, and other similar areas that are not fully-enclosed should not be included in the Gross Floor Area. Gross floor area should exclude parking. In order to receive the most accurate analysis, more than 50% of the units on a property must be located in structures that contain 5 or more separate living units per structure.

**Non-Refrigerated Warehouse:** Unrefrigerated buildings that are used to store goods, manufactured products, merchandise or raw materials. Gross Floor Area should include all space within the building(s), including the main storage rooms, administrative office offices, lobbies, stairways, restrooms, equipment storage areas, and elevator shafts. This should not include exterior/outdoor loading bays or docks or parking.

**Office:** A building used for the conduct of commercial or governmental business activities. This includes administrative and professional offices. Gross Floor Area should include all space within the building(s) including offices, conference rooms and auditoriums, kitchens used by staff, lobbies, fitness areas for staff, storage areas, stairways, and elevator shafts. Gross floor area should exclude parking.

**Refrigerated Warehouse:** Refrigerated buildings that are used to store perishable goods or merchandise under refrigeration at temperatures below 50 degrees Fahrenheit. Gross Floor Area should include all space within the building(s), which includes temperature-controlled areas, administrative offices, lobbies, stairways, restrooms, equipment storage areas, and elevator shafts. This should not include exterior/outdoor loading bays or docks. Gross floor area should exclude parking.

**Retail Store:** Individual stores used to conduct the retail sale of non-food consumer goods such as clothing, books, toys, sporting goods, office supplies, hardware, and electronics. Buildings containing multiple stores should be classified as enclosed mall, lifestyle center, or strip mall. Gross Floor Area should include all space within the building(s), including sales areas, storage areas, offices staff break rooms, elevators, and stairwells.

**Senior Care Community:** Buildings that house and provide care and assistance for elderly residents. Gross Floor Area should include all fully-enclosed space within the exterior walls of

the building(s) including individual rooms or units, wellness centers, exam rooms, community rooms, small shops or service areas for residents and visitors (e.g. hair salons, convenience stores), staff offices, lobbies, atriums, cafeterias, kitchens, storage areas, hallways, basements, stairways, corridors between buildings, and elevator shafts. Open air stairwells, breezeways, and other similar areas that are not fully-enclosed should not be included in the gross floor area. Parking should not be included in the gross floor area. If more than 50% of the units in a community are skilled nursing and/or assisted living, the entire property should be benchmarked as a Senior Care Community.

**Supermarket/Grocery Store:** Buildings used for the retail sale of primarily food and beverage products, and which may include small amounts of preparation and sale of ready-to-eat food. Gross Floor Area should include all space within the building(s), including the sales floor, offices, storage areas, kitchens, staff break rooms, and stairwells. Gross Floor Area should include all space within the building, including court/rink space, all concourse space on which workers or guests can walk, concession areas, retail stores, restaurants, administrative/office areas, employee break rooms, kitchens, mechanical rooms, storage areas, elevator shafts, and stairwells. Parking should be excluded.

**Public Library:** Buildings used to store and manage collections of literary and artistic materials such as books, periodicals, newspapers, films, etc. that can be used for reference or lending. Gross Floor Area should include all space within the building(s), including but not limited to circulation rooms, storage areas, reading/study rooms, restrooms, administrative space, kitchens used by staff, lobbies, conference rooms and auditoriums, fitness areas for staff, storage areas, stairways, and elevator shafts.

## References:

ENERGY STAR. n.d. *Property Types in Portfolio Manager*. Accessed February 19, 2024.  
[https://www.energystar.gov/buildings/benchmark/understand\\_metrics/property\\_types](https://www.energystar.gov/buildings/benchmark/understand_metrics/property_types).