



## HOW TO CLASSIFY HEALTHCARE SPACE IN PORTFOLIO MANAGER

The EPA energy performance rating system—Portfolio Manager—is designed to benchmark the energy performance of:

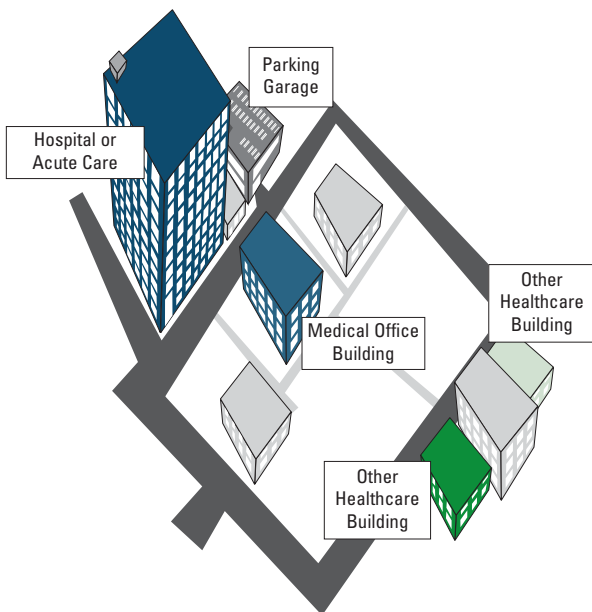
- 1) acute care and children’s hospital campuses,
- 2) free-standing acute care and children’s hospitals, and
- 3) free-standing medical office buildings.

The acute care hospital, children’s hospital, or medical office space must be at least 50 percent of the total healthcare property to use the rating system. These space types are designated as “primary space” and cannot be defined in the same benchmark with another primary space type. The following illustrations provide guidance on how to define your healthcare property for accurate benchmarking.

### ACUTE CARE AND CHILDREN’S HOSPITAL

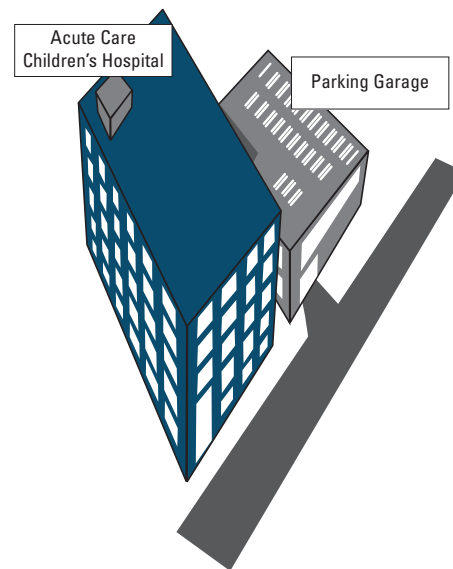
The graphics below depict the two ways in which a healthcare campus or hospital can be benchmarked using EPA’s rating system.

- **An acute care or children’s hospital campus (multiple-buildings):** The sum of all square footage and energy usage of all buildings and supporting functions (such as administrative offices, skilled nursing, long-term care, medical offices, exam rooms, lobbies, cafeterias) is included in the aggregate, gross square footage for the campus. The campus includes all related buildings that are connected by corridors or walkways or are in close proximity to one another. If medical office space is located on the campus, it should be included in the aggregate, gross square footage for the campus. Computer data centers, parking garages or lots are secondary spaces that can be benchmarked with an acute care or children’s hospital.



Acute Care or Children’s Hospital Campus

- **A free-standing acute care or children’s hospital:** The sum of all square footage and energy usage for the hospital and supporting functions is included in the aggregate, gross square footage for the hospital.

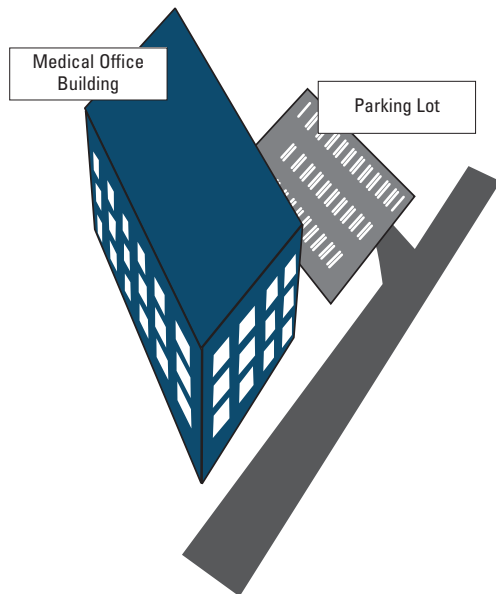


Free-Standing Acute Care or Children’s Hospital

Acute care and children’s hospitals are facilities that typically provide a variety of services within the same building or among multiple buildings on a campus, including emergency medical care, physician’s office services, diagnostic care, ambulatory care, and surgical care.

## MEDICAL OFFICE BUILDING

If separately metered, a medical office building can also be benchmarked as a free-standing facility. The floor area for all supporting functions, such as ambulatory surgical centers, food facilities, lobbies, elevator shafts, stairways, are included in the total gross square footage.



Medical office space can also be defined as a secondary space within a traditional office building. See the Quick Reference Guide for Office Space for additional details on benchmarking an office building with less than 50% medical office square footage.

Medical office space is primarily used to provide diagnosis and treatment for medical, dental, or psychiatric outpatient care.

## SECONDARY SPACE

Secondary space such as computer data centers, ambulatory surgical center, parking lots or garages, has a different energy profile than primary space and must be identified separately in the rating system. The aggregate square footage of secondary space must be less than 50 percent of the total gross square footage of the hospital, hospital campus, or medical office. Although the rating system provides "other" as a secondary space, it is not intended for benchmarking healthcare space.

Currently, the rating system is unable to benchmark:

- Healthcare campuses where the hospital square footage is less than 50 percent of the total conditioned space of the campus
- Hospitals that are not acute care or children's
- Medical office as a free-standing facility if the energy is not separately metered