



Standard Practice for Building Energy Performance Assessment for a Building Involved in a Real Estate Transaction¹

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1. Scope

1.1 *Purpose*—The purpose of this standard is to define a commercially useful practice in the United States of America for conducting a *building energy performance assessment (BEPA)* on a building involved in a *commercial real estate transaction* and subsequent reporting of the *building energy performance* information. The practice is intended to provide a methodology to the *user* for the collection, compilation, analysis, and reporting of *building energy performance* information associated with a commercial building. The practice may be used independently or as a voluntary supplement to Guide E2018 for *property condition assessments* or Practice E1527 for Phase I *environmental site assessments*. Utilization of this practice and performance of a *BEPA* is voluntary. If the *property owner* (e.g., the seller) is unwilling or unable to provide *building energy use* and cost information, a *BEPA* cannot be performed.

1.2 *Building Energy Performance*—This practice defines *building energy performance* as the building's total annual *energy use* and cost for heating, cooling, electricity, and other related uses. *Energy use*, for example, includes total electricity purchased; purchased or delivered steam, hot water, or chilled water; natural gas; fuel oil; coal; propane; biomass; or any other matter consumed as fuel and any electricity generated on site from *renewable/alternative* energy systems (for example, wind energy generator technology, fuel cells, microturbines or solar photovoltaic systems).

1.3 *Objectives*—Objectives in the development of this practice are to: (1) define a commercially useful practice for collecting, compiling, and analyzing *building energy performance* information associated with a building involved in a *commercial real estate transaction*; (2) facilitate consistency in the collection, compilation, analysis, and reporting of *building energy performance* information as may be required under

building benchmarking, labeling, disclosure, or mandatory auditing regulations; (3) supplement as needed a *property condition assessment* conducted in accordance with Guide E2018 or an *environmental site assessment* conducted in accordance with Practice E1527; (4) provide that the process for *building energy performance* data collection, compilation, analysis, and reporting is consistent, transparent, practical and reasonable; and (5) provide an industry standard for the conduct of a *BEPA* on a building involved in a *commercial real estate transaction*, subject to existing statutes and regulations which may differ in terms of scope and practice.

1.4 *Documentation*—The scope of this practice includes data collection, compilation and reporting requirements. Documentation of all sources, records, and resources relied upon in the investigation is provided in the *report*.

1.5 *Considerations Outside the Scope*—The use of this practice is limited to the collection, compilation, and analysis of *building energy performance* information as defined by this practice. While this information may be used to facilitate building benchmarking, labeling, rating or ranking, reporting of *building energy performance* information between a seller and a buyer or a landlord and a tenant on a voluntary basis or as may be required by building benchmarking, labeling, disclosure or mandatory auditing regulations applicable to the building, or any other use, such use is beyond the scope of this practice.

1.6 *Organization of This Practice*—This practice has 13 sections and 11 appendices. The appendices are included for informational purposes only and are not part of the procedures prescribed in this practice.

Section 1	Describes the scope of the practice.
Section 2	Identifies referenced documents.
Section 3	Provides terminology pertinent to the practice.
Section 4	Discusses the significance and use of the practice.
Section 5	Discusses the relationship between this practice and ASTM E2018 or ASTM E1527.
Section 6	Describes the <i>user's</i> responsibilities under this practice.
Section 7	Describes the <i>BEPA</i> process.
Section 8	Describes the <i>site visit</i> and <i>walk-through</i> .
Section 9	Discusses <i>interviews</i> with <i>owner</i> , <i>operator</i> , or <i>key site manager</i> .
Section 10	Describes records collection for the <i>BEPA</i> process.
Section 11	Provides the records analysis methodology for building <i>energy use</i> data.

¹ This practice is under the jurisdiction of ASTM Committee E50 on Environmental Assessment, Risk Management and Corrective Action and is the direct responsibility of Subcommittee E50.02 on Real Estate Assessment and Management.

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