

Light House Services for Energy Management of Existing Buildings

Building energy labeling and benchmarking, similar to measuring fuel use in a vehicle, is a useful tool to help owners, operators and managers understand how much energy their facility is using and how that compares locally and nationally to other similar buildings. It can identify areas of potential savings and provide a competitive edge in the rental market. In April 2013, Light House published a white paper on energy labeling programs:

<http://www.sustainablebuildingcentre.com/resources/white-papers/>

Building benchmarking and energy labeling

Start-up energy analysis

Obtain a building utility analysis report including a preliminary ENERGY STAR rating, annual water usage, carbon emissions, and a comparison of building energy performance to a similar building using national average data based on 12 months of utility data.

Note: The preliminary rating only includes analysis of utility data. To obtain an ENERGY STAR label, please see our Level 1 ENERGY STAR Portfolio Manager services.

Level 1: ENERGY STAR Portfolio Manager

Start energy benchmarking and display your ENERGY STAR rating label on your building. Buildings that achieve an ENERGY STAR energy performance score of 75 or higher, meaning they are in the top 25 percent for energy efficiency in the nation compared with similar buildings, are eligible to apply for the ENERGY STAR rating.

With the use of the ENERGY STAR Portfolio Manager tool, Light House can help you manage and reduce your energy and water consumption by making informed decisions based on your usage pattern, our walk-through audit and a review of the building's ventilation, thermal comfort and lighting levels.

Level 2: ASHRAE Building Energy Quotient (bEQ) label

bEQ is a building energy labeling program that lets commercial building owners zero in on opportunities to lower building operating cost and make informed decisions to increase value. Like ENERGY STAR, bEQ's In Operation rating applies an easily understood scale to compare a commercial building's energy use with similar buildings. What makes bEQ unique is the depth of the analysis upon which the rating is based.

Light House will conduct an ASHRAE Level 1 Energy Audit and provide a final building energy efficiency recommendations report including a summary of deficiencies and recommendations for operations & maintenance procedures as well as capital improvements.

Occupant Satisfaction

Post-Occupancy Evaluation and Survey of Occupant Satisfaction

What about the occupants? Light House will conduct an occupant survey of the current facility, which includes a review of user satisfaction with lighting, air quality, thermal comfort and noise level in their workspace area as well as questions relating to common areas. Light House will conduct a post-survey debrief session with the Property Manager to share percentage of user responses, overall satisfaction levels, and identify opportunities for optimization.

Occupant surveys can also be an added value to the BOMA BEST and LEED EBOM building operational certification programs.

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Green Building Certification

BOMA BEST Certification

BOMA BEST is the Canadian industry standard for commercial building sustainability certification, which is based on the internationally recognized and accepted [Green Globes™](#) environmental assessment platform. It is a unique, voluntary, national program designed to assess environmental performance and management of existing buildings, and is offered by the [Building Owners and Managers Association of Canada](#) (BOMA Canada) as a service to all commercial building owners and managers across Canada.

Light House will work with you to obtain your desired level of BOMA Canada's BOMA Building Environmental Standards (BOMA BEST) certification. For more information: www.bomabest.com.

LEED Existing Buildings Operations and Maintenance (EBOM)

Since 2002, LEED Canada has been redefining the way we think about the places where we live, work and learn. Leadership in Energy and Environmental Design (LEED) is a third-party certification program and an internationally accepted benchmark for the design, construction and operation of high performance buildings.

Light House will work with you to obtain your desired level of Canada Green Building Council's LEED EBOM certification. For more information: www.cagbc.org.