

Small Business Offering

Facility Type Guide

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Section 1. Purpose of Document

Selecting the correct facility type for your project is important when estimating kWh savings for the customer. This guide is meant to assist you in this selection process. When selecting the facility type on the Mobile Assessment Tool for small business Service Providers keep these descriptions in mind and choose the one that best fits the customer. This document contains all of the options currently available for selection in the Mobile Assessment Tool.

Section 2. Facility Types

2.1 ARTS/RECREATION/COMMUNITY CENTER

'Arts/Recreation/Community Center' applies to public locations where members of a community tend to gather for group activities, social support, public information, and other purposes.

2.2 AUTO DEALERSHIP

'Auto Dealership' applies to facility space used for the retail sale of new or used cars or other vehicles.

The total gross floor area should include all supporting functions such as kitchens and break rooms used by staff, storage areas (refrigerated and non-refrigerated), and administrative areas.

2.3 CHILDCARE/PRE-SCHOOL

'Childcare/Pre-School' applies to any building providing childcare to pre-kindergarten age children.

2.4 COLLEGE

'College' applies to any facility space used for higher education. This may include any of the following buildings: administrative headquarters, residence halls, athletic and recreation facilities, laboratories, etc.

The total gross floor area should include all supporting functions such as kitchens used by staff, lobbies, atria, conference rooms and auditoria, fitness areas for staff, storage areas, stairways, elevator shafts, etc.

2.5 COMMERCIAL REAL ESTATE

'Commercial Real Estate' applies to real estate (buildings or land) intended for business purposes to generate profit through rental income or capital gain.

The total gross area should include all supporting functions such as kitchens and break rooms used by the staff, storage areas, administrative areas, elevators, stairwells, and so on.

2.6 CONVENIENCE STORE

'Convenience Store' applies to facility space used for the retail sale of a limited selection of food and beverage products.

The total gross floor area should include all supporting functions such as kitchens and break rooms used by staff, storage areas (refrigerated and non-refrigerated), and administrative areas.

2.7 DRUG STORE

'Drug Store' applies to facility space used for the retail sale of pharmaceutical products, toiletries, and a limited selection of food and beverage products.

The total gross floor area should include all supporting functions such as kitchens and break rooms used by staff, storage areas (refrigerated and non-refrigerated), and administrative areas.

2.8 ELEMENTARY SCHOOL

'Elementary School' applies to a school serving children in any grades from Kindergarten through sixth grade.

The total gross floor area should include all supporting functions such as administrative space, conference rooms, kitchens used by staff, lobbies, cafeterias, gymnasiums, auditoria, laboratory classrooms, portable classrooms, greenhouses, stairways, atria, elevator shafts, small landscaping sheds, storage areas, etc.

2.9 FITNESS CENTER

'Fitness Center' applies to establishments dedicated to offering health, recreational, and social facilities focusing on exercise, sports, and other physical activities.

2.10 FUNERAL HOME

'Funeral Home' applies to establishments dedicated to funeral and memorial services.

2.11 GARAGE/GARAGE (24/7 LIGHTING)

'Garage' applies to unconditioned spaces either attached or detached from the primary building envelope that are not used for living space. 'Garage (24/7 Lighting)' should be selected when the lights in the garage are generally on 24 hours a day for seven (7) days each week.

2.12 GROCERY STORE

'Grocery Store' applies to facility space used for the retail sale of food and beverage products. It should not be used by restaurants.

The total gross floor area should include all supporting functions such as kitchens and break rooms used by staff, storage areas (refrigerated and non-refrigerated), administrative areas, stairwells, atria, lobbies, etc.

2.13 HEALTHCARE CLINIC

'Healthcare Clinic' applies to a facility space used to provide diagnosis and treatment for medical, dental, or psychiatric outpatient care.

Gross floor area should include all space within the building(s) including offices, exam rooms, laboratories, lobbies, atriums, conference rooms and auditoriums, employee break rooms and kitchens, rest rooms, elevator shafts, stairways, mechanical rooms, and storage areas.

2.14 HIGH SCHOOL/MIDDLE SCHOOL

'High School/Middle School' applies to facility space used as a school building for seventh (7th) through twelfth (12th) grade students. This does not include college or university classroom facilities and laboratories, vocational, technical, or trade schools.

The total gross floor area should include all supporting functions such as administrative space, conference rooms, kitchens used by staff, lobbies, cafeterias, gymnasiums, auditoria, laboratory classrooms, portable classrooms, greenhouses, stairways, atria, elevator shafts, small landscaping sheds, storage areas, etc.

2.15 HOSPITAL

'Hospital' applies to a general medical and surgical hospital (including critical access hospitals and children's hospitals) that is either a stand-alone building or a campus of buildings. Spaces more accurately characterized as a Healthcare Clinic should use that definition. The definition of Hospital accounts for all space types that are located within the Hospital building/campus, such as medical offices, administrative offices, and skilled nursing.

The total floor area should include the aggregate floor area of all buildings on the campus as well as all supporting functions such as: stairways, connecting corridors between buildings, medical offices, exam rooms, laboratories, lobbies, atria, cafeterias, storage areas, elevator shafts, and any space affiliated with emergency medical care, or diagnostic care.

2.16 HOTEL/MOTEL (COMMON/GUEST)

'Hotel/Motel' applies to buildings that rent overnight accommodations on a room/suite basis, typically including a bath/shower and other facilities in guest rooms. Hotel/Motel does not apply to fractional ownership properties such as condominiums or vacation timeshares. Hotel/Motel properties should be owned by a single entity and have rooms available on a nightly basis. 'Hotel/Motel (common)' specifically applies to all the common areas open to guests of the hotel such as the lobby, corridors and stairways, and other spaces that may have continuous or large lighting and HVAC hours. 'Hotel/Motel (guest)' specifically applies to the guest rooms of the hotel or motel. These spaces are occupied intermittently.

2.17 LAUNDROMAT

'Laundromat' applies to facility spaces where clothes are washed and dried using self-service washers and dryers intended for public use.

The total gross floor area should include all supporting functions such as break rooms, storage areas, etc.

2.18 LOW-USE SMALL BUSINESS

'Low-Use Small Business' applies to any business type with low (<3000) operating hours (provided as option in lighting measures).

2.19 MANUFACTURING FACILITY

'Manufacturing Facility' applies to buildings that are dedicated to manufacturing activities. This includes light industry buildings characterized by consumer product and component manufacturing and heavy industry buildings typically characterized by a plant that includes a main production area that has high-ceilings and contains heavy equipment used for assembly line production.

2.20 MISCELLANEOUS

'Miscellaneous' applies to spaces that do not fit clearly within any other categories.

2.21 OFFICE (LOW RISE/ >5 FLOORS)

'Office' applies to facility spaces in buildings used for general office, professional, and administrative purposes. Office buildings with four floors or less should use the 'Office (Low Rise)' option while those with five or more floors should use the 'Office (>5 Floors)' option.

The total gross floor area should include all supporting functions such as kitchens used by staff, lobbies, atria, conference rooms and auditoria, fitness areas for staff, storage areas, stairways, elevator shafts, etc.

2.22 RELIGIOUS BUILDING

'Religious Building' applies to buildings that are used as places of worship. This includes churches, temples, mosques, synagogues, meetinghouses, or any other buildings that primarily function as a place of religious worship.

Gross floor area should include all areas inside the building that includes the primary worship area, including food preparation, community rooms, classrooms, and supporting areas such as restrooms, storage areas, hallways, and elevator shafts.

2.23 RESTAURANT

'Restaurant' is a subcategory of Retail/Service space that is used to provide commercial food services to individual customers, and includes kitchen, dining, and common areas.

2.24 RETAIL

'Retail' applies to facility space used to conduct the retail sale of consumer product goods. Stores must use less than 30,000 square feet and have an exterior entrance to the public. Retail segments excluded under this definition are: Grocery, Convenience Stores, Automobile Dealerships, and Restaurants.

The total gross floor area should include all supporting functions such as kitchens and break rooms used by staff, storage areas, administrative areas, elevators, stairwells, etc.

2.25 VACANT BUILDING

'Vacant Building' applies to a building that has been unoccupied, abandoned, or empty for a certain period of time with the intention of being operational soon for any business type with low operating hours (<3000).

2.26 WAREHOUSE

'Warehouse' applies to unrefrigerated or refrigerated buildings that are used to store goods, manufactured products, merchandise or raw materials.

The total gross floor area of Refrigerated Warehouses should include all temperature controlled area designed to store perishable goods or merchandise under refrigeration at temperatures below 50 degrees Fahrenheit. The total gross floor area of Unrefrigerated Warehouses should include space designed to store non-perishable goods and merchandise. Unrefrigerated warehouses also include distribution centers. The total gross floor area of refrigerated and unrefrigerated warehouses should include all supporting functions such as offices, lobbies, stairways, rest rooms, equipment storage areas, elevator shafts, etc. Existing atriums or areas with high ceilings should only include the base floor area that they occupy. The total gross floor area of refrigerated or unrefrigerated warehouse should not include outside loading bays or docks. Self-storage facilities, or facilities that rent individual storage units, are not eligible for a rating using the warehouse model.

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