How Usage Gets from Measurabl Into the SFDR PAIs Export

Legend

- Effect
- Question with branching outcomes
- Fact contributes to Question 19 Energy
- Fact contributes to Question 18 Carbon
- Starting point
- Workflow ended without writing to the report
- Workflow ended after writing to the report

Hierarchy of objects

Report
  Building
    Space
      Meter
        Reading
          Usage day

Example characteristics of a usage day

2 kWh of electric usage
Meter is not on-site renewable
Meter was active during the day the usage occurred
Meter is assigned to a single Tenant space
Meter is not also assigned to a Common Area space
Meter is not also assigned to an EV Charging space
Meter is not also assigned to Exterior Area
Assigned space is 2,000ft²
Building is 20,000ft²
Building is owned, not leased

Start

For each day's worth of usage on a meter on a building (usage day)...

Is the building owned, not leased? — No → End

Was the building owned for at least 1 day during the reporting period? — No → End

Did the usage day occur during the reporting period? — No → End

Did the usage day occur on/between the building's bought and sold dates? — No → End

Yes →

Energy consumption intensity denominator: Building area added, if not already

Energy consumption intensity numerator: Usage added

The usage's emissions are tabulated by multiplying the usage against the emissions factor for the use type, region, and year.

The emissions are normalized by multiplying them against the % ownership of the building.

If the meter is on-site fully renewable, emissions are 0.

Off-site fully and partial renewables still count as full-emissions according to location-based methodology used for SFDR.

Which category of usage?

- Electric or District → Usage will contribute to Scope 2/3 emissions.
- Fuel → Usage will contribute to Scope 1/3 emissions.

Scope 2/3 path:

Is the meter assigned only to Exterior Area? — Yes → (GHG emissions: Scope 2)

No → Is the meter assigned only to EV Charging spaces? — Yes

No → What kind of spaces does the meter serve?
- Whole Site or Only Common Area → GHG emissions: Scope 2: Emissions added
- Both Common Area and Tenant → Served Common Area spaces are split out from Tenant spaces. The usage is prorated between the Common Area and Tenant split spaces based on the split spaces' areas. The usage is transformed separately. — Common Area → GHG emissions: Scope 2 ; Tenant → GHG emissions: Scope 3
- Only Tenant → GHG emissions: Scope 3

If a meter is assigned to Exterior Area and another kind of space that has floor area, the usage is unable to be prorated between the Exterior and the other spaces because Exterior doesn't have associated floor area. Thus the Exterior usage is washed out, and all of the usage is attributed to the space with floor area.

The same is true for meters assigned to EV Charging spaces plus spaces with area.

Scope 1/3 path:

Is the meter assigned only to Exterior Area? — No → Is the meter assigned only to EV Charging spaces? — No → What kind of spaces does the meter serve?
- Whole Site or Only Common Area → GHG emissions: Scope 1
- Both Common Area and Tenant → Served Common Area spaces are split out from Tenant spaces. The usage is prorated between the Common Area and Tenant split spaces based on the split spaces' areas. The usage is transformed separately. — Common Area → GHG emissions: Scope 1 ; Tenant → GHG emissions: Scope 3
- Only Tenant → GHG emissions: Scope 3

Yes →

GHG emissions: Scope 2: Emissions added

GHG emissions: Scope 3: Emissions added → End

GHG emissions: Scope 1: Emissions added