A comparison between two urban-scale methods for the assessment of heat energy demand and photovoltaic potential in New York City, USA

Presentation for:

European International Conference on Transforming Urban Systems (EICTUS)

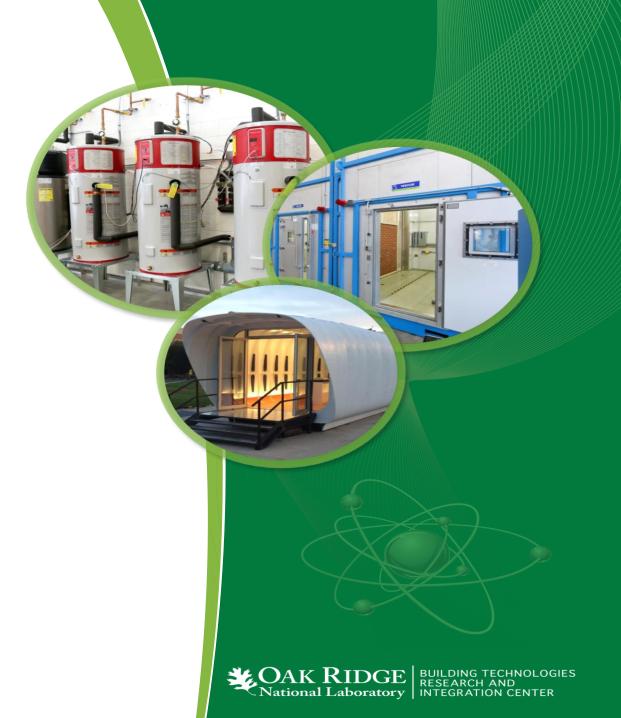
University of Strasbourg, France

Presented by: **Ahmed Hussein** Center for Sustainable Energy Technology Univ. of Applied Sciences Stuttgart, Schellingstrabe, Germany

Joshua New, Ph.D., C.E.M., PMP, CMVP, CSM Building Technologies Research & Integration Center Subprogram Manager, Software Tools & Models Oak Ridge National Laboratory, Oak Ridge, TN U.S.A.

June 26-28, 2019

ORNL is managed by UT-Battelle for the US Department of Energy



Joshua New, Ph.D., C.E.M., PMP, CMVP, CSM

Career

- 2009+ Oak Ridge National Laboratory, R&D staff
 - ETSD, Building Technology Research & Integration Center (BTRIC), Building Envelope & Urban Systems Research Group (BEUSR)
 - Urban Dynamics Institute, Resiliency Team member
- 2012+ The University of Tennessee, Joint Faculty

Education

- The University of TN, (2004-2009), Knoxville; Ph.D. Comp. Sci.
- Jacksonville State University, AL (1997-2001, 2001-2004)
 M.S. Systems&Software Design, double-B.S. Computer Science and Mathematics, Physics minor

Professional Involvement

- IEEE, Senior Member (top 8%)
- ASHRAE, defines international building codes
 - TC1.5, Computer Applications, Voting member and officer
 - TC4.2, Climatic Information, Voting member and officer
 - SSPC169, Weather Data for Building Design Standards (24% of page count of building code), Voting member
 - TC4.7, Energy Calculations, Voting member and officer
 - SSPC140 and ASHRAE Guideline 14 involvement

Certifications

- AEE, Lifetime Member
 - Certified Energy Manager
 - Certified Measurement & Verification Professional
- PMI, Member
 - Project Management Professional
- Certified Scrum Master

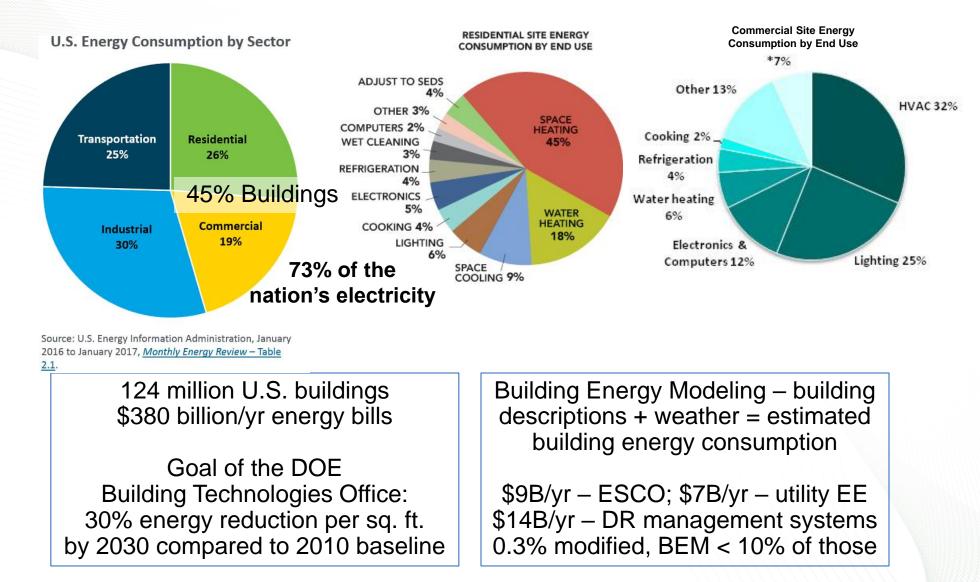
Artificial Intelligence

President's <u>National S&T Council</u>'s <u>Machine</u> <u>Learning and Artificial Intelligence</u> Subcommittee's <u>Artificial Intelligence Consortium</u>



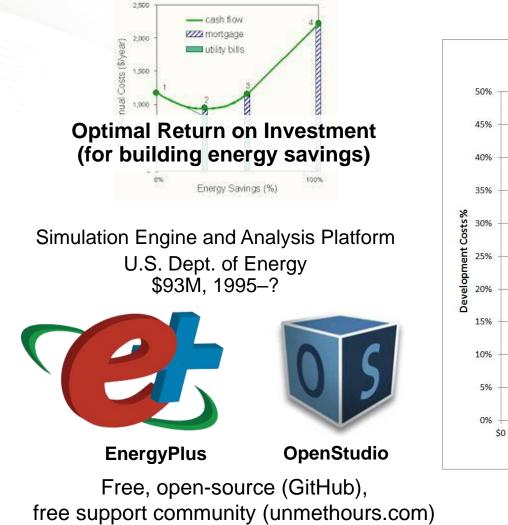


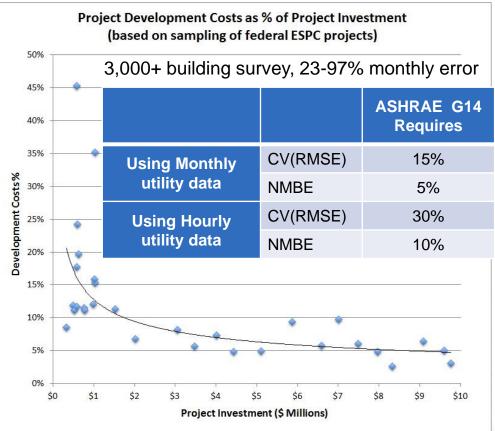
Energy Consumption and Production





Building Energy Modeling





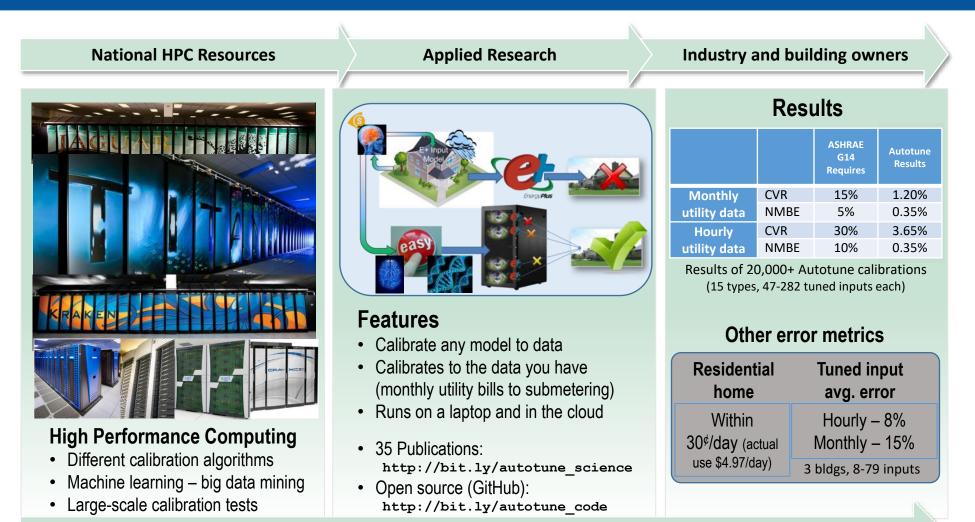


HPC scalability for desktop software

		CPU	Wall-clock	Data	EnergyPlus
	Titan is the world's	Cores	Time (mm:ss)	Size	Simulations
	fastest buildings	16	18:14	5 GB	64
	energy model (BEM) simulator	32	18:19	11 GB	128
		64	18:34	22 GB	256
	>500k building	128	18:22	44 GB	512
	 >500k building simulations in <1 hour 130M US buildings could be simulated in 2 weeks 	256	20:30	88 GB	1,024
		512	20:43	176 GB	2,048
		1,024	21:03	351 GB	4,096
		2,048	21:11	703 GB	8,192
		4,096	20:00	1.4 TB	16,384
		8,192	26:14	2.8 TB	32,768
		16,384	26:11	5.6 TB	65,536
	8M simulations of	32,768	31:29	11.5 TB	131,072
	DOE prototypes	65,536	44:52	23 TB	262,144
	(270 TB)	131,072	68:08	45 TB	524,288
				777777	

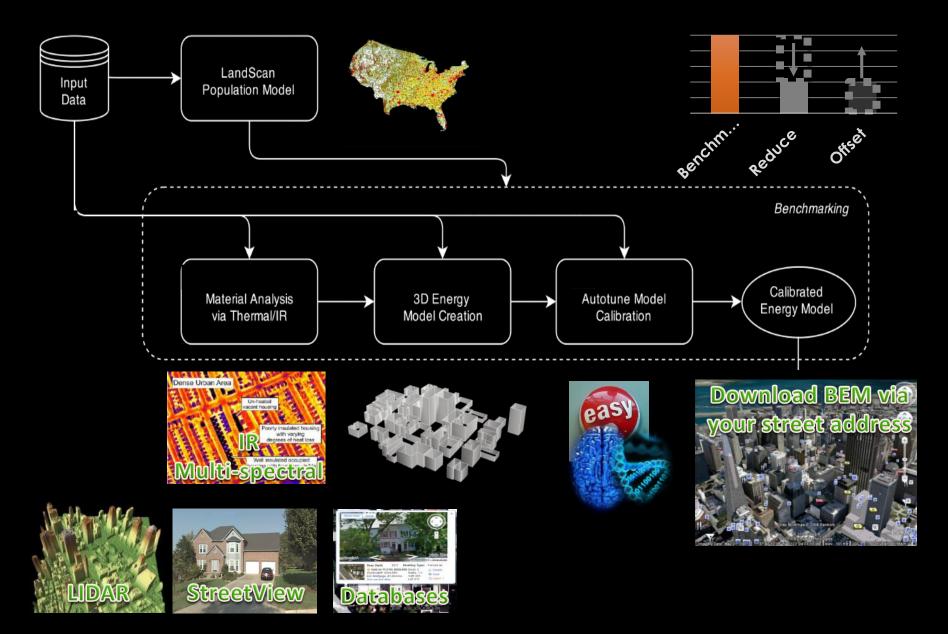


Calibration Performance – automated M&V



Leveraging HPC resources to calibrate models for optimized building efficiency decisions

Model America 2020 – BEM for every U.S. building



Acknowledgements

- U.S. Department of Energy
- National Nuclear Security Administration
- Oak Ridge National Laboratory
- Building Technologies Office
- Office of Electricity







What matters and how much?

- 100+ page internal report NDA/OUO
 - New, Joshua R., Hambrick, Joshua, and Copeland, William A. (2017). "Assessment of Value Propositions for Virtual Utility Districts: Case Study for the Electric Power Board of Chattanooga, TN." ORNL internal report ORNL/TM-2017/512, December 15, 2017, 107 pages.
- Sensitivity analysis for all building types
 - 80% of commercial buildings 16 climate zones, 16 building types, averaging 5.75 vintages
 - 281-4,617 building descriptors (e.g. thermostat, insulation level) were modified

	Small Office	Outpatien t	Large Office	Medium Office	Hospital	Warehous e	Small Hotel	Large hotel
Inputs	458	3483	1072	760	1955	333	1823	887
	Stri p	Retail	Quick Service	Full Service	Mid Rise	High Rise	Secondary	Primary
	Mall		Restaurant	Restaurant	Apt	Apt	School	School
Inputs	800	438	281	286	1464	4617	1621	1051

- Fractional Factorial (FrF2) resolution IV statistical design of experiments
- Summarize 768 lists of impactful variables
 - 254,544 annual simulations were completed on the nation's fastest supercomputer (Titan)
 - 216 Excel spreadsheets were created listing the energy and demand impacts of each building property
- Quantify Most Important Building Parameters
 - Top 10 annual <u>energy (kWh)</u> and <u>demand/peak-shaving (kW)</u> variables for each of the 16 building types

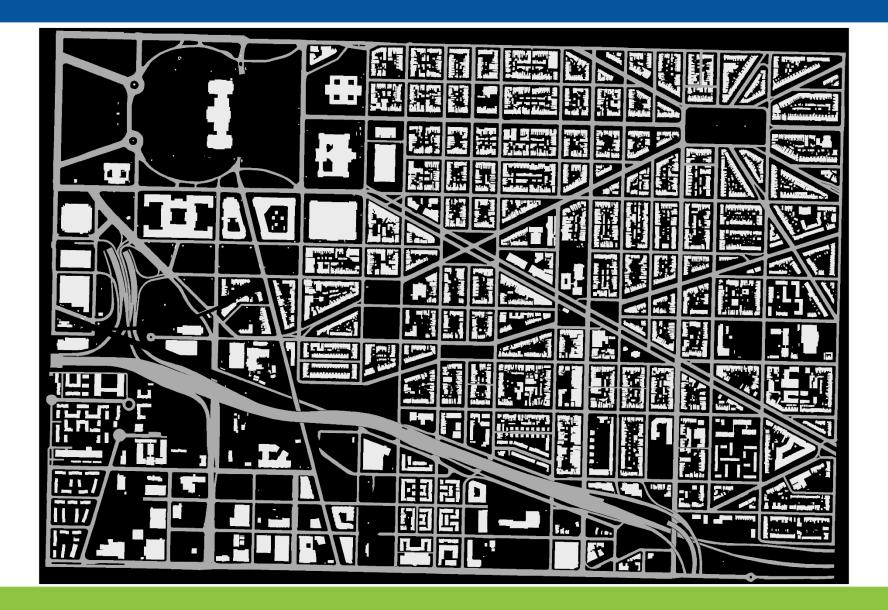
Data Sources

- Database and image sources for urban model generation
 - Satellite and airborne imagery
 - Cartographic data
 - Ground level images

- Elevation data
- Building information databases
- 3D building model databases

	Short Title
Summary	Satellite imagery, including panchromatic and multispectral images
Data type	Image
Company	
Website	
Temporal resolution	Cities - 3-11 times per week
Spatial resolution	0.3 m
Measure accuracy	
Cost	\$11 per sq. km
Format	GeoTiff
Mapping to building input	Building footprints
variables	
Mapping to area properties	Vegetated areas, road surface, buildings, parking lots
Mapping to material properties	Road pavement materials (e.g., concrete, asphalt), parking lots (e.g., gravel, soil)
Coverage of US	Over 10 million km ² of coverage of the contiguous US
Orientation	Aerial
Existing internal software	N/A
Existing expertise	Remote sensing data analysis tool
Restrictions	N/A
Comments	

Manual Segmentation of DC



Automatic Road Extraction



Automatic Building Footprint Extraction

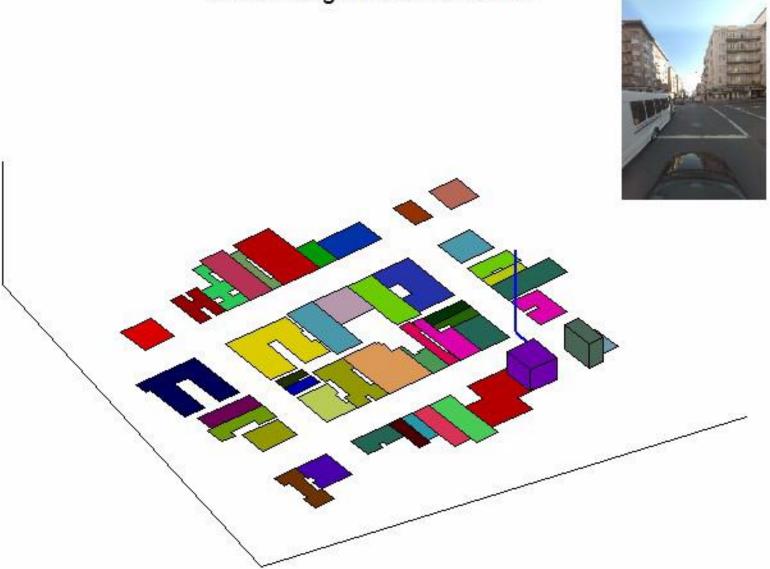
Algorithm: Deep Learning extended and using GPUs for fast building footprint and area extraction over large geographical areas.



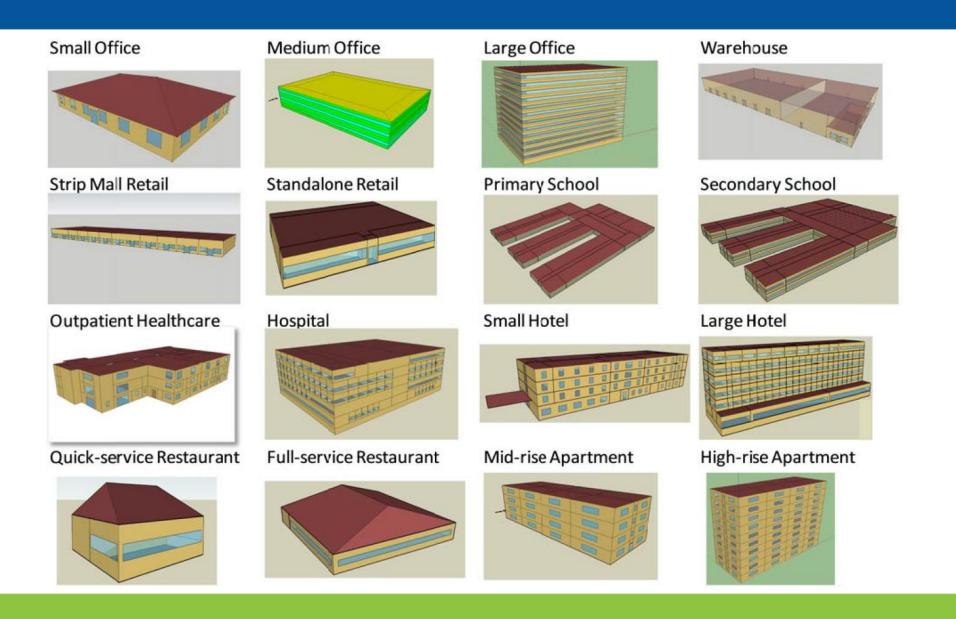
Multi-company Competition Precision/Recall – 30/35; Current Precision/Recall – 60+/60+

Processing Street-Level Imagery – Jiangye Yuan

3D Building Model Generation



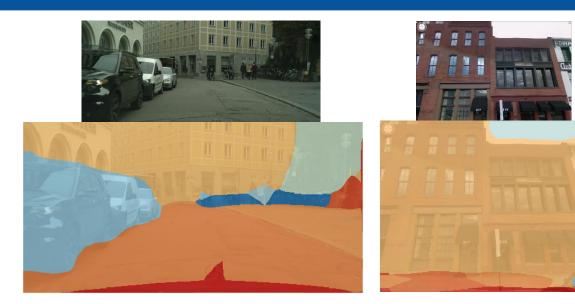
Prototype Buildings



Street-level imagery (Lexie Yang)

Façade Type

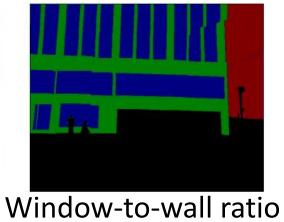


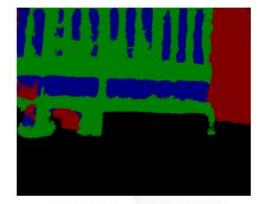


Windows (blue) Façade (green) Street/open (black) Other building (red)



Input image

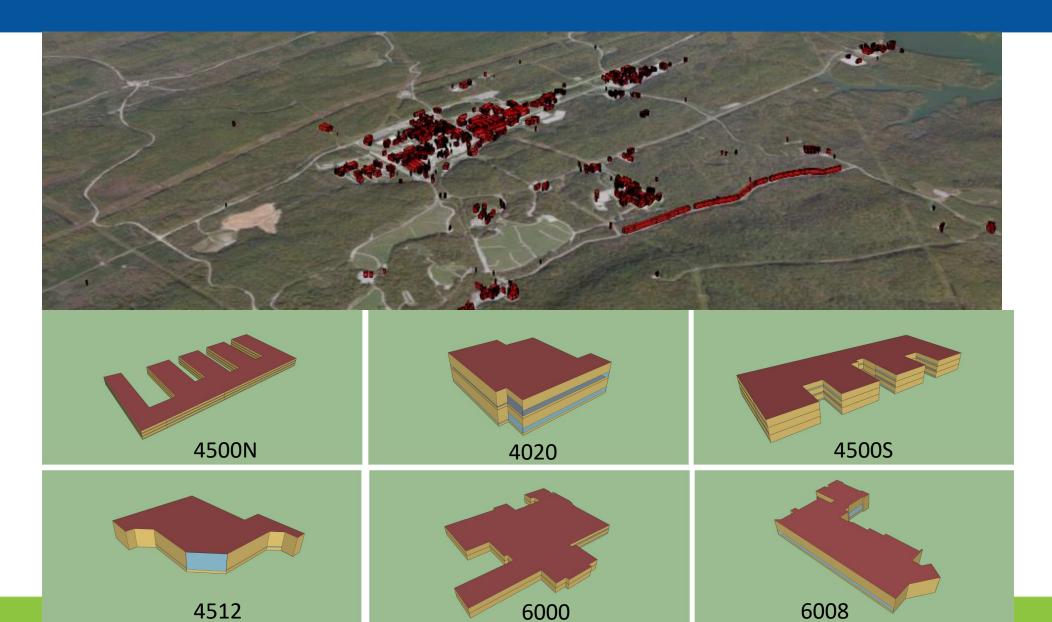




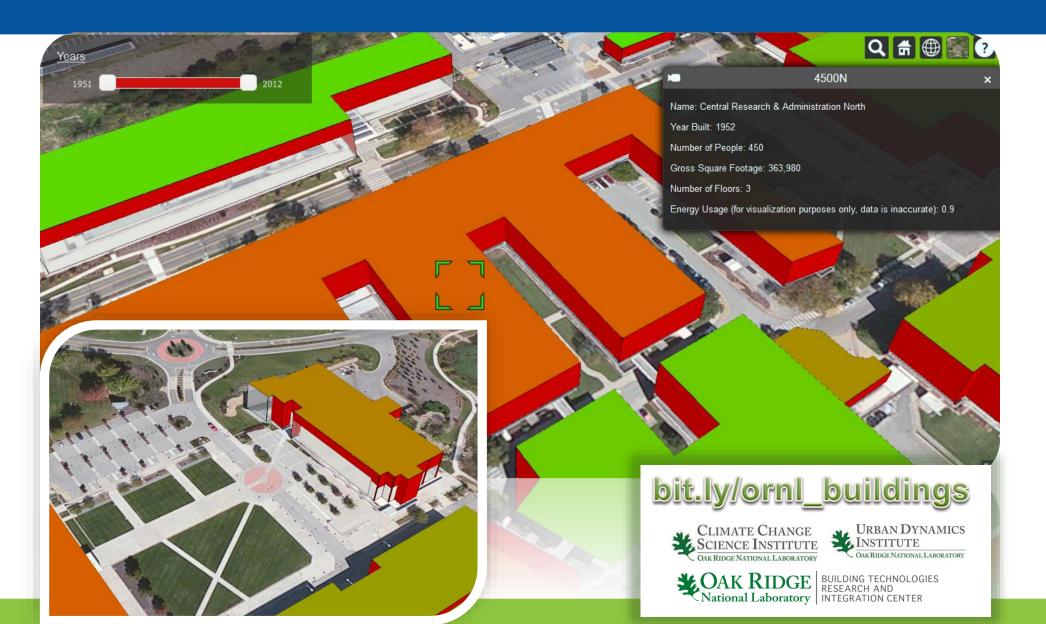
VVINCOW-TO-Wa Ground truth

Model output

Oak Ridge National Laboratory



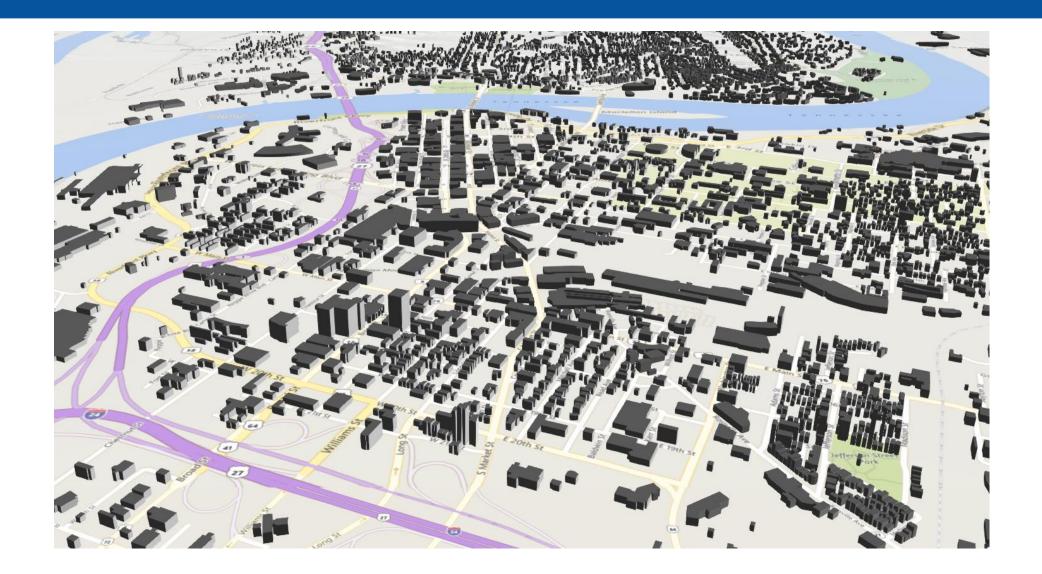
Oak Ridge National Laboratory (interactive)



The University of Tennessee (2 days)



Chattanooga, TN (100,000+ buildings)



The AutoBEM technology "axe"

135,481 building models have been created and matched to EPB's PremiseID Limitations: limited building types, not calibrated, will improve quarterly QA/QC: will show how close our simulations are to 15-min data

2.3 million EnergyPlus building energy models using AutoBEM technology, Titan, cloud, and local servers to produce and analyze 13 TB of simulation data.

- 1. Generate baseline building OpenStudio (1.5-3h Amazon, 30h internal)
- 2. Run ECM measures OS Measure (30 mins AWS, 2h internal), Custom (1m AWS, 5m intl.)
- 3. Copy data to Titan 1 min (1.2GB tar.gz)
- 4. Submit to Titan 0-2 hours in queue
- 5. EnergyPlus simulation time 30-45 mins (5mins/sim = 1.4 years to simulate EPB on 1 core)
- 6. Data transfer 40 mins (160GB tar.gz)
- 7. Uncompress 10-15 mins
- 8. Reformat data 20-30 mins
- 9. Analysis 5-10 mins

Time for creation, annual simulation, and analyzing "all" EPB buildings 6.5 hours (6.1h –36.5h)

Use Case - Scenarios

 Preliminary building-specific estimates of energy, demand, and cost savings totaling \$11-\$35 million per year based on 9 scenarios prioritized by EPB.

1. Peak Rate Structure

- 1. Scenario #1a, Peak contributions for each building
- 2. Scenario #1b, Cost difference, in terms of dollars per year, for all building

2. Demand Side Management

- 1. Scenario #2a, Monthly peak demand savings, annual energy savings, and dollar savings based on rate structure for all buildings.
- 2. Scenario #2b, Location-specific deferral of infrastructure cost savings potential

3. Emissions

1. Scenario #3a, Emissions footprints for each building

4. Energy Efficiency

- 1. Scenario #4a, Optimal retrofit list of independent ECMs
- 2. Scenario #4b, Optimal retrofit package of dependent ECMs

5. Customer Education

- 1. Scenario #5a, Percentile ranking of each building's EUI by building type and vintage
- 2. Scenario #5b, Monthly peak demand savings, annual energy savings, and dollar savings based on rate structure for all buildings compared to AMY weather file scenario.

1a – Peak contribution percentile by type



Virtual EPB – interactive results

Andrew Torrest	60246	×
The second s	ID	60246
	DOE Building Type	SmallOffice
	Num Floors	3
The second second second	Percentile	87.70 %
	Estimated wholesale vs retail cost	\$ 9797.07
	CO2 emissions	222052.32 lbs/year
	Smart Thermostat - 4F cost savings	\$ 1316.61
	Smart Thermostat - 8F cost savings	\$ 2325.84
	TMY->AMY Smart Thermostat - 4F cost savings	\$ 204.99
	TMY->AMY Smart Thermostat - 8F cost savings	\$ 103.41
	HVAC Efficiency ECM	\$ 1291.79
	Gas HVAC ECM	\$ 4276.69
	Gas Water Heater ECM	\$ 725.58
60246	Heat Pump Water Heater ECM	\$ 476.95
	Insulation ECM	\$ 736.27
	Infiltration ECM	\$ 1577.50
	Lighting ECM	\$ 2898.95

Virtual NYC – interactive results

	1/2	Bldg_122	10017046	
	ECM	Annual Electricity/Savings	Jan Demand/Savings	Feb Demand/Sa
Service States (States)	Baseline	41282530.14 kWh	8463.14 kW	8426.13 kW
	Change Elec Base COP	0.09 kWh	155.27 kW	3232.78 kW
	Change Lighting Power Density	2796916.23 kWh	975.65 kW	3597.39 kW
	Change Roof Insulation	688072.96 kWh	267.15 kW	3348.45 kW
	Change to Elec Water Heater	-24140.75 kWh	152.50 kW	3230.01 kW
	Change to Gas Water Heater	0.09 kWh	155.27 kW	3232.78 kW
	Change Space Infiltration	411236.67 kWh	176.59 kW	3436.11 kW
And the second s	Smart Thermostat	14573.47 kWh	155.27 kW	4155.11 kW
Jores we want of which we see a set back of the set of	man to the	Cot the solution of the solution	NOSONH SED	any upot

Virtual NYC – interactive results

Savings across 152 buildings

E=energy (MWh), D=demand (kW), [min,avg,max]

- **1.** Smart thermostat **2.2C (4F)** pre-condition E=[-72, 1.4, 525] D=[-938, 918, 13907]
- **2.** Natural gas water heater (80% efficient) E=[0, 0, 0] D=[0, 772, 13907]
- **3.** Heat pump water heater (COP 2.2) E=[-184, -16.4, -2] D=[-30, 768, 13853]
- **4.** HVAC Efficiency (COP_H 3.55 and COP_C 3.3) E=[0, 0,0] D=[0, 772, 13908]
- **5.** Lighting Efficiency (0.85 W/ft²) E=[77, 784, 6757] D=[23, 999, 14410]
- **6.** Infiltration (reduce 25%) E=[40, 774, 4648] D=[-0.8, 840, 14020]
- **7.** Insulation (R16.12 to R28.57) E=[12, 204, 1600] D=[1.9, 817, 13928]

building_id	Elec_savings (kWh)	Jan (kW)	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1221000024	7 -25559.37	5852.94	4309.38	5366.97	6592.65	4262.77	870.72	457.84	431.46	2406.69	6587.84	6630.63	6242.57
1221000046	9 -721.30	25.08	89.07	156.48	6.73	26.60	168.46	150.48	4.51	7.44	6.22	6.39	12.52
1221000051	8 -2701.65	7.76	1762.35	3394.86	22.85	550.36	2560.03	2263.61	2697.12	709.85	75.10	74.33	0.00
12210000994	4 -8481.05	1055.41	905.72	990.42	1474.41	848.47	196.65	194.14	3.66	548.06	1276.96	1252.69	887.56
1221000115	5 -5736.16	5 1196.35	1000.11	1101.04	1673.10	954.47	222.70	215.54	216.98	671.15	1469.96	1418.45	973.81
1221000119	7 546.94	77.19	407.63	1004.80	8.67	143.51	888.66	830.73	901.23	227.86	8.38	69.38	0.00
1221000125	2 -42452.78	3 7440.43	5315.70	6722.96	8265.02	6113.35	511.76	625.95	1.15	4142.70	8232.69	7282.54	6572.38
1221000149	0 -905.68	8 8.48	39.99	177.69	8.06	30.01	16.00	155.19	158.46	81.12	3.35	0.64	3.88
1221000200	1 -16751.35	2353.22	1774.32	2166.91	3481.47	2139.86	229.42	419.27	3.45	1610.13	3238.90	2776.87	1857.80
1221000203	1 -1226.89	1.96	145.84	444.87	-0.66	9.45	-496.24	63.75	116.22	-111.25	10.52	49.65	0.00
1221000204	7 -692.42	22.52	99.76	370.75	9.39	64.11	347.40	349.46	382.89	179.84	11.41	3.25	0.00
1221000215	30.35	60.50	255.99	806.49	3.48	66.73	812.78	689.28	5.88	147.68	3.96	77.14	0.00
12210002629	9 -3701.09	882.04	839.96	797.77	1059.83	717.52	153.35	140.93	1.94	482.84	970.80	1050.46	741.97
1221000320	-28557.61	2563.00	2406.68	2510.02	2962.48	2202.89	357.32	419.56	410.43	1519.44	2886.95	3028.13	2298.47
12210003293	2 -1583.51	4.30	1311.22	2826.54	9.47	448.83	2200.25	1916.39	2278.23	611.96	56.75	85.90	0.00
1221000330	2 -5519.82	119.63	2140.16	4235.07	33.48	608.39	2922.95	2597.64	2876.36	866.10	103.19	9.61	0.00
12210003314	4 -5708.34	4.91	2444.18	3982.02	0.71	264.42	1733.69	315.91	49.63	393.20	12.85	158.36	0.00
1221000331	7 -3372.72	111.52	510.91	1173.94	9.19	255.62	1086.71	950.19	1091.03	408.28	31.76	9.90	0.00
1221000333	3 -1604.88	3 1.96	84.76	221.98	5.28	6.44	21.88	212.90	20.55	82.06	2.34	5.21	0.15
1221000334	5 -2131.77	5.41	1474.50	3019.75	11.03	474.57	2247.52	1996.23	2414.45	577.55	42.52	74.95	0.00
12210003350	-891.15	54.48	119.26	163.76	6.54	16.33	187.35	170.99	3.96	9.51	5.52	7.50	9.59
12210003354	4 -17125.51	4898.93	4556.63	4387.42	5461.75	3512.42	38.73	682.57	661.52	2552.29	5508.01	5809.67	4086.09
1221000336	1 -1214.74	9.77	58.91	210.65	0.63	6.87	-5.49	191.78	204.65	97.66	2.19	1.29	0.45
1221000337	9 759.09	63.94	308.85	797.63	4.71	97.05	791.79	701.29	669.47	6.47	4.73	63.31	0.00
1221000338	3 2626.09	118.49	681.87	1367.29	25.09	224.15	1207.86	1043.81	2.29	341.70	64.43	95.22	0.00
1221000366	1 -42.89	7.47	88.91	223.08	6.93	15.57	232.71	212.10	5.81	1.05	10.39	4.12	0.09
1221000379	1 -676.58	3 1.83	108.79	273.89	4.62	-0.71	266.11	11.88	10.69	51.54	12.46	30.17	0.21
1221000411	5 2116.15	22.16	265.01	744.60	3.08	96.42	759.76	510.54	57.95	57.73	6.83	49.82	0.00
1221000420	5 1070.38	8 82.79	545.31	1222.73	3.25	160.14	1072.99	873.94	14.49	48.06	8.56	99.29	0.00
1221000422	3 380.10	38.15	95.93	354.41	15.05	76.17	337.95	319.08	361.81	192.99	36.14	1.04	0.00
1221000440	6 -2142.06	5 123.81	557.33	1385.46	15.95	278.12	1199.00	1104.96	1282.00	403.57	12.01	11.16	0.00

Discussion

HPC Tools for Modeling and Simulation Capturing building energy consumption

OAK RIDGE

onal Laboratory

Ahmed Hussein

Center for Sustainable Energy Technology Univ. of Applied Sciences Stuttgart, Schellingstrabe, Germany

Joshua New, Ph.D., CEM, PMP, CMVP, CSM BTRIC, Software Tools & Models Oak Ridge National Laboratory

newjr@ornl.gov

Center for Sustainable Energy Technology - zafh.net

Hussein, Ahmed, M.Sc., B.Sc.

Career

- 2017- Center for Sustainable Energy Technology zafh.net
 - Urban development and planning research group, institute of applied research. Urban modeling and simulation with innovative district heating/cooling
 - Active contribution to Annex 70 collaborative network and the H2020 Eu-funded project of FLEXYNETS
- 2016-2017 The Cooperative University of Mannheim
 - Electrochemical hydrogen compression and separation
 - Studying the degradation of PEM-fuel cell components in automotive applications and emobility
- 2013-2014 The German Aerospace Center
 - Innovative thermal management of HT-PEM fuel cell stacks in automotive applications
- 2012-2013 MT-Energie GmbH and Hinneburg GmbH
 - Anaerobic digestion of biodegradable wastes for sustainable biogas production
 - Development of patented biological reactors for the production of biohydrogen

Education

- The University of Applied Sciences Offenburg, Germany, (2011-2014), M.Sc. Energy Conversion and Management
- Alexandria University, Egypt, (2005-2010), B.Sc. Mechanical Engineering

Professional Involvement

- SAE active member
- Active reviewer for more than 10 journals, e.g. Energy and Buildings, JUEE, etc.
- Part-time ocean life and climate conservationist (Project AWARE foundation, Coral Reef Alliance, World Wildlife Federation WWF)



Research Center for Sustainable Energy Technology - zafh.net

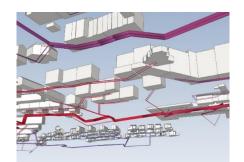


SimStadt – 3D Urban Energy Simulation Platform

- Designed to serve city planners, engineering bureaus and energy suppliers
- Based on the open standard format of CityGML with modular features
- Capable of performing photovoltaic/solar potential analysis, heat demand/environmental analysis with/without refurbishment strategy and district heating network analysis for city districts, whole cities and regions
- Extensible to include future planning and operation scenarios





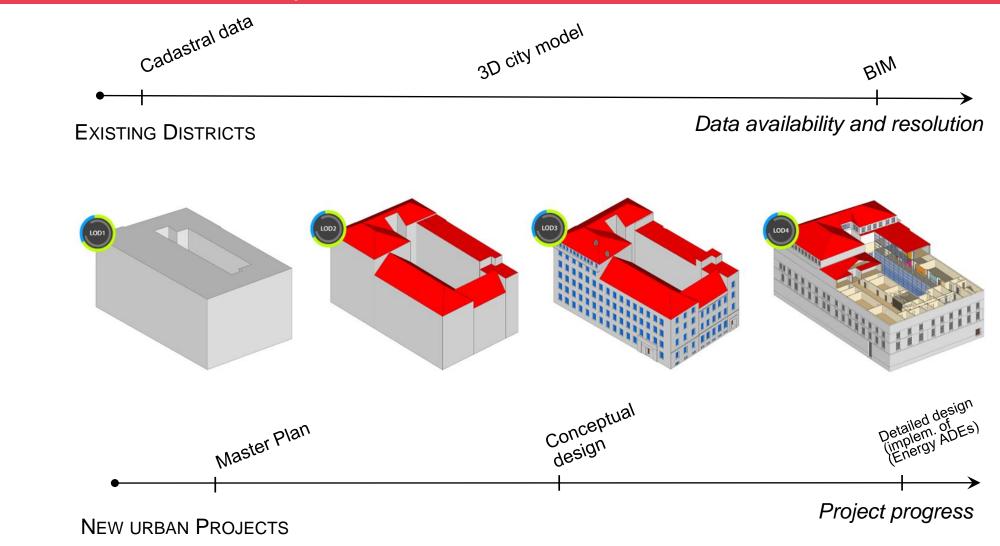


Heat Demand Calculation and Visualization

- Monthly energy balance according to DIN V 18599 (ISO 13790)
- Low data requirements: 3D city model, building age and building function
- Results: heat demand and energy reference area per building / city district, heat density map etc.

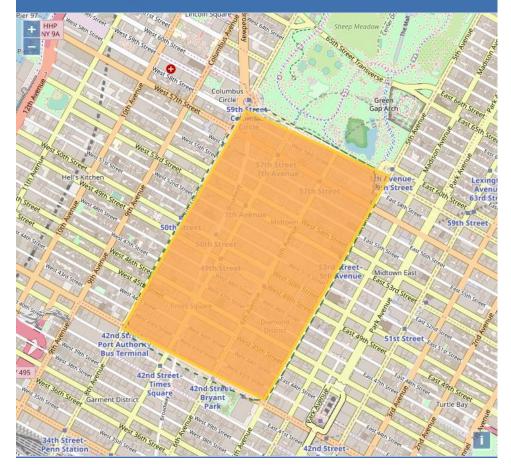


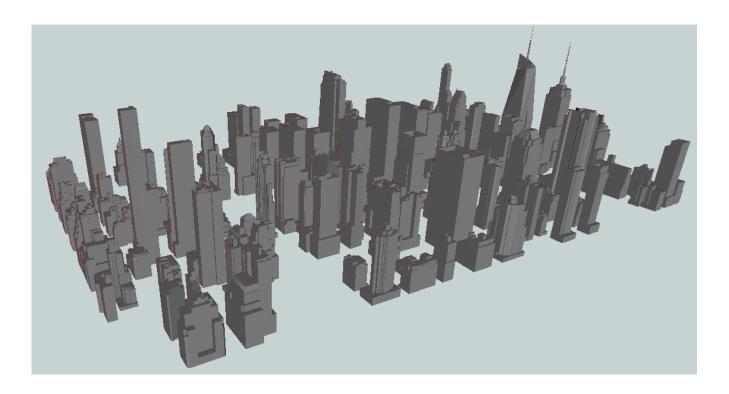
Levels of Detail in Virtual 3D City Models



Region Chooser Tool for CityGML files' Export

Simstadt Region Chooser





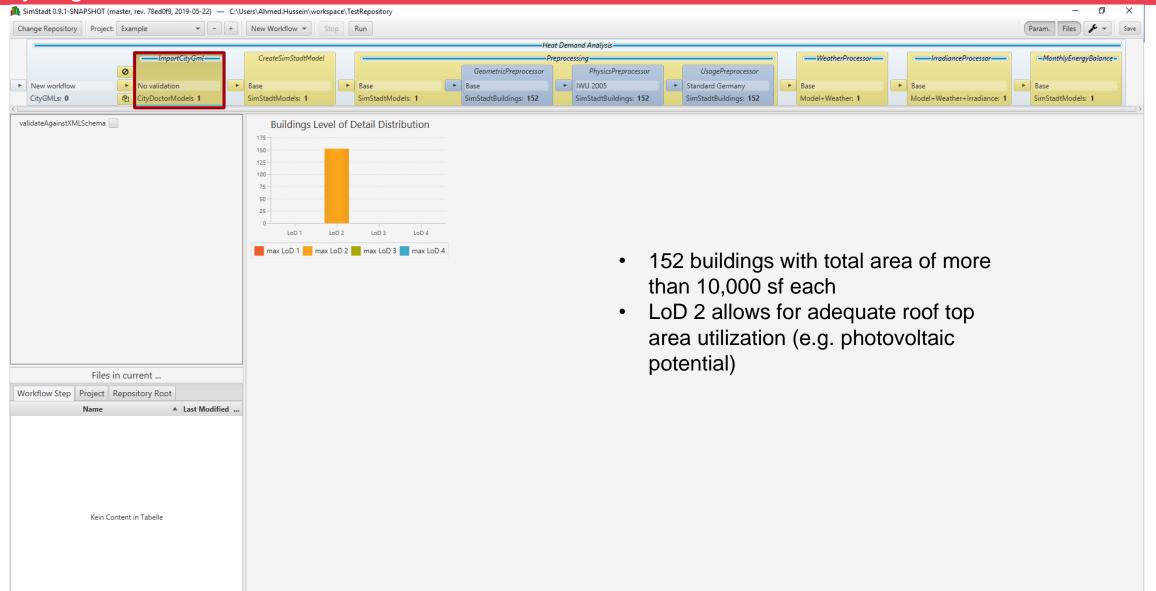
Assigning Building Physics Library

\pm \square		Library		Constructions					
				Construction type	Window type	Shading type	e		
YC Building Physics Library	ers	NYC Building Physics Librar	у			Doton int	ormodiary fle		
ne- to four-family homes NY(Library parameters	https://www1.nyc.gov/assets/sus	ainability/downloads/ndf	▼ Out wall	â	Beton Int	ermediary flo	10(
Global Multifamily, NYC			anability/ dominoudo/ pui/	Aerated con	crete-25cm	Material na			
Before 1945	braŋ	Last Update: 06.03.2019		Aerated con					
1946 - 1980	=			Aerated con	-				
After 1981 Commercial, up to 7 stories NY				Aerated con					
Before 1945	N			Aerated con					
After 1946	ertie	✓ Protected							
Commercial, greater than 7 sto	Properties	Validate		Aerated con	crete-30cm	X			
Before 1945 After 1946								2	
Commercial, very large NYC								m	
		Variant ID	Description +	+ Materials					
		AdvancedRefurbishment	Advanced full refu						
		EffizienzHaus40	Energy label KfW E	Nam	e	Conductivity (W/K.m)	Heat capacity (J/K)		
		EffizienzHaus55	Energy label KfW E	► Brick		(11)	0110		
		EffizienzHaus70	Energy label KfW E	Concrete					
		EnEV2016	EnEV2016 - Minim	Ground cover	ina				
		MediumRefurbishment	Medium full refurb	 Insulation 					
	uts			Metal				+	
	Variants			Others					
				 Plaster 				\times	
				► Stone					
				► Tile					
				► Wood					

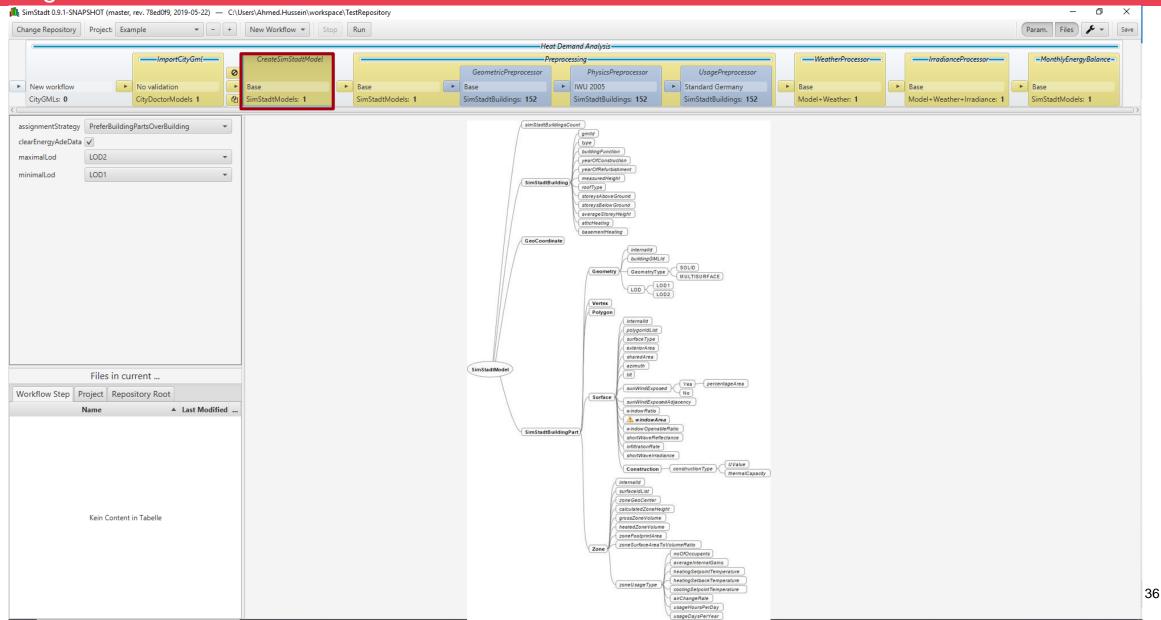
Assigning Usage Library

$+$ \square	Usage Type
ilding Usage Library residential office and administration education event location nall health care	Image: Standard Image: Standard Occupancy Intern Gains Space Heating Space Cooling Domestic Hot Water All Electrical Appliances Ventilation
notel A ndustry A restaurant A sport location A non-heated	Yearly properties Occupancy density 0,03 pers/sqm ▼ Usage days per year 365 days Usage hours per day 17 hours
	Daily Occupancy Rate Description Week Day Profile Source 125 100 100 100 100 100 100 100 100 100 10
	Week Day Profile Week Day Profile Source 100 Time step : 0.0 h 0 Import CSV Export CSV Delete 0

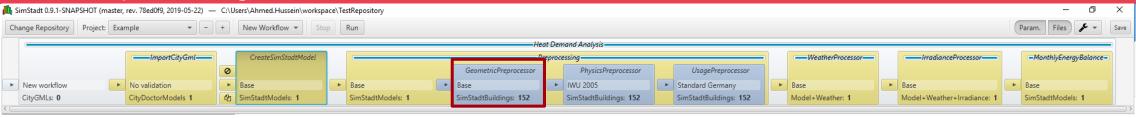
Analyzing the GML File



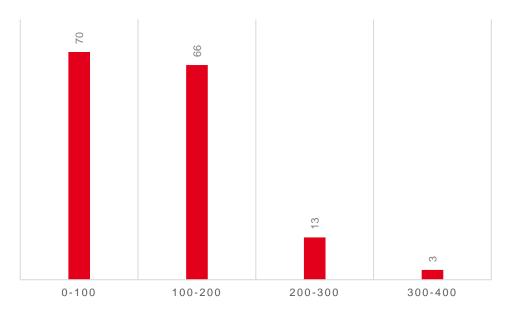
Creating the SimStadt Model

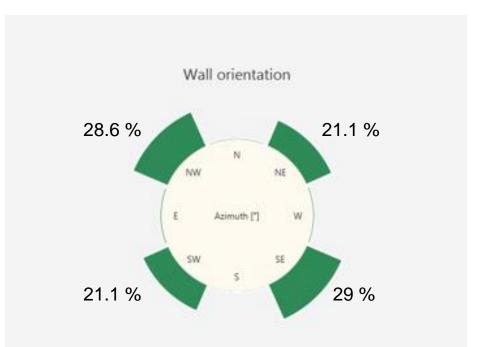


Geometric Preprocessing



BUILDING HEIGHTS

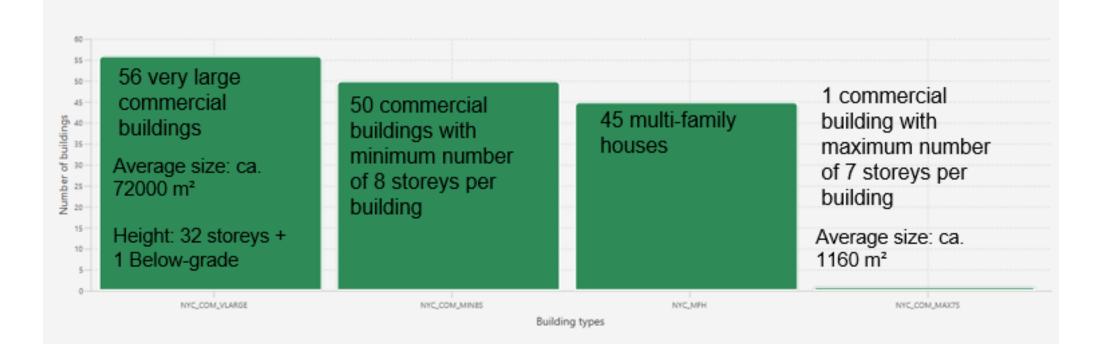




 46 % of building heights range from 0-100 m and 43 % range from 100-200 m

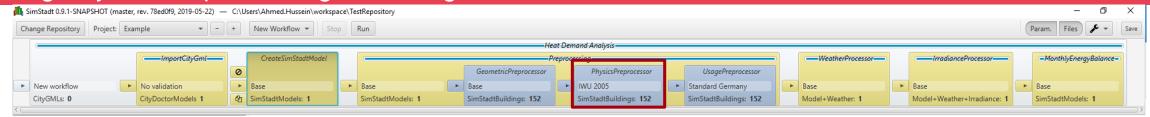
Building Physics Preprocessing

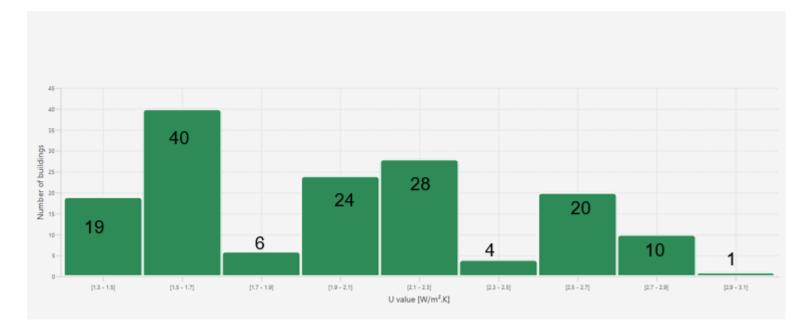




- 31 % of buildings were built between 1920-1940
- 24 % of buildings were built between 1960-1980
- 18 % of buildings were built between 1980-2000

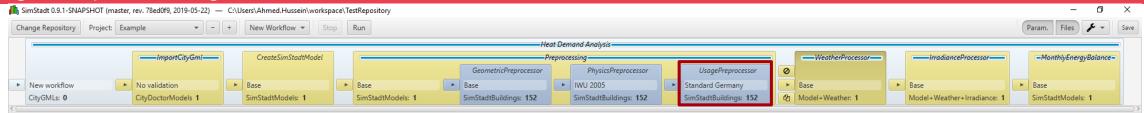
Building Physics Preprocessing – Building U-value

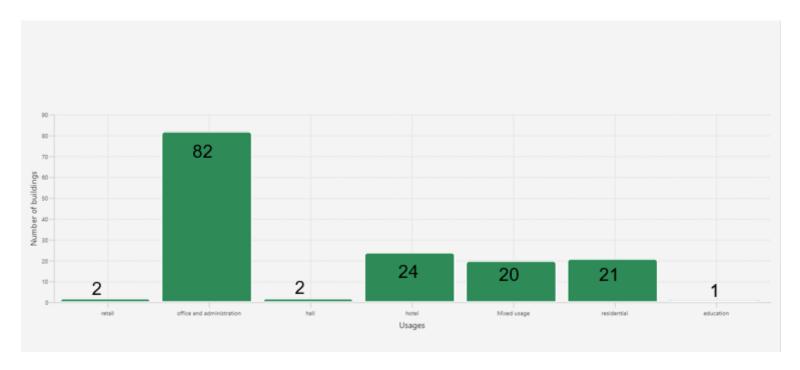




• 34 % of buildings have a U-value higher than or equal 1.9 W/m².K

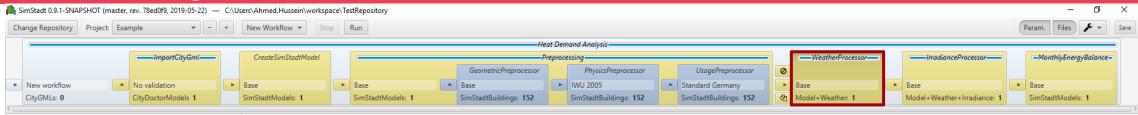
Usage Preprocessing

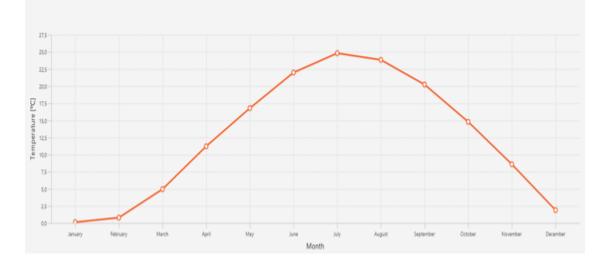




• 54 % of buildings are office and administration buildings

Weather Processing



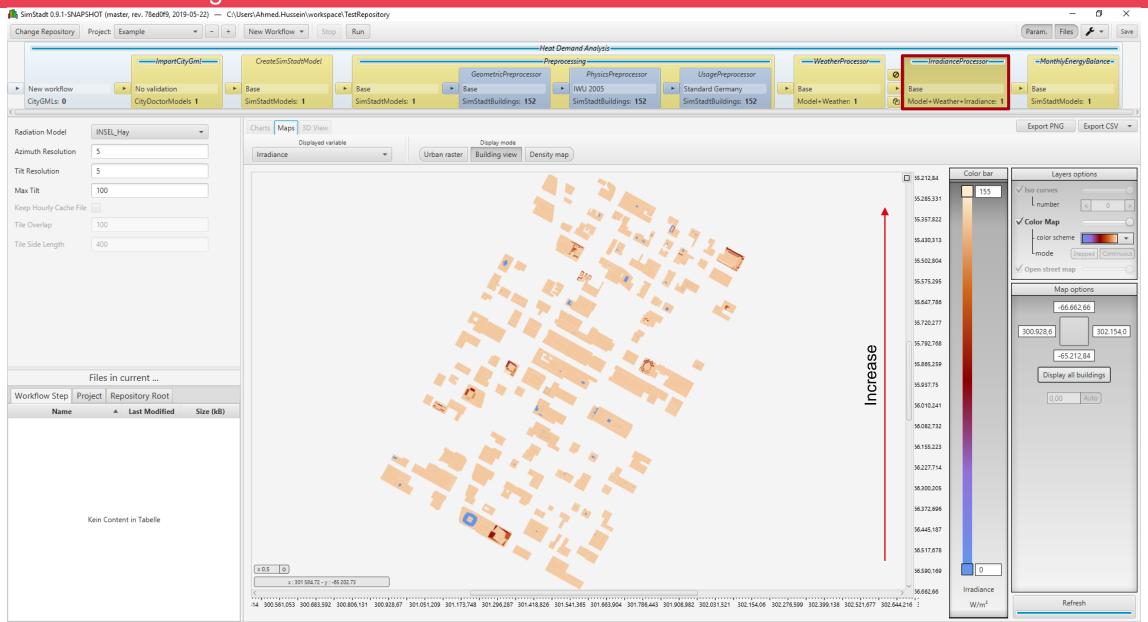


Maximum temperature recorded on July @ 25 °C

Pour pour locate locate

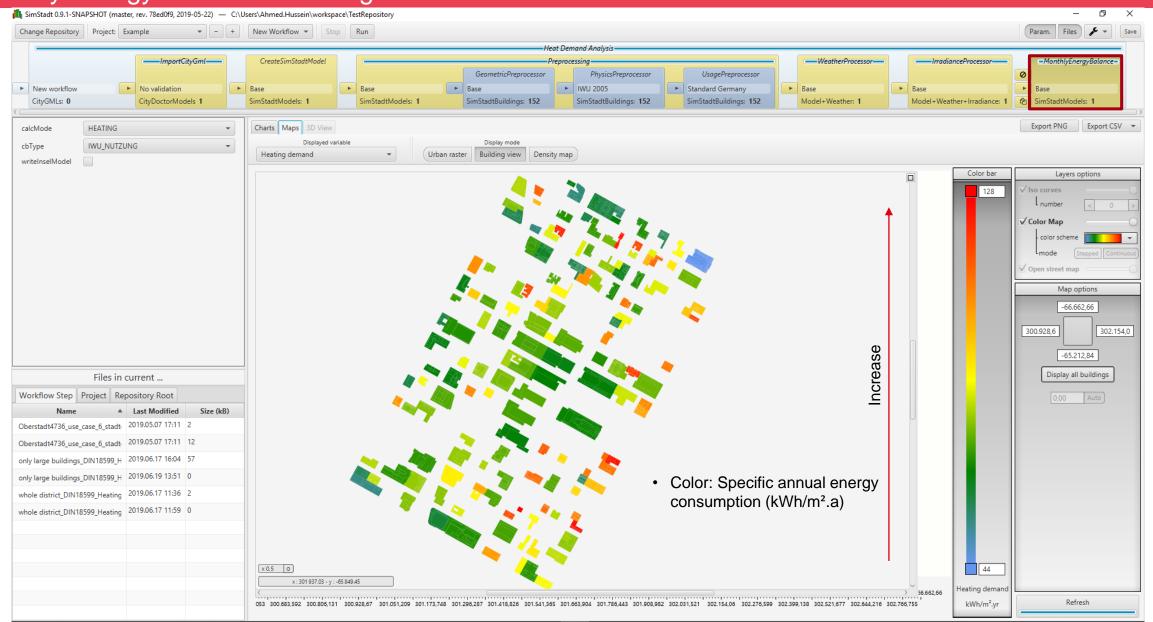
Maximum irradiance recorded on June @ 225 W/m²

Irradiance Processing



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Monthly Energy Balance - Heating



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Photovoltaic Potential



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Comparison

	Software		ECMs					
	SimStadt	AutoBEM						
Data used for simulation	3D CityGML XML-based data developed with LiDAR remote sensing	3D CityGML XML-based data developed with LiDAR remote sensing	Increase roof insulation by	SimStadt Reduction on annual heat	AutoBEM Total savings of 1.3 %			
Simulation time	Average 1 min. per 150 buildings. Also depending on how much attributes are being processed	Average 7 mins. And 47 secs per building	50 % in very large commercial buildings	consumption by 2.4 %	(average demand saving across 12 months: 25.4 %), from 0.034-0.065 depending on roof type			
Energy Balance Assessment	DIN V 18599-10 withinThe standard used wasintegrative approach using average monthly climate data and air temperaturedetermined from "YearBuilt"and air temperature dependency with regressive interrelationDOE-Ref-Pre-1980 DOE-Ref-1980-2004		LPD reduction by 25 % in office and administration buildings	Reduction on annual heat consumption by 3 %	Total savings of 6.1 % (average demand savings across 12 months: 19.6 %)			
		90.1-2004 90.1-2007 90.1-2010 90.1-2013	Increasing cooling setpoint temperature by 6 K in residential buildings plus reducing infiltration	Annual heat demand reduction by 12 % and annual cool demand reduction by 63 %				
Source of building usages and year of construction	PLUTO data dictionary provided by the Department of City Planning (DCP)	PLUTO data dictionary provided by the Department of City Planning (DCP)	losses by 60 % in residential buildings					
Source of weather data	INSEL weather database	TMY2 of NYC						
	(Hourly interpolated values from a database with long term monthly average values for the air temperature TMY3)		ONLY reducing infiltration losses by 60 % in residential buildings		Total savings of 13.1 % (average demand savings across 12 months: 24 %)			
Source of building types	One City Built to Last, technical working group report developed by the city of New York	< 50,000 sf is small > 50,000 sf, < 3 floors is med > 3 floors, is large If res. > comm., high rise apart.						