



Energy Star Portfolio Manager (ESPM) Property Types	Building Code (BC)	Section 28-320.3.1 Item #	2024 – 2029 BC Building Emissions Intensity Limit (tCO2e/sf)	Section 28-320.3.1 Item #	2024 – 2029 ESPM Building Emissions Factor (tCO2e/sf)
Adult Education	B	2	0.00846	3	0.00758
Ambulatory Surgical Center	B*	6	0.02381	7	0.01181
Automobile Dealership	B	2	0.00846	9	0.00675
Bank Branch	B	2	0.00846	8	0.00987
Bowling Alley	A-3	1	0.01074	5	0.00574
College/University	B	2	0.00846	8	0.00987
Convenience Store without Gas Station	M	7	0.01181	9	0.00675
Courthouse	A-3	1	0.01074	10	0.00426
Data Center	B	2	0.00846	6	0.02381
Distribution Center	S	10	0.00426	5	0.00574
Enclosed Mall	M	7	0.01181	1	0.01074
Financial Office	B	2	0.00846	2	0.00846
Fitness Center/Health Club/Gym	A-3	1	0.01074	8	0.00987
Food Sales	M	7	0.01181	7	0.01181
Food Service	M	7	0.01181	7	0.01181
Hospital (General Medical & Surgical)	I-2	6	0.02381	6	0.02381
Hotel	R-1	8	0.00987	8	0.00987
K-12 School	E	3	0.00758	9	0.00675
Laboratory	B*	6	0.02381	6	0.02381
Library	B	2	0.00846	9	0.00675
Lifestyle Center	M	7	0.01181	2	0.00846
Mailing Center/Post Office	B	2	0.00846	10	0.00426
Manufacturing/Industrial Plant	F	5	0.00574	3	0.00758
Medical Office	B	2	0.00846	1	0.01074
Movie Theater	A-1	1	0.01074	7	0.01181
Multifamily Housing	R-2	9	0.00675	9	0.00675
Museum	A-3	1	0.01074	7	0.01181
Non-Refrigerated Warehouse	S-1	10	0.00426	10	0.00426
Office	B	2	0.00846	3	0.00758
Other - Education	B	2	0.00846	2	0.00846
Other - Entertainment/Public Assembly	A-3	1	0.01074	8	0.00987
Other - Lodging/Residential	R-1	8	0.00987	3	0.00758
Other - Mall	M	7	0.01181	1	0.01074



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Other - Public Services	B	2	0.00846	3	0.00758
Other - Recreation	A-3	1	0.01074	8	0.00987
Other - Restaurant/Bar	A-2	1	0.01074	6	0.02381
Other - Services	B	2	0.00846	1	0.01074
Other - Specialty Hospital	I-2	6	0.02381	6	0.02381
Other - Technology/Science	B*	6	0.02381	6	0.02381
Outpatient Rehabilitation/Physical Therapy	B	2	0.00846	7	0.01181
Parking	S-2	10	0.00426	10	0.00426
Performing Arts	A-1	1	0.01074	2	0.00846
Personal Services (Health/Beauty, Dry Cleaning, etc.)	B	2	0.00846	5	0.00574
Pre-school/Daycare	I-4	3	0.00758	9	0.00675
Refrigerated Warehouse	S-2	10	0.00426	8	0.00987
Repair Services (Vehicle, Shoe, Locksmith, etc.)	F-1	5	0.00574	10	0.00426
Residence Hall/Dormitory	R-1	8	0.00987	3	0.00758
Residential Care Facility	I-1	4	0.01138	4	0.01138
Restaurant	A-2	1	0.01074	7	0.01181
Retail Store	M	7	0.01181	3	0.00758
Self-Storage Facility	S-1	10	0.00426	10	0.00426
Senior Care Community	I-2	6	0.02381	4	0.01138
Social/Meeting Hall	A-3	1	0.01074	8	0.00987
Strip Mall	M	7	0.01181	7	0.01181
Supermarket/Grocery Store	M	7	0.01181	6	0.02381
Transportation Terminal/Station	A-3	1	0.01074	10	0.00426
Urgent Care/Clinic/Other Outpatient	B	2	0.00846	7	0.01181
Vocational School	E	3	0.00758	5	0.00574
Wholesale Club/Supercenter	M	7	0.01181	4	0.01138
Worship Facility	A-3	1	0.01074	5	0.00574

Occupancy Group B\* are occupancies in Group B (described in item 6 of 320.3.1):

Civic administrative Facility for emergency response services, non-production laboratory, and Ambulatory health care facility.

**Note:** If an owner or applicant feels that a property type is not sufficiently addressed in this conversion chart, please reach out to the Department’s Building Emissions team at [GHGEmissions@buildings.nyc.gov](mailto:GHGEmissions@buildings.nyc.gov).