

EISA §432 FACT SHEET

Section 432 of the [Energy Independence and Security Act of 2007](#) (EISA), 42 U.S.C. 8253, *Management of Energy and Water Efficiency in Federal Buildings*, establishes a comprehensive approach for implementing energy and water efficiency and conservation measures (ECMs) in Federal facilities and monitoring performance of projects.

Key elements of EISA §432

- At a minimum, agencies must designate facilities that consume **75% of the site's total energy (including on-site generated renewables)** as “covered” and assign a facility energy manager(s) to ensure compliance with the requirements.
- Once every 4 years, complete a comprehensive energy and water evaluation of all covered facilities.
- Implement identified efficiency measures, including recommissioning and retro-commissioning measures.
- Follow up on implemented ECMs with measurement and verification (M&V).
- Benchmark metered facilities that are, or are part of, covered facilities.
- Report and track compliance in web-based tracking system.

Key terms

Covered - Facilities designated by a site that consume 75% of the site's total energy (including on-site generated renewables) which must be audited for ECMs every four years. The statutory driver for covered and not covered status is the Energy Independence and Security Act.

Not covered - Facilities that consume 25% of site's total energy. These facilities are not required to be audited for ECMs. Not to be confused with *excluded* buildings.

Excluded buildings – Buildings for which energy use can be excluded from Departmental totals for energy reduction goals. These buildings can be High Energy Mission Specific Facilities (HEMSFs). Guidance for designating buildings as excluded is [available here](#). Excluded energy use is reported as “Target Excluded” in the Energy and On-site Generated Renewables pages of the Sustainability Dashboard. The statutory driver for excluded buildings is the National Energy Conservation Policy Act and does not exclude facilities from EISA covered status.

Energy Manager - The individual who is responsible for ensuring compliance with this subsection by facility; and reducing energy use at the facility.

ASHRAE Level I - Walk-Through Analysis/Preliminary Audit.

ASHRAE Level II - Energy survey and analysis. Reviewing previous, more comprehensive audits, and updating the results with input from facility managers and maintenance team.

ASHRAE Level III - Detailed analysis of capital-intensive modifications.

Desk Audit - Reviewing previous, more comprehensive audits, and updating the results with input from facility managers and maintenance team, examination of utility invoices, metered

data, and benchmarking, if applicable; and cross-walking with other walk-through assessments, such as condition assessment surveys, as appropriate and applicable.

Automated Audit – An audit for subsequent cycles utilizing software tools to conduct an evaluation of a remote facility based on available information such as interval utility consumption data, user provided/entered information on asset systems and uses, digital and aerial photos and satellite images, and facility plans.

Building / New Construction Commissioning - A systematic process using appropriate verification and documentation, during the design phase of the facility through the completion of construction of the facility, which verifies that all facility systems perform interactively in accordance with the design documentation, intent of the facility, and the operational needs of the owner of the facility. The primary goal of which is to ensure fully functional systems that can be properly operated and maintained during the useful life of the facility.

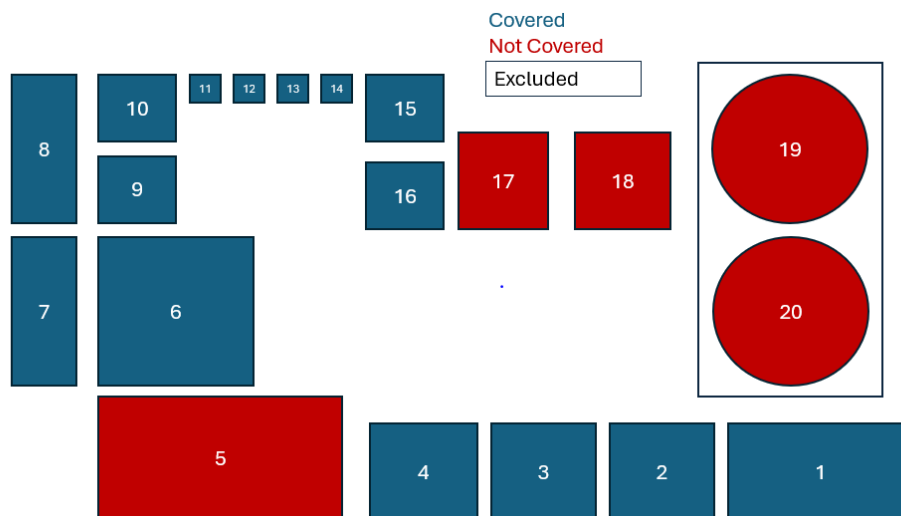
Re-Commissioning - Refers to the commissioning of an existing building that has already been commissioned in the past.

Retro-Commissioning - Refers to the commissioning of an existing building that was not previously commissioned when it was initially designed and constructed.

Continuous-Commissioning - Refers to an ongoing commissioning program tailored to meet specific operational and sustainability goals.

Simplified example

DOE Demo Site has twenty facilities that each consume equal amounts of energy. This site must designate 15 facilities as “covered” because together they make up 75% of the site’s energy consumption. The remaining five facilities that make up 25% of energy consumption are designated “not covered.” Facilities 19 and 20 are HEMSFs and the site chooses to exclude these buildings from energy use intensity goals. Facilities 1 – 18 are subject to energy use intensity reduction goals.



For further guidance please visit the Sustainability Dashboard [Supporting Resources](#) page.