

## Building Type Reference Guide

### City of Vancouver Annual Greenhouse Gas and Energy Limits By-law

This document outlines building types as classified in [ENERGY STAR® Portfolio Manager®](#), grouped by category and mapped to occupancy classifications under the Vancouver Building By-law. Use it to determine whether you are required to submit an annual Energy and Carbon Report for your building.

The tables include:

- Commercial buildings
- Office and retail buildings (a subset of commercial buildings)
- Multi-family buildings, including hotels

Greenhouse Gas Intensity (GHGI) and Heat Energy Intensity (HEI) limits apply only to office and retail buildings over 100,000 ft<sup>2</sup>.

**Table 1: Reporting and Performance Standards Overview**

Building Types	Reporting Requirement (Due annually by June 1)	Performance Standards (GHGI & HEI Limits)
Commercial and multi-family buildings $\geq 4,645$ m <sup>2</sup>	✓	
Commercial buildings classified as office or retail $\geq 9,290$ m <sup>2</sup>	✓	✓

For more information about how to report, please visit [vancouver.ca/energize-vancouver](http://vancouver.ca/energize-vancouver).

**Table 2: Types of Buildings Classified as Commercial Buildings**

Commercial Building Type	Related Building Type in ENERGY STAR® Portfolio Manager®
<p><b>Assembly</b></p> <p>Group A1, A2, A3, and A4 occupancies under Vancouver Building By-law</p>	<p>Entertainment/public assembly:</p> <ul style="list-style-type: none"> <li>• Movie theatre</li> <li>• Performing arts</li> <li>• Aquarium</li> <li>• Bar/nightclub</li> <li>• Bowling alley</li> <li>• Casino</li> <li>• Convention centre</li> <li>• Fitness centre/health club/gym</li> <li>• Ice/curling rink</li> <li>• Museum</li> <li>• Roller rink</li> <li>• Social/meeting hall</li> <li>• Swimming pool</li> <li>• Indoor arena</li> <li>• Stadium (Closed)</li> <li>• Stadium (Open)</li> <li>• Other - Entertainment/public assembly</li> <li>• Other - Recreation</li> </ul> <p>Education:</p> <ul style="list-style-type: none"> <li>• Adult education</li> <li>• College/university</li> <li>• Vocational school</li> <li>• Other - Education</li> </ul> <p>Public services:</p> <ul style="list-style-type: none"> <li>• Library</li> <li>• Social/meeting hall</li> </ul>
<p><b>Office</b></p> <p>Group D occupancy under Vancouver Building By-law</p>	<p>Office:</p> <ul style="list-style-type: none"> <li>• Medical office</li> <li>• Office</li> <li>• Veterinary office</li> <li>• Radio station (benchmark as office in ESPM)</li> </ul>

Commercial Building Type	Related Building Type in ENERGY STAR® Portfolio Manager®
	<p>Banking/financial services:</p> <ul style="list-style-type: none"> <li>• Bank branch</li> <li>• Financial office</li> </ul> <p>Personal services:</p> <ul style="list-style-type: none"> <li>• Barber and hairdressing shops</li> <li>• Beauty parlours</li> </ul>
<p><b>Retail</b></p> <p>Group E occupancy under Vancouver Building By-law</p>	<p>Retail:</p> <ul style="list-style-type: none"> <li>• Automobile dealership</li> <li>• Convenience store without gas station</li> <li>• Enclosed mall</li> <li>• Lifestyle centre</li> <li>• Retail store</li> <li>• Strip mall</li> <li>• Wholesale club/supercentre</li> <li>• Supermarket/grocery store *</li> </ul>
<p><b>Industrial</b></p> <p>Group F1, F2, and F3 occupancy under Vancouver Building By-law</p>	<p>Manufacturing/industrial:</p> <ul style="list-style-type: none"> <li>• Warehouse/storage</li> <li>• Manufacturing/industrial plant (only light industrial)</li> </ul>

\* Supermarket/grocery store building use type is included in buildings that submit an Energy and Carbon Report but excluded from buildings subject to GHGI limits.

**Table 3: Types of Buildings Classified as Office and Retail Buildings**

*Starting in 2026, office and retail buildings will be subject to performance standards. Greenhouse Gas Intensity (GHGI) limits take effect in 2026, followed by Heat Energy Intensity (HEI) limits in 2040. To learn more, visit [vancouver.ca/emissions-limits](http://vancouver.ca/emissions-limits).*

Commercial Building Type	Related Building Type in ENERGY STAR® Portfolio Manager®
<p><b>Office</b></p> <p>Group D occupancy under Vancouver Building By-law</p>	<p>Office (buildings used to conduct commercial or governmental business activities, including administrative and professional offices):</p> <ul style="list-style-type: none"> <li>• Medical office</li> <li>• Office</li> <li>• Veterinary office</li> <li>• Radio station (benchmark as office in ESPM)</li> </ul> <p>Banking/financial services:</p> <ul style="list-style-type: none"> <li>• Bank branch</li> <li>• Financial office</li> </ul> <p>Personal services:</p> <ul style="list-style-type: none"> <li>• Barber and hairdressing shops</li> <li>• Beauty parlours</li> </ul> <p>① Dry cleaning, laundromats, and other process loads are excluded from GHGI calculations. See <a href="#">GHGI manual</a>.</p>
<p><b>Retail</b></p> <p>Group E occupancy under Vancouver Building By-law</p>	<p>Retail (stores used to conduct the retail sale of non-food consumer goods):</p> <ul style="list-style-type: none"> <li>• Automobile dealership</li> <li>• Convenience store without gas station</li> <li>• Enclosed mall</li> <li>• Lifestyle centre</li> <li>• Retail store</li> <li>• Strip mall</li> <li>• Wholesale club/supercentre</li> </ul> <p>① Supermarket/grocery store building use type is excluded from buildings subject to GHGI limits.</p>

**Table 4: Types of Buildings Classified as Multi-Family Buildings**

<b>Multi-Family Building Type</b>	<b>Related Building Type in ENERGY STAR® Portfolio Manager®</b>
<p><b>Care occupancies</b></p> <p>Group B3 occupancy under Vancouver Building By-law</p>	<p>Healthcare:</p> <ul style="list-style-type: none"> <li>• Ambulatory surgical centre</li> <li>• Outpatient rehabilitation/physical therapy</li> <li>• Residential care facility</li> </ul>
<p><b>Residential occupancies</b></p> <p>Group C occupancy under Vancouver Building By-law</p>	<p>Lodging/residential:</p> <ul style="list-style-type: none"> <li>• Hotel</li> <li>• Multi-family housing</li> <li>• Residence hall/dormitory</li> <li>• Senior living community</li> </ul>