

City of San José

Energy and Water Building Performance Ordinance (BPO) Beyond Benchmarking

Water Use Intensity Score by Property Type

The City of San José's Building Performance Ordinance Team has prepared a table of average water use intensity (WUI) scores by property type in San José. Water use intensity is the water consumed per square foot of a building per year, as calculated by EPA's ENERGY STAR® Portfolio Manager®, by dividing all water sources by the building's gross floor area, excluding parking and irrigated area.

The water scores in this table are the average values of water use intensity obtained from benchmarking reports from previous years. This table is to be utilized for the Building Performance Ordinance's [Beyond Benchmarking](#) program, to help determine if a building is on the Improvement or Performance Pathway for water. One of the ways a building may qualify for the Performance Pathway is by **having a water use intensity score that is 25% below the locally calculated mean for that property type for at least two of the three calendar years preceding its Beyond Benchmarking deadline**. For more details regarding water efficiency standards for the Beyond Benchmarking program please visit the [Beyond Benchmarking Compliance Guide](#).

Primary Property Type	Calendar Year 2019 WUI Score (gal/ft ²)	Calendar Year 2020 WUI Score (gal/ft ²)	Calendar Year 2021 WUI Score (gal/ft ²)	Calendar Year 2022 WUI Score (gal/ft ²)
Automobile Dealership	N/A*	51.87	46.34	26.5
Bank Branch	N/A	1.75	5.55	2.28
Bar/Nightclub	N/A	41.2	88.23	79.22
Bowling Alley	N/A	10.69	11.45	17.24
Casino	N/A	47.42	69.34	95.24
College/University	N/A	9.46	8.98	9.49
Data Center	21.61	9.47	10.7	18.96
Distribution Center	14.18	11.73	11.41	11.54
Enclosed Mall	20.38	33.73	32.36	35.6
Financial Office	N/A	19.28	15.32	13.85
Fire Station	18.42	17.32	19.22	21.39
Fitness Center/Health Club/Gym	43.19	20.04	27.71	31.52
Food Sales	74.79	19.09	18.18	8.35
Hotel	56.73	58.94	56.1	53.15
K-12 School	N/A	35.77	24.72	32.19
Laboratory	23.85	18.67	31.19	29.67
Library	19.6	15.92	9.18	23.62
Lifestyle Center	N/A	20.34	29.14	22.13
Manufacturing/Industrial Plant	27.68	49.1	36.66	27.98
Medical Office	52.91	37.53	30.52	18.58
Mixed Use Property	13.52	19.62	38.21	39.73
Movie Theater	N/A	6.67	4.74	9.49
Multifamily Housing	57.8	73.2	66.1	66.43
Museum	21.03	11.49	2.63	5.4
Non-refrigerated Warehouse	10.1	9.78	11.56	18.03
Office	31.1	29.97	22.36	18.12
Other	39.38	18.57	33.83	19.56
Other - Education	19.64	36.65	34.24	26.28
Other - Entertainment/Public Assembly	N/A	52.7	60.39	65
Other - Lodging/Residential	N/A	144.95	123.21	109.24
Other - Mall	N/A	N/A	45.34	44.7
Other - Public Services	58.25	65.18	24.52	35.77
Other - Recreation	67.55	41.37	17.59	42.18
Other - Restaurant/Bar	N/A	8.82	N/A	11.19
Other - Services	11.31	10.22	30.38	30.24
Other - Technology/Science	22.9	20.48	27.9	19.2
Parking	0.94	2.27	5.1	3.98
Performing Arts	N/A	11.87	3.68	7.64
Personal Services (Health, Beauty, Dry Cleaning, Etc.)	N/A	N/A	4.96	4.79
Police Station	18.71	16.62	20.16	12.32

Refrigerated Warehouse	N/A	6.02	13.2	7.08
Repair Services (Vehicle, Shoe, Locksmith, Etc.)	6.65	13.9	17.62	15.96
Residential Care Facility	125.84	81.68	176.31	167.76
Restaurant	44.24	N/A	49.23	43.35
Retail Store	18.92	23.35	18.43	15.19
Self-Storage Facility	5.74	3.81	4.63	5.15
Senior Living Community	45.14	78.58	45.61	41.17
Social/Meeting Hall	21.92	N/A	N/A	41.61
Strip Mall	51.28	53.71	44.88	45.47
Supermarket/Grocery Store	32.23	45.63	33.51	30.65
Vehicle Dealership	N/A	51.81	39.83	28.51
Vocational School	N/A	23.05	10.03	8.78
Wholesale Club/Supercenter	22.9	22.63	24.72	22.64
Worship Facility	N/A	37.73	26.46	24.48

**N/A describes areas where there was no data available.*