King County Department of Development and Environmental Services
SEPA GHG Emissions Worksheet
Version 1.7 12/26/07

Introduction

The Washington State Environmental Policy Act (SEPA) requires environmental review of development proposals that may have a significant adverse impact on the environment. If a proposed development is subject to SEPA, the project proponent is required to complete the SEPA Checklist. The Checklist includes questions relating to the development's air emissions. The emissions that have traditionally been considered cover smoke, dust, and industrial and automobile emissions. With our understanding of the climate change impacts of GHG emissions, King County requires the applicant to also estimate these emissions.

Emissions created by Development

GHG emissions associated with development come from multiple sources:

- The extraction, processing, transportation, construction and disposal of materials and landscape disturbance (Embodied Emissions)
- Energy demands created by the development after it is completed (Energy Emissions)
- Transportation demands created by the development after it is completed (Transportation Emissions)

GHG Emissions Worksheet

King County has developed a GHG Emissions Worksheet that can assist applicants in answering the SEPA Checklist question relating to GHG emissions.

The SEPA GHG Emissions worksheet estimates all GHG emissions that will be created over the life span of a project. This includes emissions associated with obtaining construction materials, fuel used during construction, energy consumed during a buildings operation, and transportation by building occupants.

Using the Worksheet

1. Descriptions of the different residential and commercial building types can be found on the second tabbed worksheet ("Definition of Building Types"). If a development proposal consists of multiple projects, e.g. both single family and multi-family residential structures or a commercial development that consists of more than on type of commercial activity, the appropriate information should be estimated for each type of building or activity.

2. For paving, estimate the total amount of paving (in thousands of square feet) of the project.

3. The Worksheet will calculate the amount of GHG emissions associated with the project and display the amount in the "Total Emissions" column on the worksheet. The applicant should use this information when completing the SEPA checklist.

4. The last three worksheets in the Excel file provide the background information that is used to calculate the total GHG emissions.

5. The methodology of creating the estimates is transparent; if there is reason to believe that a better estimate can be obtained by changing specific values, this can and should be done. Changes to the values should be documented with an explanation of why and the sources relied upon.

6. Print out the “Total Emissions” worksheet and attach it to the SEPA checklist. If the applicant has made changes to the calculations or the values, the documentation supporting those changes should also be attached to the SEPA checklist.

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home.....	1330		98	672	792	**2077246**
Multi-Family Unit in Large Building	0		33	357	766	**0**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home.....	0		41	475	709	**0**
Education		0.0	39	646	361	**0**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall).....		0.0	39	577	247	**0**
Office		0.0	39	723	588	**0**
Public Assembly		0.0	39	733	150	**0**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		0.0	39	599	266	**0**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement.....

Pavement.....		2,352.24				**117612**

Total Project Emissions: **2194858**

Definition of Building Types

Type (Residential) or Principal Activity (Commercial)	Description
Single-Family Home.....	Unless otherwise specified, this includes both attached and detached buildings
Multi-Family Unit in Large Building	Apartments in buildings with more than 5 units
Multi-Family Unit in Small Building	Apartments in building with 2-4 units
Mobile Home.....	
Education	Buildings used for academic or technical classroom instruction, such as elementary, middle, or high schools, and classroom buildings on college or university campuses. Buildings on education campuses for which the main use is not classroom are included in the category relating to their use. For example, administration buildings are part of "Office," dormitories are "Lodging," and libraries are "Public Assembly."
Food Sales	Buildings used for retail or wholesale of food.
Food Service	Buildings used for preparation and sale of food and beverages for consumption.
Health Care Inpatient	Buildings used as diagnostic and treatment facilities for inpatient care.
Health Care Outpatient	Buildings used as diagnostic and treatment facilities for outpatient care. Doctor's or dentist's office are included here if they use any type of diagnostic medical equipment (if they do not, they are categorized as an office building).
Lodging	Buildings used to offer multiple accommodations for short-term or long-term residents, including skilled nursing and other residential care buildings.
Retail (Other Than Mall).....	Buildings used for the sale and display of goods other than food.
Office	Buildings used for general office space, professional office, or administrative offices. Doctor's or dentist's office are included here if they do not use any type of diagnostic medical equipment (if they do, they are categorized as an outpatient health care building).
Public Assembly	Buildings in which people gather for social or recreational activities, whether in private or non-private meeting halls.
Public Order and Safety	Buildings used for the preservation of law and order or public safety.
Religious Worship	Buildings in which people gather for religious activities, (such as chapels, churches, mosques, synagogues, and temples).
Service	Buildings in which some type of service is provided, other than food service or retail sales of goods
Warehouse and Storage	Buildings used to store goods, manufactured products, merchandise, raw materials, or personal belongings (such as self-storage).
Other	Buildings that are industrial or agricultural with some retail space; buildings having several different commercial activities that, together, comprise 50 percent or more of the floorspace, but whose largest single activity is agricultural, industrial/ manufacturing, or residential; and all other miscellaneous buildings that do not fit into any other category.
Vacant	Buildings in which more floorspace was vacant than was used for any single commercial activity at the time of interview. Therefore, a vacant building may have some occupied floorspace.

Sources: .....

Residential 2001 Residential Energy Consumption Survey
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

Commercial Commercial Buildings Energy Consumption Survey (CBECS),
Description of CBECS Building Types
http://www.eia.doe.gov/emeu/cbecs/pba99/bldgtypes.html

Embodied Emissions Worksheet

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# thousand sq feet/ unit or building	Life span related embodied GHG missions (MTCO2e/ unit)	Life span related embodied GHG missions (MTCO2e/ thousand square feet) - See calculations in table below
Single-Family Home	2.53	98	39
Multi-Family Unit in Large Building	0.85	33	39
Multi-Family Unit in Small Building	1.39	54	39
Mobile Home	1.06	41	39
Education	25.6	991	39
Food Sales	5.6	217	39
Food Service	5.6	217	39
Health Care Inpatient	241.4	9,346	39
Health Care Outpatient	10.4	403	39
Lodging	35.8	1,386	39
Retail (Other Than Mall)	9.7	376	39
Office	14.8	573	39
Public Assembly	14.2	550	39
Public Order and Safety	15.5	600	39
Religious Worship	10.1	391	39
Service	6.5	252	39
Warehouse and Storage	16.9	654	39
Other	21.9	848	39
Vacant	14.1	546	39

Section II: Pavement

All Types of Pavement			50

	Columns and Beams	Intermediate Floors	Exterior Walls	Windows	Interior Walls	Roofs		
Average GWP (lbs CO2e/sq ft): Vancouver, Low Rise Building	5.3	7.8	19.1	51.2	5.7	21.3		
Average Materials in a 2,272-square foot single family home	0.0	2269.0	3206.0	285.0	6050.0	3103.0	Total Embodied Emissions (MTCO2e)	Total Embodied Emissions (MTCO2e/ thousand sq feet)
MTCO2e	0.0	8.0	27.8	6.6	15.6	30.0	88.0	38.7

Sources

All data in black text — King County, DNRP. Contact: Matt Kuharic, matt.kuharic@kingcounty.gov

Residential floorspace per unit
2001 Residential Energy Consumption Survey (National Average, 2001)
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

Floorspace per building
EIA, 2003 Commercial Buildings Energy Consumption Survey (National Average, 2003)
Table C3. Consumption and Gross Energy Intensity for Sum of Major Fuels for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set9/2003excel/c3.xls

Average GWP (lbs CO2e/sq ft): Vancouver, Low Rise Building
Athena EcoCalculator
Athena Assembly Evaluation Tool v2.3- Vancouver Low Rise Building
Assembly Average GWP (kg) per square meter
http://www.athenasmi.ca/tools/ecoCalculator/index.html
Lbs per kg 2.20
Square feet per square meter 10.76

Average Materials in a 2,272-square foot single family home
Buildings Energy Data Book: 7.3 Typical/Average Household
Materials Used in the Construction of a 2,272-Square-Foot Single-Family Home, 2000
http://buildingsdatabook.eren.doe.gov/?id=view_book_table&TableID=2036&t=xls
See also: NAHB, 2004 Housing Facts, Figures and Trends, Feb. 2004, p. 7.

Average window size
Energy Information Administration/Housing Characteristics 1993
Appendix B, Quality of the Data. Pg. 5.
ftp://ftp.eia.doe.gov/pub/consumption/residential/rx93hcf.pdf

Pavement Emissions Factors
MTCO2e/thousand square feet of asphalt
or concrete pavement 50 (see below)

Embodied GHG Emissions……Worksheet Background Information

Buildings
Embodied GHG emissions are emissions that are created through the extraction, processing, transportation, construction and disposal of building materials as well as emissions created through landscape disturbance (by both soil disturbance and changes in above ground biomass).

Estimating embodied GHG emissions is new field of analysis; the estimates are rapidly improving and becoming more inclusive of all elements of construction and development.

The estimate included in this worksheet is calculated using average values for the main construction materials that are used to create a typical family home. In 2004, the National Association of Home Builders calculated the average materials that are used in a typical 2,272 square foot single-family household. The quantity of materials used is then multiplied by the average GHG emissions associated with the life-cycle GHG emissions for each material.

This estimate is a rough and conservative estimate; the actual embodied emissions for a project are likely to be higher. For example, at this stage, due to a lack of comprehensive data, the estimate does not include important factors such as landscape disturbance or the emissions associated with the interior components of a building (such as furniture).

King County realizes that the calculations for embodied emissions in this worksheet are rough. For example, the emissions associated with building 1,000 square feet of a residential building will not be the same as 1,000 square feet of a commercial building. However, discussions with the construction community indicate that while there are significant differences between the different types of structures, this method of estimation is reasonable; it will be improved as more data become available.

Additionally, if more specific information about the project is known, King County recommends two online embodied emissions calculators that can be used to obtain a more tailored estimate for embodied emissions: www.buildcarbonneutral.org and www.athenasmi.ca/tools/ecoCalculator/.

Pavement
Four recent life cycle assessments of the environmental impacts of roads form the basis for the per unit embodied emissions of pavement. Each study is constructed in slightly different ways; however, the aggregate results of the reports represent a reasonable estimate of the GHG emissions that are created from the manufacture of paving materials, construction related emissions, and maintenance of the pavement over its expected life cycle. For specifics, see the worksheet.

Special Section: Estimating the Embodied Emissions for Pavement

Four recent life cycle assessments of the environmental impacts of roads form the basis for the per unit embodied emissions of pavement. Each study is constructed in slightly different ways; however, the aggregate results of the reports represent a reasonable estimate of the GHG emissions that are created from the manufacture of paving materials, construction related emissions, and maintenance of the pavement over its expected life cycle.

The results of the studies are presented in different units and measures; considerable effort was undertaken to be able to compare the results of the studies in a reasonable way. For more details about the below methodology, contact matt.kuharic@kingcounty.gov.

The four studies, Meil (2001), Park (2003), Stripple (2001) and Treolar (2001) produced total GHG emissions of 4-34 MTCO2e per thousand square feet of finished paving (for similar asphalt and concrete based pavements). This estimate does not including downstream maintenance and repair of the highway. The average (for all concrete and asphalt pavements in the studies, assuming each study gets one data point) is ~17 MTCO2e/thousand square feet.

Three of the studies attempted to thoroughly account for the emissions associated with long term maintenance (40 years) of the roads. Stripple (2001), Park et al. (2003) and Treolar (2001) report 17, 81, and 68 MTCO2e/thousand square feet, respectively, after accounting for maintenance of the roads.

Based on the above discussion, King County makes the conservative estimate that 50 MTCO2e/thousand square feet of pavement (over the development's life cycle) will be used as the embodied emission factor for pavement until better estimates can be obtained. This is roughly equivalent to 3,500 MTCO2e per lane mile of road (assuming the lane is 13 feet wide).

It is important to note that these studies estimate the embodied emissions for roads. Paving that does not need to stand up to the rigors of heavy use (such as parking lots or driveways) would likely use less materials and hence have lower embodied emissions.

Sources:

Meil, J. A Life Cycle Perspective on Concrete and Asphalt Roadways: Embodied Primary Energy and Global Warming Potential. 2006. Available: http://www.cement.ca/cement.nsf/eee9ec7bbd630126852566c40052107b/6ec79dc8ae03a782852572b90061b914/$FILE/ATTK0WE3/athena%20report%20Feb.%202%202007.pdf

Park, K, Hwang, Y., Seo, S., M.ASCE, and Seo, H. , "Quantitative Assessment of Environmental Impacts on Life Cycle of Highways," Journal of Construction Engineering and Management , Vol 129, January/February 2003, pp 25-31, (DOI: 10.1061/(ASCE)0733-9364(2003)129:1(25)).

Stripple, H. Life Cycle Assessment of Road. A Pilot Study for Inventory Analysis. Second Revised Edition. IVL Swedish Environmental Research Institute Ltd. 2001. Available: http://www.ivl.se/rapporter/pdf/B1210E.pdf

Treloar, G., Love, P.E.D., and Crawford, R.H. Hybrid Life-Cycle Inventory for Road Construction and Use. Journal of Construction Engineering and Management. P. 43-49. January/February 2004.

Energy Emissions Worksheet

Type (Residential) or Principal Activity (Commercial)	Energy consumption per building per year (million Btu)	Carbon Coefficient for Buildings	MTCO2e per building per year	Floorspace per Building (thousand square feet)	MTCE per thousand square feet per year	MTCO2e per thousand square feet per year	Average Building Life Span	Lifespan Energy Related MTCO2e emissions per unit	Lifespan Energy Related MTCO2e emissions per thousand square feet
Single-Family Home	107.3	0.108	11.61	2.53	4.6	16.8	57.9	672	266
Multi-Family Unit in Large Building	41.0	0.108	4.44	0.85	5.2	19.2	80.5	357	422
Multi-Family Unit in Small Building	78.1	0.108	8.45	1.39	6.1	22.2	80.5	681	489
Mobile Home	75.9	0.108	8.21	1.06	7.7	28.4	57.9	475	448
Education	2,125.0	0.124	264.2	25.6	10.3	37.8	62.5	16,526	646
Food Sales	1,110.0	0.124	138.0	5.6	24.6	90.4	62.5	8,632	1,541
Food Service	1,436.0	0.124	178.5	5.6	31.9	116.9	62.5	11,168	1,994
Health Care Inpatient	60,152.0	0.124	7,479.1	241.4	31.0	113.6	62.5	467,794	1,938
Health Care Outpatient	985.0	0.124	122.5	10.4	11.8	43.2	62.5	7,660	737
Lodging	3,578.0	0.124	444.9	35.8	12.4	45.6	62.5	27,826	777
Retail (Other Than Mall)	720.0	0.124	89.5	9.7	9.2	33.8	62.5	5,599	577
Office	1,376.0	0.124	171.1	14.8	11.6	42.4	62.5	10,701	723
Public Assembly	1,338.0	0.124	166.4	14.2	11.7	43.0	62.5	10,405	733
Public Order and Safety	1,791.0	0.124	222.7	15.5	14.4	52.7	62.5	13,928	899
Religious Worship	440.0	0.124	54.7	10.1	5.4	19.9	62.5	3,422	339
Service	501.0	0.124	62.3	6.5	9.6	35.1	62.5	3,896	599
Warehouse and Storage	764.0	0.124	95.0	16.9	5.6	20.6	62.5	5,942	352
Other	3,600.0	0.124	447.6	21.9	20.4	74.9	62.5	27,997	1,278
Vacant	294.0	0.124	36.6	14.1	2.6	9.5	62.5	2,286	162

Sources

All data in black text — King County, DNRP. Contact: Matt Kuharic, matt.kuharic@kingcounty.gov

Energy consumption for residential buildings

2007 Buildings Energy Data Book: 6.1 Quad Definitions and Comparisons (National Average, 2001)
Table 6.1.4: Average Annual Carbon Dioxide Emissions for Various Functions
http://buildingsdatabook.eren.doe.gov/
Data also at: http://www.eia.doe.gov/emeu/recs/recs2001_ce/ce1-4c_housingunits2001.html

Energy consumption for commercial buildings
and
Floorspace per building

EIA, 2003 Commercial Buildings Energy Consumption Survey (National Average, 2003)
Table C3. Consumption and Gross Energy Intensity for Sum of Major Fuels for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set9/2003excel/c3.xls

Note: Data in plum color is found in both of the above sources (buildings energy data book and commercial buildings energy consumption survey).

Carbon Coefficient for Buildings

Buildings Energy Data Book (National average, 2005)
Table 3.1.7. 2005 Carbon Dioxide Emission Coefficients for Buildings (MMTCE per Quadrillion Btu)
http://buildingsdatabook.eere.energy.gov/?id=view_book_table&TableID=2057
Note: Carbon coefficient in the Energy Data book is in MTCE per Quadrillion Btu.
To convert to MTCO2e per million Btu, this factor was divided by 1000 and multiplied by 44/12.

Residential floorspace per unit

2001 Residential Energy Consumption Survey (National Average, 2001)
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

average lief span of buildings,
estimated by replacement time method

	Single Family Homes	Multi-Family Units in Large and Small Buildings	All Residential Buildings	
New Housing Construction, 2001	1,273,000	329,000	1,602,000	
Existing Housing Stock, 2001	73,700,000	26,500,000	100,200,000	
Replacement time:	57.9	80.5	62.5	(national average, 2001)

Note: Single family homes calculation is used for mobile homes as a best estimate life span.
Note: At this time, KC staff could find no reliable data for the average life span of commercial buildings.
Therefore, the average life span of residential buildings is being used until a better approximation can be ascertained.

Sources:

New Housing Construction, 2001 **Quarterly Starts and Completions by Purpose and Design - US and Regions (Excel)**
http://www.census.gov/const/quarterly_starts_completions_cust.xls
See also: http://www.census.gov/const/www/newresconstindex.html

Existing Housing Stock, 2001 **Residential Energy Consumption Survey (RECS) 2001**
Tables HC1:Housing Unit Characteristics, Million U.S. Households 2001
Table HC1-4a. Housing Unit Characteristics by Type of Housing Unit, Million U.S. Households, 2001
Million U.S. Households, 2001
http://www.eia.doe.gov/emeu/recs/recs2001/hc_pdf/housunits/hc1-4a_housingunits2001.pdf

Transportation Emissions Worksheet

Type (Residential) or Principal Activity (Commercial)	# people/ unit or building	# thousand sq feet/ unit or building	# people or employees/ thousand square feet	vehicle related GHG emissions (metric tonnes CO2e per person per year)	MTCO2e/ year/ unit	MTCO2e/ year/ thousand square feet	Average Building Life Span	Life span transportation related GHG emissions (MTCO2e/ per unit)	Life span transportation related GHG emissions (MTCO2e/ thousand sq feet)
Single-Family Home	2.8	2.53	1.1	4.9	13.7	5.4	57.9	792	313
Multi-Family Unit in Large Building	1.9	0.85	2.3	4.9	9.5	11.2	80.5	766	904
Multi-Family Unit in Small Building	1.9	1.39	1.4	4.9	9.5	6.8	80.5	766	550
Mobile Home	2.5	1.06	2.3	4.9	12.2	11.5	57.9	709	668
Education	30.0	25.6	1.2	4.9	147.8	5.8	62.5	9247	361
Food Sales	5.1	5.6	0.9	4.9	25.2	4.5	62.5	1579	282
Food Service	10.2	5.6	1.8	4.9	50.2	9.0	62.5	3141	561
Health Care Inpatient	455.5	241.4	1.9	4.9	2246.4	9.3	62.5	140506	582
Health Care Outpatient	19.3	10.4	1.9	4.9	95.0	9.1	62.5	5941	571
Lodging	13.6	35.8	0.4	4.9	67.1	1.9	62.5	4194	117
Retail (Other Than Mall)	7.8	9.7	0.8	4.9	38.3	3.9	62.5	2394	247
Office	28.2	14.8	1.9	4.9	139.0	9.4	62.5	8696	588
Public Assembly	6.9	14.2	0.5	4.9	34.2	2.4	62.5	2137	150
Public Order and Safety	18.8	15.5	1.2	4.9	92.7	6.0	62.5	5796	374
Religious Worship	4.2	10.1	0.4	4.9	20.8	2.1	62.5	1298	129
Service	5.6	6.5	0.9	4.9	27.6	4.3	62.5	1729	266
Warehouse and Storage	9.9	16.9	0.6	4.9	49.0	2.9	62.5	3067	181
Other	18.3	21.9	0.8	4.9	90.0	4.1	62.5	5630	257
Vacant	2.1	14.1	0.2	4.9	10.5	0.7	62.5	657	47

Sources

All data in black text — King County, DNRP. Contact: Matt Kuharic, matt.kuharic@kingcounty.gov

people/ unit — Estimating Household Size for Use in Population Estimates (WA state, 2000 average)
Washington State Office of Financial Management
Kimpel, T. and Lowe, T. Research Brief No. 47. August 2007
http://www.ofm.wa.gov/researchbriefs/brief047.pdf
Note: This analysis combines Multi Unit Structures in both large and small units into one category; the average is used in this case although there is likely a difference

Residential floorspace per unit — 2001 Residential Energy Consumption Survey (National Average, 2001)
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

employees/thousand square feet — Commercial Buildings Energy Consumption Survey commercial energy uses and costs (National Median, 2003)
Table B2 Totals and Medians of Floorspace, Number of Workers, and Hours of Operation for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set1/2003excel/b2.xls

Note: Data for # employees/thousand square feet is presented by CBECS as square feet/employee.
In this analysis employees/thousand square feet is calculated by taking the inverse of the CBECS number and multiplying by 1000.

vehicle related GHG emissions

Estimate calculated as follows (Washington state, 2006)_

56,531,930,000	2006 Annual WA State Vehicle Miles Traveled	
		Data was daily VMT. Annual VMT was 365*daily VMT.
		http://www.wsdot.wa.gov/mapsdata/tdo/annualmileage.htm
6,395,798	2006 WA state population	
		http://quickfacts.census.gov/qfd/states/53000.html
8839	vehicle miles per person per year	
0.0506	gallon gasoline/mile	
		This is the weighted national average fuel efficiency for all cars and 2 axle, 4 wheel light trucks in 2005. This includes pickup trucks, vans and SUVs. The 0.051 gallons/mile used here is the inverse of the more commonly known term “miles/per gallon” (which is 19.75 for these cars and light trucks).
		Transportation Energy Data Book. 26th Edition. 2006. Chapter 4: Light Vehicles and Characteristics. Calculations based on weighted average MPG efficiency of cars and light trucks.
		http://cta.ornl.gov/data/tedb26/Edition26_Chapter04.pdf
		Note: This report states that in 2005, 92.3% of all highway VMT were driven by the above described vehicles.
		http://cta.ornl.gov/data/tedb26/Spreadsheets/Table3_04.xls
24.3	lbs CO2e/gallon gasoline	
		The CO2 emissions estimates for gasoline and diesel include the extraction, transport, and refinement of petroleum as well as their combustion.
		Life-Cycle CO2 Emissions for Various New Vehicles. RENew Northfield.
		Available: http://renewnorthfield.org/wpcontent/uploads/2006/04/CO2%20emissions.pdf
		Note: This is a conservative estimate of emissions by fuel consumption because diesel fuel,
2205		with a emissions factor of 26.55 lbs CO2e/gallon was not estimated.
4.93	lbs/metric tonne	
	vehicle related GHG emissions (metric tonnes CO2e per person per year)	

average lief span of buildings, estimated by replacement time method — See Energy Emissions Worksheet for Calculations

Commercial floorspace per unit — EIA, 2003 Commercial Buildings Energy Consumption Survey (National Average, 2003)
Table C3. Consumption and Gross Energy Intensity for Sum of Major Fuels for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set9/2003excel/c3.xls

Transportation……..…….Worksheet Background Information

This section helps estimate the emissions associated with transportation of building occupants. At this time, it is based on average vehicle miles traveled by the average Washington State citizen.

King County Department of Development and Environmental Services
SEPA GHG Emissions Worksheet
Version 1.7 12/26/07

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GHG emissions associated with development come from multiple sources:

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- Energy demands created by the development after it is completed (Energy Emissions)
- Transportation demands created by the development after it is completed (Transportation Emissions)

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The SEPA GHG Emissions worksheet estimates all GHG emissions that will be created over the life span of a project. This includes emissions associated with obtaining construction materials, fuel used during construction, energy consumed during a buildings operation, and transportation by building occupants.

Using the Worksheet

1. Descriptions of the different residential and commercial building types can be found on the second tabbed worksheet ("Definition of Building Types"). If a development proposal consists of multiple projects, e.g. both single family and multi-family residential structures or a commercial development that consists of more than on type of commercial activity, the appropriate information should be estimated for each type of building or activity.

2. For paving, estimate the total amount of paving (in thousands of square feet) of the project.

3. The Worksheet will calculate the amount of GHG emissions associated with the project and display the amount in the "Total Emissions" column on the worksheet. The applicant should use this information when completing the SEPA checklist.

4. The last three worksheets in the Excel file provide the background information that is used to calculate the total GHG emissions.

5. The methodology of creating the estimates is transparent; if there is reason to believe that a better estimate can be obtained by changing specific values, this can and should be done. Changes to the values should be documented with an explanation of why and the sources relied upon.

6. Print out the “Total Emissions” worksheet and attach it to the SEPA checklist. If the applicant has made changes to the calculations or the values, the documentation supporting those changes should also be attached to the SEPA checklist.

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home.....	930		98	672	792	**1452510**
Multi-Family Unit in Large Building	0		33	357	766	**0**
Multi-Family Unit in Small Building	320		54	681	766	**480057**
Mobile Home.....	0		41	475	709	**0**
Education		72.0	39	646	361	**75275**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall).....		190.0	39	577	247	**163924**
Office		200.0	39	723	588	**269869**
Public Assembly		0.0	39	733	150	**0**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		0.0	39	599	266	**0**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement.....

Pavement.....		1,001.88				**50094**

Total Project Emissions: **2491728**

Definition of Building Types

Type (Residential) or Principal Activity (Commercial)	Description
Single-Family Home.....	Unless otherwise specified, this includes both attached and detached buildings
Multi-Family Unit in Large Building	Apartments in buildings with more than 5 units
Multi-Family Unit in Small Building	Apartments in building with 2-4 units
Mobile Home.....	
Education	Buildings used for academic or technical classroom instruction, such as elementary, middle, or high schools, and classroom buildings on college or university campuses. Buildings on education campuses for which the main use is not classroom are included in the category relating to their use. For example, administration buildings are part of "Office," dormitories are "Lodging," and libraries are "Public Assembly."
Food Sales	Buildings used for retail or wholesale of food.
Food Service	Buildings used for preparation and sale of food and beverages for consumption.
Health Care Inpatient	Buildings used as diagnostic and treatment facilities for inpatient care.
Health Care Outpatient	Buildings used as diagnostic and treatment facilities for outpatient care. Doctor's or dentist's office are included here if they use any type of diagnostic medical equipment (if they do not, they are categorized as an office building).
Lodging	Buildings used to offer multiple accommodations for short-term or long-term residents, including skilled nursing and other residential care buildings.
Retail (Other Than Mall).....	Buildings used for the sale and display of goods other than food.
Office	Buildings used for general office space, professional office, or administrative offices. Doctor's or dentist's office are included here if they do not use any type of diagnostic medical equipment (if they do, they are categorized as an outpatient health care building).
Public Assembly	Buildings in which people gather for social or recreational activities, whether in private or non-private meeting halls.
Public Order and Safety	Buildings used for the preservation of law and order or public safety.
Religious Worship	Buildings in which people gather for religious activities, (such as chapels, churches, mosques, synagogues, and temples).
Service	Buildings in which some type of service is provided, other than food service or retail sales of goods
Warehouse and Storage	Buildings used to store goods, manufactured products, merchandise, raw materials, or personal belongings (such as self-storage).
Other	Buildings that are industrial or agricultural with some retail space; buildings having several different commercial activities that, together, comprise 50 percent or more of the floorspace, but whose largest single activity is agricultural, industrial/ manufacturing, or residential; and all other miscellaneous buildings that do not fit into any other category.
Vacant	Buildings in which more floorspace was vacant than was used for any single commercial activity at the time of interview. Therefore, a vacant building may have some occupied floorspace.

Sources: .....

Residential 2001 Residential Energy Consumption Survey
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

Commercial Commercial Buildings Energy Consumption Survey (CBECS),
Description of CBECS Building Types
http://www.eia.doe.gov/emeu/cbecs/pba99/bldgtypes.html

Embodied Emissions Worksheet

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# thousand sq feet/ unit or building	Life span related embodied GHG missions (MTCO2e/ unit)	Life span related embodied GHG missions (MTCO2e/ thousand square feet) - See calculations in table below
Single-Family Home	2.53	98	39
Multi-Family Unit in Large Building	0.85	33	39
Multi-Family Unit in Small Building	1.39	54	39
Mobile Home	1.06	41	39
Education	25.6	991	39
Food Sales	5.6	217	39
Food Service	5.6	217	39
Health Care Inpatient	241.4	9,346	39
Health Care Outpatient	10.4	403	39
Lodging	35.8	1,386	39
Retail (Other Than Mall)	9.7	376	39
Office	14.8	573	39
Public Assembly	14.2	550	39
Public Order and Safety	15.5	600	39
Religious Worship	10.1	391	39
Service	6.5	252	39
Warehouse and Storage	16.9	654	39
Other	21.9	848	39
Vacant	14.1	546	39

Section II: Pavement

All Types of Pavement			50

	Columns and Beams	Intermediate Floors	Exterior Walls	Windows	Interior Walls	Roofs		
Average GWP (lbs CO2e/sq ft): Vancouver, Low Rise Building	5.3	7.8	19.1	51.2	5.7	21.3		
Average Materials in a 2,272-square foot single family home	0.0	2269.0	3206.0	285.0	6050.0	3103.0	Total Embodied Emissions (MTCO2e)	Total Embodied Emissions (MTCO2e/ thousand sq feet)
MTCO2e	0.0	8.0	27.8	6.6	15.6	30.0	88.0	38.7

Sources

All data in black text — King County, DNRP. Contact: Matt Kuharic, matt.kuharic@kingcounty.gov

Residential floorspace per unit
2001 Residential Energy Consumption Survey (National Average, 2001)
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

Floorspace per building
EIA, 2003 Commercial Buildings Energy Consumption Survey (National Average, 2003)
Table C3. Consumption and Gross Energy Intensity for Sum of Major Fuels for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set9/2003excel/c3.xls

Average GWP (lbs CO2e/sq ft): Vancouver, Low Rise Building
Athena EcoCalculator
Athena Assembly Evaluation Tool v2.3- Vancouver Low Rise Building
Assembly Average GWP (kg) per square meter
http://www.athenasmi.ca/tools/ecoCalculator/index.html
Lbs per kg 2.20
Square feet per square meter 10.76

Average Materials in a 2,272-square foot single family home
Buildings Energy Data Book: 7.3 Typical/Average Household
Materials Used in the Construction of a 2,272-Square-Foot Single-Family Home, 2000
http://buildingsdatabook.eren.doe.gov/?id=view_book_table&TableID=2036&t=xls
See also: NAHB, 2004 Housing Facts, Figures and Trends, Feb. 2004, p. 7.

Average window size
Energy Information Administration/Housing Characteristics 1993
Appendix B, Quality of the Data. Pg. 5.
ftp://ftp.eia.doe.gov/pub/consumption/residential/rx93hcf.pdf

Pavement Emissions Factors
MTCO2e/thousand square feet of asphalt
or concrete pavement 50 (see below)

Embodied GHG Emissions……Worksheet Background Information

Buildings
Embodied GHG emissions are emissions that are created through the extraction, processing, transportation, construction and disposal of building materials as well as emissions created through landscape disturbance (by both soil disturbance and changes in above ground biomass).

Estimating embodied GHG emissions is new field of analysis; the estimates are rapidly improving and becoming more inclusive of all elements of construction and development.

The estimate included in this worksheet is calculated using average values for the main construction materials that are used to create a typical family home. In 2004, the National Association of Home Builders calculated the average materials that are used in a typical 2,272 square foot single-family household. The quantity of materials used is then multiplied by the average GHG emissions associated with the life-cycle GHG emissions for each material.

This estimate is a rough and conservative estimate; the actual embodied emissions for a project are likely to be higher. For example, at this stage, due to a lack of comprehensive data, the estimate does not include important factors such as landscape disturbance or the emissions associated with the interior components of a building (such as furniture).

King County realizes that the calculations for embodied emissions in this worksheet are rough. For example, the emissions associated with building 1,000 square feet of a residential building will not be the same as 1,000 square feet of a commercial building. However, discussions with the construction community indicate that while there are significant differences between the different types of structures, this method of estimation is reasonable; it will be improved as more data become available.

Additionally, if more specific information about the project is known, King County recommends two online embodied emissions calculators that can be used to obtain a more tailored estimate for embodied emissions: www.buildcarbonneutral.org and www.athenasmi.ca/tools/ecoCalculator/.

Pavement
Four recent life cycle assessments of the environmental impacts of roads form the basis for the per unit embodied emissions of pavement. Each study is constructed in slightly different ways; however, the aggregate results of the reports represent a reasonable estimate of the GHG emissions that are created from the manufacture of paving materials, construction related emissions, and maintenance of the pavement over its expected life cycle. For specifics, see the worksheet.

Special Section: Estimating the Embodied Emissions for Pavement

Four recent life cycle assessments of the environmental impacts of roads form the basis for the per unit embodied emissions of pavement. Each study is constructed in slightly different ways; however, the aggregate results of the reports represent a reasonable estimate of the GHG emissions that are created from the manufacture of paving materials, construction related emissions, and maintenance of the pavement over its expected life cycle.

The results of the studies are presented in different units and measures; considerable effort was undertaken to be able to compare the results of the studies in a reasonable way. For more details about the below methodology, contact matt.kuharic@kingcounty.gov.

The four studies, Meil (2001), Park (2003), Stripple (2001) and Treolar (2001) produced total GHG emissions of 4-34 MTCO2e per thousand square feet of finished paving (for similar asphalt and concrete based pavements). This estimate does not including downstream maintenance and repair of the highway. The average (for all concrete and asphalt pavements in the studies, assuming each study gets one data point) is ~17 MTCO2e/thousand square feet.

Three of the studies attempted to thoroughly account for the emissions associated with long term maintenance (40 years) of the roads. Stripple (2001), Park et al. (2003) and Treolar (2001) report 17, 81, and 68 MTCO2e/thousand square feet, respectively, after accounting for maintenance of the roads.

Based on the above discussion, King County makes the conservative estimate that 50 MTCO2e/thousand square feet of pavement (over the development's life cycle) will be used as the embodied emission factor for pavement until better estimates can be obtained. This is roughly equivalent to 3,500 MTCO2e per lane mile of road (assuming the lane is 13 feet wide).

It is important to note that these studies estimate the embodied emissions for roads. Paving that does not need to stand up to the rigors of heavy use (such as parking lots or driveways) would likely use less materials and hence have lower embodied emissions.

Sources:

Meil, J. A Life Cycle Perspective on Concrete and Asphalt Roadways: Embodied Primary Energy and Global Warming Potential. 2006. Available: http://www.cement.ca/cement.nsf/eee9ec7bbd630126852566c40052107b/6ec79dc8ae03a782852572b90061b914/$FILE/ATTK0WE3/athena%20report%20Feb.%202%202007.pdf

Park, K, Hwang, Y., Seo, S., M.ASCE, and Seo, H. , "Quantitative Assessment of Environmental Impacts on Life Cycle of Highways," Journal of Construction Engineering and Management , Vol 129, January/February 2003, pp 25-31, (DOI: 10.1061/(ASCE)0733-9364(2003)129:1(25)).

Stripple, H. Life Cycle Assessment of Road. A Pilot Study for Inventory Analysis. Second Revised Edition. IVL Swedish Environmental Research Institute Ltd. 2001. Available: http://www.ivl.se/rapporter/pdf/B1210E.pdf

Treloar, G., Love, P.E.D., and Crawford, R.H. Hybrid Life-Cycle Inventory for Road Construction and Use. Journal of Construction Engineering and Management. P. 43-49. January/February 2004.

Energy Emissions Worksheet

Type (Residential) or Principal Activity (Commercial)	Energy consumption per building per year (million Btu)	Carbon Coefficient for Buildings	MTCO2e per building per year	Floorspace per Building (thousand square feet)	MTCE per thousand square feet per year	MTCO2e per thousand square feet per year	Average Building Life Span	Lifespan Energy Related MTCO2e emissions per unit	Lifespan Energy Related MTCO2e emissions per thousand square feet
Single-Family Home	107.3	0.108	11.61	2.53	4.6	16.8	57.9	672	266
Multi-Family Unit in Large Building	41.0	0.108	4.44	0.85	5.2	19.2	80.5	357	422
Multi-Family Unit in Small Building	78.1	0.108	8.45	1.39	6.1	22.2	80.5	681	489
Mobile Home	75.9	0.108	8.21	1.06	7.7	28.4	57.9	475	448
Education	2,125.0	0.124	264.2	25.6	10.3	37.8	62.5	16,526	646
Food Sales	1,110.0	0.124	138.0	5.6	24.6	90.4	62.5	8,632	1,541
Food Service	1,436.0	0.124	178.5	5.6	31.9	116.9	62.5	11,168	1,994
Health Care Inpatient	60,152.0	0.124	7,479.1	241.4	31.0	113.6	62.5	467,794	1,938
Health Care Outpatient	985.0	0.124	122.5	10.4	11.8	43.2	62.5	7,660	737
Lodging	3,578.0	0.124	444.9	35.8	12.4	45.6	62.5	27,826	777
Retail (Other Than Mall)	720.0	0.124	89.5	9.7	9.2	33.8	62.5	5,599	577
Office	1,376.0	0.124	171.1	14.8	11.6	42.4	62.5	10,701	723
Public Assembly	1,338.0	0.124	166.4	14.2	11.7	43.0	62.5	10,405	733
Public Order and Safety	1,791.0	0.124	222.7	15.5	14.4	52.7	62.5	13,928	899
Religious Worship	440.0	0.124	54.7	10.1	5.4	19.9	62.5	3,422	339
Service	501.0	0.124	62.3	6.5	9.6	35.1	62.5	3,896	599
Warehouse and Storage	764.0	0.124	95.0	16.9	5.6	20.6	62.5	5,942	352
Other	3,600.0	0.124	447.6	21.9	20.4	74.9	62.5	27,997	1,278
Vacant	294.0	0.124	36.6	14.1	2.6	9.5	62.5	2,286	162

Sources

All data in black text — King County, DNRP. Contact: Matt Kuharic, matt.kuharic@kingcounty.gov

Energy consumption for residential buildings

2007 Buildings Energy Data Book: 6.1 Quad Definitions and Comparisons (National Average, 2001)
Table 6.1.4: Average Annual Carbon Dioxide Emissions for Various Functions
http://buildingsdatabook.eren.doe.gov/
Data also at: http://www.eia.doe.gov/emeu/recs/recs2001_ce/ce1-4c_housingunits2001.html

Energy consumption for commercial buildings
and
Floorspace per building

EIA, 2003 Commercial Buildings Energy Consumption Survey (National Average, 2003)
Table C3. Consumption and Gross Energy Intensity for Sum of Major Fuels for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set9/2003excel/c3.xls

Note: Data in plum color is found in both of the above sources (buildings energy data book and commercial buildings energy consumption survey).

Carbon Coefficient for Buildings

Buildings Energy Data Book (National average, 2005)
Table 3.1.7. 2005 Carbon Dioxide Emission Coefficients for Buildings (MMTCE per Quadrillion Btu)
http://buildingsdatabook.eere.energy.gov/?id=view_book_table&TableID=2057
Note: Carbon coefficient in the Energy Data book is in MTCE per Quadrillion Btu.
To convert to MTCO2e per million Btu, this factor was divided by 1000 and multiplied by 44/12.

Residential floorspace per unit

2001 Residential Energy Consumption Survey (National Average, 2001)
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

average lief span of buildings,
estimated by replacement time method

	Single Family Homes	Multi-Family Units in Large and Small Buildings	All Residential Buildings	
New Housing Construction, 2001	1,273,000	329,000	1,602,000	
Existing Housing Stock, 2001	73,700,000	26,500,000	100,200,000	
Replacement time:	57.9	80.5	62.5	(national average, 2001)

Note: Single family homes calculation is used for mobile homes as a best estimate life span.
Note: At this time, KC staff could find no reliable data for the average life span of commercial buildings.
Therefore, the average life span of residential buildings is being used until a better approximation can be ascertained.

Sources:

New Housing Construction, 2001 **Quarterly Starts and Completions by Purpose and Design - US and Regions (Excel)**
http://www.census.gov/const/quarterly_starts_completions_cust.xls
See also: http://www.census.gov/const/www/newresconstindex.html

Existing Housing Stock, 2001 **Residential Energy Consumption Survey (RECS) 2001**
Tables HC1:Housing Unit Characteristics, Million U.S. Households 2001
Table HC1-4a. Housing Unit Characteristics by Type of Housing Unit, Million U.S. Households, 2001
Million U.S. Households, 2001
http://www.eia.doe.gov/emeu/recs/recs2001/hc_pdf/housunits/hc1-4a_housingunits2001.pdf

Transportation Emissions Worksheet

Type (Residential) or Principal Activity (Commercial)	# people/ unit or building	# thousand sq feet/ unit or building	# people or employees/ thousand square feet	vehicle related GHG emissions (metric tonnes CO2e per person per year)	MTCO2e/ year/ unit	MTCO2e/ year/ thousand square feet	Average Building Life Span	Life span transportation related GHG emissions (MTCO2e/ per unit)	Life span transportation related GHG emissions (MTCO2e/ thousand sq feet)
Single-Family Home	2.8	2.53	1.1	4.9	13.7	5.4	57.9	792	313
Multi-Family Unit in Large Building	1.9	0.85	2.3	4.9	9.5	11.2	80.5	766	904
Multi-Family Unit in Small Building	1.9	1.39	1.4	4.9	9.5	6.8	80.5	766	550
Mobile Home	2.5	1.06	2.3	4.9	12.2	11.5	57.9	709	668
Education	30.0	25.6	1.2	4.9	147.8	5.8	62.5	9247	361
Food Sales	5.1	5.6	0.9	4.9	25.2	4.5	62.5	1579	282
Food Service	10.2	5.6	1.8	4.9	50.2	9.0	62.5	3141	561
Health Care Inpatient	455.5	241.4	1.9	4.9	2246.4	9.3	62.5	140506	582
Health Care Outpatient	19.3	10.4	1.9	4.9	95.0	9.1	62.5	5941	571
Lodging	13.6	35.8	0.4	4.9	67.1	1.9	62.5	4194	117
Retail (Other Than Mall)	7.8	9.7	0.8	4.9	38.3	3.9	62.5	2394	247
Office	28.2	14.8	1.9	4.9	139.0	9.4	62.5	8696	588
Public Assembly	6.9	14.2	0.5	4.9	34.2	2.4	62.5	2137	150
Public Order and Safety	18.8	15.5	1.2	4.9	92.7	6.0	62.5	5796	374
Religious Worship	4.2	10.1	0.4	4.9	20.8	2.1	62.5	1298	129
Service	5.6	6.5	0.9	4.9	27.6	4.3	62.5	1729	266
Warehouse and Storage	9.9	16.9	0.6	4.9	49.0	2.9	62.5	3067	181
Other	18.3	21.9	0.8	4.9	90.0	4.1	62.5	5630	257
Vacant	2.1	14.1	0.2	4.9	10.5	0.7	62.5	657	47

Sources

All data in black text — King County, DNRP. Contact: Matt Kuharic, matt.kuharic@kingcounty.gov

people/ unit — Estimating Household Size for Use in Population Estimates (WA state, 2000 average)
Washington State Office of Financial Management
Kimpel, T. and Lowe, T. Research Brief No. 47. August 2007
http://www.ofm.wa.gov/researchbriefs/brief047.pdf
Note: This analysis combines Multi Unit Structures in both large and small units into one category; the average is used in this case although there is likely a difference

Residential floorspace per unit — 2001 Residential Energy Consumption Survey (National Average, 2001)
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

employees/thousand square feet — Commercial Buildings Energy Consumption Survey commercial energy uses and costs (National Median, 2003)
Table B2 Totals and Medians of Floorspace, Number of Workers, and Hours of Operation for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set1/2003excel/b2.xls

Note: Data for # employees/thousand square feet is presented by CBECS as square feet/employee.
In this analysis employees/thousand square feet is calculated by taking the inverse of the CBECS number and multiplying by 1000.

vehicle related GHG emissions

Estimate calculated as follows (Washington state, 2006)_

56,531,930,000	2006 Annual WA State Vehicle Miles Traveled	
		Data was daily VMT. Annual VMT was 365*daily VMT.
		http://www.wsdot.wa.gov/mapsdata/tdo/annualmileage.htm
6,395,798	2006 WA state population	
		http://quickfacts.census.gov/qfd/states/53000.html
8839	vehicle miles per person per year	
0.0506	gallon gasoline/mile	
		This is the weighted national average fuel efficiency for all cars and 2 axle, 4 wheel light trucks in 2005. This includes pickup trucks, vans and SUVs. The 0.051 gallons/mile used here is the inverse of the more commonly known term “miles/per gallon” (which is 19.75 for these cars and light trucks).
		Transportation Energy Data Book. 26th Edition. 2006. Chapter 4: Light Vehicles and Characteristics. Calculations based on weighted average MPG efficiency of cars and light trucks.
		http://cta.ornl.gov/data/tedb26/Edition26_Chapter04.pdf
		Note: This report states that in 2005, 92.3% of all highway VMT were driven by the above described vehicles.
		http://cta.ornl.gov/data/tedb26/Spreadsheets/Table3_04.xls
24.3	lbs CO2e/gallon gasoline	
		The CO2 emissions estimates for gasoline and diesel include the extraction, transport, and refinement of petroleum as well as their combustion.
		Life-Cycle CO2 Emissions for Various New Vehicles. RENew Northfield.
		Available: http://renewnorthfield.org/wpcontent/uploads/2006/04/CO2%20emissions.pdf
		Note: This is a conservative estimate of emissions by fuel consumption because diesel fuel,
2205		with a emissions factor of 26.55 lbs CO2e/gallon was not estimated.
4.93	lbs/metric tonne	
	vehicle related GHG emissions (metric tonnes CO2e per person per year)	

average lief span of buildings, estimated
by replacement time method — See Energy Emissions Worksheet for Calculations

Commercial floorspace per unit — EIA, 2003 Commercial Buildings Energy Consumption Survey (National Average, 2003)
Table C3. Consumption and Gross Energy Intensity for Sum of Major Fuels for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set9/2003excel/c3.xls

King County Department of Development and Environmental Services
SEPA GHG Emissions Worksheet
Version 1.7 12/26/07

Introduction

The Washington State Environmental Policy Act (SEPA) requires environmental review of development proposals that may have a significant adverse impact on the environment. If a proposed development is subject to SEPA, the project proponent is required to complete the SEPA Checklist. The Checklist includes questions relating to the development's air emissions. The emissions that have traditionally been considered cover smoke, dust, and industrial and automobile emissions. With our understanding of the climate change impacts of GHG emissions, King County requires the applicant to also estimate these emissions.

Emissions created by Development

GHG emissions associated with development come from multiple sources:

- The extraction, processing, transportation, construction and disposal of materials and landscape disturbance (Embodied Emissions)
- Energy demands created by the development after it is completed (Energy Emissions)
- Transportation demands created by the development after it is completed (Transportation Emissions)

GHG Emissions Worksheet

King County has developed a GHG Emissions Worksheet that can assist applicants in answering the SEPA Checklist question relating to GHG emissions.

The SEPA GHG Emissions worksheet estimates all GHG emissions that will be created over the life span of a project. This includes emissions associated with obtaining construction materials, fuel used during construction, energy consumed during a buildings operation, and transportation by building occupants.

Using the Worksheet

1. Descriptions of the different residential and commercial building types can be found on the second tabbed worksheet ("Definition of Building Types"). If a development proposal consists of multiple projects, e.g. both single family and multi-family residential structures or a commercial development that consists of more than on type of commercial activity, the appropriate information should be estimated for each type of building or activity.

2. For paving, estimate the total amount of paving (in thousands of square feet) of the project.

3. The Worksheet will calculate the amount of GHG emissions associated with the project and display the amount in the "Total Emissions" column on the worksheet. The applicant should use this information when completing the SEPA checklist.

4. The last three worksheets in the Excel file provide the background information that is used to calculate the total GHG emissions.

5. The methodology of creating the estimates is transparent; if there is reason to believe that a better estimate can be obtained by changing specific values, this can and should be done. Changes to the values should be documented with an explanation of why and the sources relied upon.

6. Print out the “Total Emissions” worksheet and attach it to the SEPA checklist. If the applicant has made changes to the calculations or the values, the documentation supporting those changes should also be attached to the SEPA checklist.

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home	698		98	672	792	**1090164**
Multi-Family Unit in Large Building	0		33	357	766	**0**
Multi-Family Unit in Small Building	240		54	681	766	**360042**
Mobile Home	0		41	475	709	**0**
Education		72.0	39	646	361	**75275**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall)		150.0	39	577	247	**129413**
Office		75.0	39	723	588	**101201**
Public Assembly		0.0	39	733	150	**0**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		0.0	39	599	266	**0**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement

Pavement		1,001.88				**50094**

Total Project Emissions: **1806189**

Definition of Building Types

Type (Residential) or Principal Activity (Commercial)	Description
Single-Family Home.....	Unless otherwise specified, this includes both attached and detached buildings
Multi-Family Unit in Large Building	Apartments in buildings with more than 5 units
Multi-Family Unit in Small Building	Apartments in building with 2-4 units
Mobile Home.....	
Education	Buildings used for academic or technical classroom instruction, such as elementary, middle, or high schools, and classroom buildings on college or university campuses. Buildings on education campuses for which the main use is not classroom are included in the category relating to their use. For example, administration buildings are part of "Office," dormitories are "Lodging," and libraries are "Public Assembly."
Food Sales	Buildings used for retail or wholesale of food.
Food Service	Buildings used for preparation and sale of food and beverages for consumption.
Health Care Inpatient	Buildings used as diagnostic and treatment facilities for inpatient care.
Health Care Outpatient	Buildings used as diagnostic and treatment facilities for outpatient care. Doctor's or dentist's office are included here if they use any type of diagnostic medical equipment (if they do not, they are categorized as an office building).
Lodging	Buildings used to offer multiple accommodations for short-term or long-term residents, including skilled nursing and other residential care buildings.
Retail (Other Than Mall).....	Buildings used for the sale and display of goods other than food.
Office	Buildings used for general office space, professional office, or administrative offices. Doctor's or dentist's office are included here if they do not use any type of diagnostic medical equipment (if they do, they are categorized as an outpatient health care building).
Public Assembly	Buildings in which people gather for social or recreational activities, whether in private or non-private meeting halls.
Public Order and Safety	Buildings used for the preservation of law and order or public safety.
Religious Worship	Buildings in which people gather for religious activities, (such as chapels, churches, mosques, synagogues, and temples).
Service	Buildings in which some type of service is provided, other than food service or retail sales of goods
Warehouse and Storage	Buildings used to store goods, manufactured products, merchandise, raw materials, or personal belongings (such as self-storage).
Other	Buildings that are industrial or agricultural with some retail space; buildings having several different commercial activities that, together, comprise 50 percent or more of the floorspace, but whose largest single activity is agricultural, industrial/ manufacturing, or residential; and all other miscellaneous buildings that do not fit into any other category.
Vacant	Buildings in which more floorspace was vacant than was used for any single commercial activity at the time of interview. Therefore, a vacant building may have some occupied floorspace.

Sources: .....

Residential 2001 Residential Energy Consumption Survey
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

Commercial Commercial Buildings Energy Consumption Survey (CBECS),
Description of CBECS Building Types
http://www.eia.doe.gov/emeu/cbecs/pba99/bldgtypes.html

Embodied Emissions Worksheet

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# thousand sq feet/ unit or building	Life span related embodied GHG missions (MTCO2e/ unit)	Life span related embodied GHG missions (MTCO2e/ thousand square feet) - See calculations in table below
Single-Family Home	2.53	98	39
Multi-Family Unit in Large Building	0.85	33	39
Multi-Family Unit in Small Building	1.39	54	39
Mobile Home	1.06	41	39
Education	25.6	991	39
Food Sales	5.6	217	39
Food Service	5.6	217	39
Health Care Inpatient	241.4	9,346	39
Health Care Outpatient	10.4	403	39
Lodging	35.8	1,386	39
Retail (Other Than Mall)	9.7	376	39
Office	14.8	573	39
Public Assembly	14.2	550	39
Public Order and Safety	15.5	600	39
Religious Worship	10.1	391	39
Service	6.5	252	39
Warehouse and Storage	16.9	654	39
Other	21.9	848	39
Vacant	14.1	546	39

Section II: Pavement

All Types of Pavement			50

	Columns and Beams	Intermediate Floors	Exterior Walls	Windows	Interior Walls	Roofs		
Average GWP (lbs CO2e/sq ft): Vancouver, Low Rise Building	5.3	7.8	19.1	51.2	5.7	21.3		
Average Materials in a 2,272-square foot single family home	0.0	2269.0	3206.0	285.0	6050.0	3103.0	Total Embodied Emissions (MTCO2e)	Total Embodied Emissions (MTCO2e/ thousand sq feet)
MTCO2e	0.0	8.0	27.8	6.6	15.6	30.0	88.0	38.7

Sources

All data in black text — King County, DNRP. Contact: Matt Kuharic, matt.kuharic@kingcounty.gov

Residential floorspace per unit
2001 Residential Energy Consumption Survey (National Average, 2001)
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

Floorspace per building
EIA, 2003 Commercial Buildings Energy Consumption Survey (National Average, 2003)
Table C3. Consumption and Gross Energy Intensity for Sum of Major Fuels for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set9/2003excel/c3.xls

Average GWP (lbs CO2e/sq ft): Vancouver, Low Rise Building
Athena EcoCalculator
Athena Assembly Evaluation Tool v2.3- Vancouver Low Rise Building
Assembly Average GWP (kg) per square meter
http://www.athenasmi.ca/tools/ecoCalculator/index.html
Lbs per kg 2.20
Square feet per square meter 10.76

Average Materials in a 2,272-square foot single family home
Buildings Energy Data Book: 7.3 Typical/Average Household
Materials Used in the Construction of a 2,272-Square-Foot Single-Family Home, 2000
http://buildingsdatabook.eren.doe.gov/?id=view_book_table&TableID=2036&t=xls
See also: NAHB, 2004 Housing Facts, Figures and Trends, Feb. 2004, p. 7.

Average window size
Energy Information Administration/Housing Characteristics 1993
Appendix B, Quality of the Data. Pg. 5.
ftp://ftp.eia.doe.gov/pub/consumption/residential/rx93hcf.pdf

Pavement Emissions Factors
MTCO2e/thousand square feet of asphalt
or concrete pavement 50 (see below)

Embodied GHG Emissions……Worksheet Background Information

Buildings
Embodied GHG emissions are emissions that are created through the extraction, processing, transportation, construction and disposal of building materials as well as emissions created through landscape disturbance (by both soil disturbance and changes in above ground biomass).

Estimating embodied GHG emissions is new field of analysis; the estimates are rapidly improving and becoming more inclusive of all elements of construction and development.

The estimate included in this worksheet is calculated using average values for the main construction materials that are used to create a typical family home. In 2004, the National Association of Home Builders calculated the average materials that are used in a typical 2,272 square foot single-family household. The quantity of materials used is then multiplied by the average GHG emissions associated with the life-cycle GHG emissions for each material.

This estimate is a rough and conservative estimate; the actual embodied emissions for a project are likely to be higher. For example, at this stage, due to a lack of comprehensive data, the estimate does not include important factors such as landscape disturbance or the emissions associated with the interior components of a building (such as furniture).

King County realizes that the calculations for embodied emissions in this worksheet are rough. For example, the emissions associated with building 1,000 square feet of a residential building will not be the same as 1,000 square feet of a commercial building. However, discussions with the construction community indicate that while there are significant differences between the different types of structures, this method of estimation is reasonable; it will be improved as more data become available.

Additionally, if more specific information about the project is known, King County recommends two online embodied emissions calculators that can be used to obtain a more tailored estimate for embodied emissions: www.buildcarbonneutral.org and www.athenasmi.ca/tools/ecoCalculator/.

Pavement
Four recent life cycle assessments of the environmental impacts of roads form the basis for the per unit embodied emissions of pavement. Each study is constructed in slightly different ways; however, the aggregate results of the reports represent a reasonable estimate of the GHG emissions that are created from the manufacture of paving materials, construction related emissions, and maintenance of the pavement over its expected life cycle. For specifics, see the worksheet.

Special Section: Estimating the Embodied Emissions for Pavement

Four recent life cycle assessments of the environmental impacts of roads form the basis for the per unit embodied emissions of pavement. Each study is constructed in slightly different ways; however, the aggregate results of the reports represent a reasonable estimate of the GHG emissions that are created from the manufacture of paving materials, construction related emissions, and maintenance of the pavement over its expected life cycle.

The results of the studies are presented in different units and measures; considerable effort was undertaken to be able to compare the results of the studies in a reasonable way. For more details about the below methodology, contact matt.kuharic@kingcounty.gov.

The four studies, Meil (2001), Park (2003), Stripple (2001) and Treolar (2001) produced total GHG emissions of 4-34 MTCO2e per thousand square feet of finished paving (for similar asphalt and concrete based pavements). This estimate does not including downstream maintenance and repair of the highway. The average (for all concrete and asphalt pavements in the studies, assuming each study gets one data point) is ~17 MTCO2e/thousand square feet.

Three of the studies attempted to thoroughly account for the emissions associated with long term maintenance (40 years) of the roads. Stripple (2001), Park et al. (2003) and Treolar (2001) report 17, 81, and 68 MTCO2e/thousand square feet, respectively, after accounting for maintenance of the roads.

Based on the above discussion, King County makes the conservative estimate that 50 MTCO2e/thousand square feet of pavement (over the development's life cycle) will be used as the embodied emission factor for pavement until better estimates can be obtained. This is roughly equivalent to 3,500 MTCO2e per lane mile of road (assuming the lane is 13 feet wide).

It is important to note that these studies estimate the embodied emissions for roads. Paving that does not need to stand up to the rigors of heavy use (such as parking lots or driveways) would likely use less materials and hence have lower embodied emissions.

Sources:

Meil, J. A Life Cycle Perspective on Concrete and Asphalt Roadways: Embodied Primary Energy and Global Warming Potential. 2006. Available: http://www.cement.ca/cement.nsf/eee9ec7bbd630126852566c40052107b/6ec79dc8ae03a782852572b90061b914/$FILE/ATTK0WE3/athena%20report%20Feb.%202%202007.pdf

Park, K, Hwang, Y., Seo, S., M.ASCE, and Seo, H. , "Quantitative Assessment of Environmental Impacts on Life Cycle of Highways," Journal of Construction Engineering and Management , Vol 129, January/February 2003, pp 25-31, (DOI: 10.1061/(ASCE)0733-9364(2003)129:1(25)).

Stripple, H. Life Cycle Assessment of Road. A Pilot Study for Inventory Analysis. Second Revised Edition. IVL Swedish Environmental Research Institute Ltd. 2001. Available: http://www.ivl.se/rapporter/pdf/B1210E.pdf

Treloar, G., Love, P.E.D., and Crawford, R.H. Hybrid Life-Cycle Inventory for Road Construction and Use. Journal of Construction Engineering and Management. P. 43-49. January/February 2004.

Energy Emissions Worksheet

Type (Residential) or Principal Activity (Commercial)	Energy consumption per building per year (million Btu)	Carbon Coefficient for Buildings	MTCO2e per building per year	Floorspace per Building (thousand square feet)	MTCE per thousand square feet per year	MTCO2e per thousand square feet per year	Average Building Life Span	Lifespan Energy Related MTCO2e emissions per unit	Lifespan Energy Related MTCO2e emissions per thousand square feet
Single-Family Home	107.3	0.108	11.61	2.53	4.6	16.8	57.9	672	266
Multi-Family Unit in Large Building	41.0	0.108	4.44	0.85	5.2	19.2	80.5	357	422
Multi-Family Unit in Small Building	78.1	0.108	8.45	1.39	6.1	22.2	80.5	681	489
Mobile Home	75.9	0.108	8.21	1.06	7.7	28.4	57.9	475	448
Education	2,125.0	0.124	264.2	25.6	10.3	37.8	62.5	16,526	646
Food Sales	1,110.0	0.124	138.0	5.6	24.6	90.4	62.5	8,632	1,541
Food Service	1,436.0	0.124	178.5	5.6	31.9	116.9	62.5	11,168	1,994
Health Care Inpatient	60,152.0	0.124	7,479.1	241.4	31.0	113.6	62.5	467,794	1,938
Health Care Outpatient	985.0	0.124	122.5	10.4	11.8	43.2	62.5	7,660	737
Lodging	3,578.0	0.124	444.9	35.8	12.4	45.6	62.5	27,826	777
Retail (Other Than Mall)	720.0	0.124	89.5	9.7	9.2	33.8	62.5	5,599	577
Office	1,376.0	0.124	171.1	14.8	11.6	42.4	62.5	10,701	723
Public Assembly	1,338.0	0.124	166.4	14.2	11.7	43.0	62.5	10,405	733
Public Order and Safety	1,791.0	0.124	222.7	15.5	14.4	52.7	62.5	13,928	899
Religious Worship	440.0	0.124	54.7	10.1	5.4	19.9	62.5	3,422	339
Service	501.0	0.124	62.3	6.5	9.6	35.1	62.5	3,896	599
Warehouse and Storage	764.0	0.124	95.0	16.9	5.6	20.6	62.5	5,942	352
Other	3,600.0	0.124	447.6	21.9	20.4	74.9	62.5	27,997	1,278
Vacant	294.0	0.124	36.6	14.1	2.6	9.5	62.5	2,286	162

Sources

All data in black text — King County, DNRP. Contact: Matt Kuharic, matt.kuharic@kingcounty.gov

Energy consumption for residential buildings

2007 Buildings Energy Data Book: 6.1 Quad Definitions and Comparisons (National Average, 2001)
Table 6.1.4: Average Annual Carbon Dioxide Emissions for Various Functions
http://buildingsdatabook.eren.doe.gov/
Data also at: http://www.eia.doe.gov/emeu/recs/recs2001_ce/ce1-4c_housingunits2001.html

Energy consumption for commercial buildings
and
Floorspace per building

EIA, 2003 Commercial Buildings Energy Consumption Survey (National Average, 2003)
Table C3. Consumption and Gross Energy Intensity for Sum of Major Fuels for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set9/2003excel/c3.xls

Note: Data in plum color is found in both of the above sources (buildings energy data book and commercial buildings energy consumption survey).

Carbon Coefficient for Buildings

Buildings Energy Data Book (National average, 2005)
Table 3.1.7. 2005 Carbon Dioxide Emission Coefficients for Buildings (MMTCE per Quadrillion Btu)
http://buildingsdatabook.eere.energy.gov/?id=view_book_table&TableID=2057
Note: Carbon coefficient in the Energy Data book is in MTCE per Quadrillion Btu.
To convert to MTCO2e per million Btu, this factor was divided by 1000 and multiplied by 44/12.

Residential floorspace per unit

2001 Residential Energy Consumption Survey (National Average, 2001)
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

average lief span of buildings,
estimated by replacement time method

	Single Family Homes	Multi-Family Units in Large and Small Buildings	All Residential Buildings	
New Housing Construction, 2001	1,273,000	329,000	1,602,000	
Existing Housing Stock, 2001	73,700,000	26,500,000	100,200,000	
Replacement time:	57.9	80.5	62.5	(national average, 2001)

Note: Single family homes calculation is used for mobile homes as a best estimate life span.
Note: At this time, KC staff could find no reliable data for the average life span of commercial buildings.
Therefore, the average life span of residential buildings is being used until a better approximation can be ascertained.

Sources:

New Housing Construction, 2001 **Quarterly Starts and Completions by Purpose and Design - US and Regions (Excel)**
http://www.census.gov/const/quarterly_starts_completions_cust.xls
See also: http://www.census.gov/const/www/newresconstindex.html

Existing Housing Stock, 2001 **Residential Energy Consumption Survey (RECS) 2001**
Tables HC1:Housing Unit Characteristics, Million U.S. Households 2001
Table HC1-4a. Housing Unit Characteristics by Type of Housing Unit, Million U.S. Households, 2001
Million U.S. Households, 2001
http://www.eia.doe.gov/emeu/recs/recs2001/hc_pdf/housunits/hc1-4a_housingunits2001.pdf

Transportation Emissions Worksheet

Type (Residential) or Principal Activity (Commercial)	# people/ unit or building	# thousand sq feet/ unit or building	# people or employees/ thousand square feet	vehicle related GHG emissions (metric tonnes CO2e per person per year)	MTCO2e/ year/ unit	MTCO2e/ year/ thousand square feet	Average Building Life Span	Life span transportation related GHG emissions (MTCO2e/ per unit)	Life span transportation related GHG emissions (MTCO2e/ thousand sq feet)
Single-Family Home	2.8	2.53	1.1	4.9	13.7	5.4	57.9	792	313
Multi-Family Unit in Large Building	1.9	0.85	2.3	4.9	9.5	11.2	80.5	766	904
Multi-Family Unit in Small Building	1.9	1.39	1.4	4.9	9.5	6.8	80.5	766	550
Mobile Home	2.5	1.06	2.3	4.9	12.2	11.5	57.9	709	668
Education	30.0	25.6	1.2	4.9	147.8	5.8	62.5	9247	361
Food Sales	5.1	5.6	0.9	4.9	25.2	4.5	62.5	1579	282
Food Service	10.2	5.6	1.8	4.9	50.2	9.0	62.5	3141	561
Health Care Inpatient	455.5	241.4	1.9	4.9	2246.4	9.3	62.5	140506	582
Health Care Outpatient	19.3	10.4	1.9	4.9	95.0	9.1	62.5	5941	571
Lodging	13.6	35.8	0.4	4.9	67.1	1.9	62.5	4194	117
Retail (Other Than Mall)	7.8	9.7	0.8	4.9	38.3	3.9	62.5	2394	247
Office	28.2	14.8	1.9	4.9	139.0	9.4	62.5	8696	588
Public Assembly	6.9	14.2	0.5	4.9	34.2	2.4	62.5	2137	150
Public Order and Safety	18.8	15.5	1.2	4.9	92.7	6.0	62.5	5796	374
Religious Worship	4.2	10.1	0.4	4.9	20.8	2.1	62.5	1298	129
Service	5.6	6.5	0.9	4.9	27.6	4.3	62.5	1729	266
Warehouse and Storage	9.9	16.9	0.6	4.9	49.0	2.9	62.5	3067	181
Other	18.3	21.9	0.8	4.9	90.0	4.1	62.5	5630	257
Vacant	2.1	14.1	0.2	4.9	10.5	0.7	62.5	657	47

Sources

All data in black text — King County, DNRP. Contact: Matt Kuharic, matt.kuharic@kingcounty.gov

people/ unit — Estimating Household Size for Use in Population Estimates (WA state, 2000 average)
Washington State Office of Financial Management
Kimpel, T. and Lowe, T. Research Brief No. 47. August 2007
http://www.ofm.wa.gov/researchbriefs/brief047.pdf
Note: This analysis combines Multi Unit Structures in both large and small units into one category; the average is used in this case although there is likely a difference

Residential floorspace per unit — 2001 Residential Energy Consumption Survey (National Average, 2001)
Square footage measurements and comparisons
http://www.eia.doe.gov/emeu/recs/sqft-measure.html

employees/thousand square feet — Commercial Buildings Energy Consumption Survey commercial energy uses and costs (National Median, 2003)
Table B2 Totals and Medians of Floorspace, Number of Workers, and Hours of Operation for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set1/2003excel/b2.xls

Note: Data for # employees/thousand square feet is presented by CBECS as square feet/employee.
In this analysis employees/thousand square feet is calculated by taking the inverse of the CBECS number and multiplying by 1000.

vehicle related GHG emissions

Estimate calculated as follows (Washington state, 2006)_

56,531,930,000	2006 Annual WA State Vehicle Miles Traveled	
		Data was daily VMT. Annual VMT was 365*daily VMT.
		http://www.wsdot.wa.gov/mapsdata/tdo/annualmileage.htm
6,395,798	2006 WA state population	
		http://quickfacts.census.gov/qfd/states/53000.html
8839	vehicle miles per person per year	
0.0506	gallon gasoline/mile	
		This is the weighted national average fuel efficiency for all cars and 2 axle, 4 wheel light trucks in 2005. This includes pickup trucks, vans and SUVs. The 0.051 gallons/mile used here is the inverse of the more commonly known term “miles/per gallon” (which is 19.75 for these cars and light trucks).
		Transportation Energy Data Book. 26th Edition. 2006. Chapter 4: Light Vehicles and Characteristics. Calculations based on weighted average MPG efficiency of cars and light trucks.
		http://cta.ornl.gov/data/tedb26/Edition26_Chapter04.pdf
		Note: This report states that in 2005, 92.3% of all highway VMT were driven by the above described vehicles.
		http://cta.ornl.gov/data/tedb26/Spreadsheets/Table3_04.xls
24.3	lbs CO2e/gallon gasoline	
		The CO2 emissions estimates for gasoline and diesel include the extraction, transport, and refinement of petroleum as well as their combustion.
		Life-Cycle CO2 Emissions for Various New Vehicles. RENew Northfield.
		Available: http://renewnorthfield.org/wpcontent/uploads/2006/04/CO2%20emissions.pdf
		Note: This is a conservative estimate of emissions by fuel consumption because diesel fuel,
2205		with a emissions factor of 26.55 lbs CO2e/gallon was not estimated.
4.93	lbs/metric tonne	
	vehicle related GHG emissions (metric tonnes CO2e per person per year)	

average lief span of buildings, estimated
by replacement time method — See Energy Emissions Worksheet for Calculations

Commercial floorspace per unit — EIA, 2003 Commercial Buildings Energy Consumption Survey (National Average, 2003)
Table C3. Consumption and Gross Energy Intensity for Sum of Major Fuels for Non-Mall Buildings, 2003
http://www.eia.doe.gov/emeu/cbecs/cbecs2003/detailed_tables_2003/2003set9/2003excel/c3.xls