

Energy Audit Comparison between Residential and Commercial Buildings in Denver and Other Climate Zones

Chidinma Nwaneto, Akeem Jimoh, Chigozirim Praise Nwaneto

University of Colorado Boulder, Colorado 80302, USA

Department of Construction and Engineering Management, Lamar University, 77705, Texas, USA

Dept of Accounting

ABSTRACT

Building energy auditing has become a key practice in assessing and improving building efficiency to address rising energy consumption and environmental sustainability. This research offers a comparative energy audit of residential and commercial building types, particularly in the cool-dry climate of Denver, and how it compares to other key climates, such as hot-humid and marine climates. Through simulation-based approaches, a set of prototypical buildings are evaluated for differences in energy usage profiles, heating and cooling loads, and total energy use intensity (EUI).

The evaluation includes comprehensive building envelope, occupancy, and HVAC system setups within a standardized simulation framework, to distinguish the impacts of climate and building type. The findings show that climate plays a crucial role in shaping energy demand patterns, with heating loads being dominant in cold climates (e.g. Denver), and cooling loads in hot climates. Residential buildings show lower overall energy demand but greater sensitivity to insulation and envelope characteristics, while commercial buildings have higher energy demand due to equipment loads, operating schedules and ventilation.

Moreover, the research demonstrates the influence of building materials and thermal properties on energy consumption, including the relationship between thermal mass and insulation. These insights highlight the need for site- and building-specific design strategies and energy audit procedures that consider climate and building type. The findings help to inform energy-efficiency measures, cost savings and sustainable construction strategies for buildings in various climatic zones.

Keywords: Energy audit; residential buildings; commercial buildings; climate zones; Denver; energy use intensity; HVAC systems; building envelope; thermal performance; energy efficiency.

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INTRODUCTION

The built environment remains a critical sector with high energy consumption, electricity demand and greenhouse gas emissions. Buildings account for nearly 40% of total energy demand in the United States, with residential and commercial buildings being the largest contributors to electricity consumption and peak electricity demand (IEA EBC, 2020; U.S. Department of Energy, n.d.). This large energy consumption highlights the need for structured energy audits to assess building performance, identify performance shortfalls and inform energy-saving measures. Energy audits offer a systematic method for evaluating energy flows in buildings, particularly with respect to heating, ventilation and air conditioning (HVAC) systems, building envelope, and building operation.

Climate is a critical factor affecting building energy performance. The International Energy Conservation Code

Corresponding Author: Chidinma Nwaneto, University of Colorado Boulder, Colorado 80302, USA, e-mail: Cnwaneto@gmail.com

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(IECC 2021) regionally divides the U.S. into distinct climatic zones, characterised by specific temperature profiles, humidity, and seasonal variations. These variations affect heating and cooling loads, which are the primary sources of energy consumption in buildings (IECC 2021). For example, in cool-dry climates (e.g. Denver) heating loads are typically

greater, while in hot-humid climates cooling loads are significant. Comparative studies have shown that climate, along with building typology and usage, are critical factors in determining overall building energy consumption (Ali-tagba *et al.*, 2024).

In addition to climate, building type adds a further dimension to energy studies. For example, residential buildings, with their constant occupancy and consistent internal loads, have different energy needs when compared to commercial buildings, in which occupancy, equipment loads, and operating hours are variable. For example, commercial buildings, especially offices, have greater internal loads from lighting and equipment, resulting in higher cooling loads even in cooler climates (Alghoul, 2017). Consequently, comparative energy audits between residential and commercial buildings are essential for understanding how operational dynamics interact with climatic conditions to influence energy use intensity.

The thermal performance of building envelopes further contributes to variations in energy consumption. Materials such as timber, concrete, and steel exhibit distinct thermal properties, including conductivity, density, and heat capacity, which affect heat transfer and storage within the building fabric. Research on cement-based materials highlights the evolving role of supplementary cementitious materials, such as limestone and calcined clay, in enhancing both thermal performance and environmental sustainability (Berry, 1980; Antoni *et al.*, 2012; Dhandapani *et al.*, 2021). Innovations such as limestone calcined clay cement (LC3) have demonstrated potential in reducing embodied energy and carbon emissions while maintaining structural and thermal efficiency (Martirena & Scrivener, 2018; Emmanuel *et al.*, 2016). These developments are particularly relevant in the context of energy audits, as material selection directly influences both operational energy consumption and lifecycle environmental impact (Gettu *et al.*, 2019; Cancio *et al.*, 2016).

In addition to material considerations, passive design strategies play a crucial role in optimizing building energy performance. Techniques such as thermal mass utilization, insulation enhancement, natural ventilation, and solar shading can significantly reduce reliance on mechanical systems while improving occupant comfort (Sthapit, 2008). The integration of such strategies is increasingly emphasized in modern building codes and standards, including ANSI/ASHRAE/IES Standard 90.1 and IECC requirements, which establish minimum energy efficiency benchmarks for both residential and commercial buildings (ASHRAE, 2021; IECC, 2021). These codes are complemented by approaches to assess cost-effectiveness and improvement potential of building energy systems (Taylor *et al.*, 2015).

Improvements in simulation software have also led to more precise energy audits. Building simulation tools like EnergyPlus and OpenStudio, with the support of prototype models from the Pacific Northwest National Laboratory (PNNL), enable the simulation of building

energy performance under different climate and operating conditions (PNNL; EnergyPlus; OpenStudio). These platforms enable the simulation of complex relationships between building structure, materials, HVAC systems and climate, creating a comprehensive platform for comparative analyses. Furthermore, modeling tools like SketchUp improve the depiction of building forms and enable integrated simulation processes.

While advances have been made in building energy research, there is a need for comprehensive comparative studies that take into account building type, material attributes, and weather variations. Existing research primarily addresses one or more of these, such as HVAC performance or material efficiency, but in isolation of one another. Additionally, advances in building materials and technologies are continuously transforming the field of building design and energy efficiency, and require more recent evaluations that align with current trends and technologies (DiChristina & Meyerson, 2017).

This research addresses these limitations by performing an energy audit comparison between residential and commercial buildings in particular in the context of the cool-dry climate of Denver and comparing it with other climate zones. Through the use of high-performance simulation software and prototype building models, the study seeks to understand variations in energy performance, to determine energy intensity drivers and how these are affected by building materials and climate. The results will provide guidance for architects, engineers, and policymakers to design energy-efficient and climate-adaptive buildings in line with sustainable objectives.

LITERATURE REVIEW

The assessment of energy performance in buildings has evolved into a multidisciplinary domain integrating material science, building physics, climate-responsive design, and computational simulation. In the context of energy audits comparing residential and commercial buildings across climate zones, existing literature provides critical insights into how material properties, climatic conditions, building codes, and simulation methodologies collectively influence energy consumption patterns.

Influence of Climate on Building Energy Consumption

Climate has been consistently identified as one of the most dominant determinants of building energy use. Variations in temperature, humidity, and solar radiation directly affect heating and cooling loads, which constitute the largest share of building energy consumption. Studies show that buildings in hot-humid climates tend to have higher cooling demands, whereas those in cool-dry climates, such as Denver, are primarily heating-dominated (Ali-tagba *et al.*, 2024). This climatic dependency necessitates region-specific energy audit frameworks that account for environmental variability.



The International Energy Conservation Code provides a structured classification of climate zones, enabling standardized comparisons of building performance across regions (IECC, 2021). Complementary reports emphasize that buildings account for a significant portion of total energy consumption and emissions, reinforcing the importance of climate-sensitive design and energy auditing practices (IEA EBC, 2020; U.S. Department of Energy, n.d.). These findings establish the foundation for comparative studies between locations such as Denver and other climate zones.

Building Materials and Thermal Performance

The choice of materials has a significant impact on the thermal performance and energy efficiency of buildings. Common building materials like concrete, steel and wood have different thermal characteristics, such as thermal conductivity, density and specific heat capacity, that affect heat transfer and storage.

Concrete, for example, has high thermal mass, allowing it to store heat, thus reducing temperature variations. But this can result in higher cooling loads in hot climates if not well insulated. Studies of cementitious materials have identified opportunities for enhancing sustainability by incorporating blended cements and supplementary cementitious materials. Berry (1980) pioneered the use of blended cement mortars with acceptable mechanical properties, with further research investigating the use of alternative binders to improve durability and sustainability (Antoni *et al.*, 2012; Dhandapani *et al.*, 2021).

The emergence of limestone calcined clay cement (LC3) systems is a major step towards lowering the energy intensity and greenhouse emissions of concrete. Research has demonstrated that LC3 systems can deliver significant energy savings and carbon dioxide emissions reduction compared to traditional cement, without compromises in performance (Emmanuel *et al.*, 2016; Martirena & Scrivener, 2018). Moreover, the use of supplementary cementitious materials has been associated with enhanced sustainability measures in construction (Gettu *et al.*, 2019). These novel materials are of relevance to energy audits, in terms of both operational and embodied energy.

Environmental and economic analyses also demonstrate the advantages of alternative concrete materials in minimising lifecycle energy and environmental impacts (Cancio *et al.*, 2016). As a result, wall assemblies and building materials become key factors in comparative energy studies of residential and commercial buildings.

Passive Design Strategies and Thermal Comfort

Beyond material selection, passive design strategies play a crucial role in optimizing building energy performance. Passive techniques such as natural ventilation, thermal mass utilization, insulation, and solar shading are effective in reducing reliance on mechanical HVAC systems. Sthapit (2008) emphasized that the integration of passive design

principles can significantly enhance thermal comfort while minimizing energy consumption.

The effectiveness of passive strategies is closely linked to climatic conditions. For example, thermal mass is advantageous in climates with large diurnal temperature variations, such as Denver, where stored heat can be released during cooler periods. Conversely, in hot-humid climates, lightweight and well-insulated materials are more effective in preventing heat gain. These findings underscore the importance of aligning passive design strategies with local climate characteristics in energy audits.

Building Energy Codes and Standards

Building energy codes and standards provide a regulatory framework for improving energy efficiency in both residential and commercial buildings. The ANSI/ASHRAE/IES Standard 90.1 establishes minimum energy performance requirements for commercial buildings, while the IECC governs both residential and commercial construction practices (ANSI/ASHRAE/IES Standard 90.1, 2021; IECC, 2021).

Research has demonstrated that the implementation of updated energy codes leads to measurable reductions in energy consumption and operational costs. Taylor *et al.* (2015) developed methodologies for evaluating the cost-effectiveness of residential energy code changes, highlighting the economic benefits of stricter efficiency standards. Similarly, Building Energy Codes Programs (2021) provide detailed guidance on compliance and performance optimization.

These standards also define key parameters such as insulation levels, window-to-wall ratios, HVAC efficiency, and lighting requirements, all of which are critical inputs in energy audit simulations. The integration of code-compliant building prototypes, such as those developed by the Pacific Northwest National Laboratory, ensures consistency and reliability in comparative studies (PNNL).

Energy Simulation Tools and Methodologies

Advancements in computational tools have significantly enhanced the accuracy and scope of building energy audits. Simulation platforms such as EnergyPlus and OpenStudio enable detailed modeling of building energy performance under varying conditions. EnergyPlus, developed by the U.S. Department of Energy, provides a robust engine for simulating heating, cooling, lighting, and ventilation processes (EnergyPlus, n.d.).

OpenStudio serves as an interface for creating and managing simulation models, while tools like SketchUp facilitate geometric modeling and visualization (OpenStudio, n.d.; SketchUp, n.d.). These tools are widely used in conjunction with standardized building prototypes to conduct comparative analyses across climate zones.

Previous studies have leveraged these tools to evaluate HVAC system performance and energy consumption patterns in residential buildings. For instance, Alghoul

(2017) demonstrated the effectiveness of EnergyPlus in analyzing HVAC energy use, emphasizing its applicability in comparative energy studies. Additionally, prototype models developed by PNNL provide validated baseline configurations for residential and commercial buildings, enabling consistent benchmarking (Im *et al.*, n.d.).

Comparative Energy Performance of Residential and Commercial Buildings

Residential and commercial buildings exhibit distinct energy consumption patterns due to differences in occupancy schedules, internal loads, and operational characteristics. Residential buildings typically have continuous occupancy and lower internal loads, whereas commercial buildings are characterized by higher equipment usage, lighting demands, and scheduled operations.

Studies indicate that commercial buildings generally have higher energy use intensity due to larger conditioned spaces and more complex HVAC systems. However, residential buildings are more sensitive to envelope performance and insulation quality (Alghoul, 2017). These differences highlight the need for tailored energy audit approaches for each building type.

Recent comparative analyses have emphasized the combined influence of climate, materials, and building function on energy performance. The integration of advanced materials, energy-efficient systems, and climate-responsive design strategies is essential for achieving optimal energy performance across building types (Ali-tagba *et al.*, 2024; DiChristina & Meyerson, 2017).

Synthesis of Literature

The reviewed literature establishes that building energy performance is governed by a complex interplay of climate conditions, material properties, design strategies, and regulatory frameworks. Climate-specific energy demands, particularly in heating-dominated regions like Denver, necessitate careful consideration of thermal mass and insulation. Advances in cement and construction materials contribute to both operational and embodied energy reductions, while passive design strategies enhance thermal comfort and efficiency.

Furthermore, the adoption of standardized energy codes and simulation tools provides a reliable foundation for conducting comparative energy audits. Despite these advancements, there remains a need for integrated studies that simultaneously evaluate residential and commercial buildings across multiple climate zones. This gap underscores the relevance of the present research in advancing understanding of energy audit comparisons and informing sustainable building design practices.

METHODOLOGY

This study adopts a comparative energy audit methodology integrating whole-building simulation, standardized

prototype modeling, and climate-responsive performance analysis to evaluate energy consumption patterns in residential and commercial buildings across multiple climate zones, with particular emphasis on Denver's cool-dry conditions.

Research Design and Analytical Framework

The methodological framework is structured around a simulation-based energy audit approach, which enables controlled comparison of building performance under varying climatic and operational conditions. The approach combines:

- Prototype-based modeling
- Climate-specific simulation inputs
- End-use energy disaggregation
- Comparative performance metrics (site energy, source energy, and energy use intensity)

This framework aligns with established building energy evaluation methodologies used in large-scale code compliance and performance studies (Taylor *et al.*, 2015; Building Energy Codes Programs, 2021).

Case Study Building Selection

Two representative building typologies were selected based on widely adopted Pacific Northwest National Laboratory (PNNL) prototype models:

- Residential Building: Single-family detached house
- Commercial Building: Medium-sized office building

These prototypes are extensively validated and commonly used for energy code analysis and benchmarking (PNNL; Im *et al.*, 2018). The selection ensures consistency in geometry, occupancy assumptions, and internal loads, allowing the study to isolate the effects of climate and material properties on energy performance.

Climate Zone Definition and Selection

The analysis incorporates multiple climate zones defined under the International Energy Conservation Code (IECC 2021), including:

- Cool-dry climate (Denver)
- Hot-humid climate (Miami)
- Marine climate (Washington)

Climate data were derived from Typical Meteorological Year (TMY3) datasets to represent realistic annual weather conditions. Climate-driven variations in temperature, humidity, and solar radiation are critical determinants of building energy demand, particularly for heating and cooling loads (IECC, 2021; IEA EBC, 2020; Ali-tagba *et al.*, 2024).

Energy Simulation Tools and Modeling Environment

The study employs an integrated simulation workflow using:

- EnergyPlus for dynamic thermal simulation
- OpenStudio as a graphical interface and model management tool



Table 1: Building Prototype Comparison

Parameter	Residential Building	Commercial Building
Floors	2	3
Conditioned Area	~2200 ft ²	~4980 ft ²
Window-to-Wall Ratio	15%	33%
HVAC System	Heat Pump	RTU + Gas Furnace
Operation	24-hour occupancy	Weekday schedule (5am–6pm)
Foundation	Slab-on-grade	Slab-on-grade

• SketchUp for three-dimensional geometry development
EnergyPlus is used as the primary simulation engine due to its capability to model detailed heat transfer processes, HVAC system performance, and time-dependent energy flows (EnergyPlus, 2024). OpenStudio facilitates model parameterization and workflow automation, while SketchUp supports accurate geometric representation of building forms.

The simulation environment incorporates:

- Envelope thermal properties
- Internal gains (lighting, equipment, occupancy)
- HVAC system configurations
- Operational schedules

This integrated modeling approach is consistent with established building performance simulation practices (Alghoul, 2017).

Building Envelope and Material Characterization

A key component of the methodology involves evaluating the influence of construction materials on energy performance. Three primary wall systems are modeled:

- Timber construction
- Concrete construction
- Steel-framed construction

Material properties such as thermal conductivity, density, and specific heat capacity are explicitly defined to capture both steady-state and transient heat transfer effects. The inclusion of thermal mass is particularly important in climates with large diurnal temperature variations, such as Denver.

The selection of concrete systems is informed by research on supplementary cementitious materials and low-carbon binders, which influence both thermal performance and embodied energy (Berry, 1980; Antoni *et al.*, 2012; Dhandapani *et al.*, 2021; Emmanuel *et al.*, 2016). Studies on limestone calcined clay cement (LC3) and blended cements highlight their potential to reduce environmental impact while maintaining structural and thermal performance (Martirena & Scrivener, 2018; Cancio *et al.*, 2016; Gettu *et al.*, 2019).

Building Characteristics and Energy Parameters

The characterization of building prototypes and their

associated energy parameters forms the analytical backbone of comparative energy audits across climate zones. In this study, both residential and commercial buildings are modeled using standardized prototype definitions aligned with code-compliant configurations and simulation-ready datasets. These prototypes are derived from established frameworks such as those developed by the Pacific Northwest National Laboratory and are consistent with requirements outlined in International Energy Conservation Code (IECC) 2021 and ANSI/ASHRAE/IES Standard 90.1.

Energy performance evaluation integrates both physical building attributes (geometry, materials, envelope characteristics) and operational parameters (occupancy schedules, HVAC systems, internal loads). Simulation workflows are implemented using EnergyPlus and OpenStudio, which enable high-resolution modeling of thermal behavior under varying climatic conditions.

Building Prototype Definitions

Two primary building categories are considered:

- Residential building (single-family detached): characterized by continuous occupancy, lower internal loads, and simplified HVAC systems.
- Commercial building (medium office): characterized by scheduled occupancy, higher plug and lighting loads, and complex HVAC configurations.

These prototypes reflect realistic operational and structural conditions used in energy code evaluation studies (Taylor *et al.*, 2015; Im *et al.*, 2021).

The variation in window-to-wall ratio and occupancy schedules significantly affects solar gains, internal heat loads, and HVAC demand. Commercial buildings, due to higher glazing ratios and internal loads, typically exhibit greater cooling demand, particularly in warmer climates (Alghoul, 2017).

Climate Zone Characterization

Climate conditions play a decisive role in shaping building energy consumption patterns. Based on classifications provided by International Energy Conservation Code (IECC) 2021, this study evaluates three representative climate zones:

- Cool Dry (Denver)
- Hot Humid (Miami)

Table 2: Climate Zone Characteristics

Climate Zone	Example Location	Dominant Load	Key Challenge
Cool Dry	Denver	Heating	Heat retention and nighttime losses
Hot Humid	Miami	Cooling	Latent loads and humidity control
Marine	Washington	Heating	Moisture control and envelope durability

- Marine (Washington)

These zones capture a broad spectrum of thermal and moisture conditions influencing building performance (Ali-tagba *et al.*, 2024).

In cool dry climates such as Denver, heating demand dominates due to low ambient temperatures and high diurnal variation. Conversely, hot humid climates require significant cooling and dehumidification energy. Marine climates introduce a hybrid challenge involving both heating demand and moisture management (IEA EBC, 2020; Sthapit, 2008).

Envelope and Material Considerations

Building envelope performance is governed by thermal conductivity, density, and heat capacity of materials. The use of cement-based materials, including emerging low-carbon alternatives such as limestone calcined clay cement (LC3), influences both operational and embodied energy (Antoni *et al.*, 2012; Dhandapani *et al.*, 2021).

Concrete structures provide higher thermal mass, enabling heat storage and delayed release, which can be advantageous in climates with large temperature swings. However, improper insulation can lead to increased energy losses (Berry, 1980; Cancio *et al.*, 2016). Timber structures offer superior insulation properties but lower thermal inertia, while steel structures require additional insulation due to high thermal conductivity (Gettu *et al.*, 2019).

Energy End-Use Parameters

Energy consumption in buildings is disaggregated into key end-use categories including heating, cooling, lighting, equipment, and auxiliary systems. These categories are influenced by both building type and climate conditions.

Residential buildings typically exhibit lower total energy consumption but higher sensitivity to envelope performance. In contrast, commercial buildings demonstrate higher total energy use due to intensive HVAC operation and internal loads (Energy.gov; PNNL).

Simulation and Operational Parameters

The simulation framework incorporates:

- Weather data (TMY3 files)
- Occupancy and equipment schedules
- HVAC system performance curves
- Envelope thermal properties

The integration of these parameters within EnergyPlus allows for dynamic modeling of heat transfer, internal gains, and system response. Supporting tools such as SketchUp facilitate geometric modeling, while OpenStudio enables workflow

automation and parametric analysis.

Summary of Key Parameters

The comparative framework highlights three dominant drivers of energy performance:

- Climate conditions – dictate heating and cooling demand
- Building type – influences internal loads and operational schedules
- Material properties – determine thermal response and energy efficiency

The integration of these variables enables a robust energy audit comparison, aligning with contemporary building performance evaluation methodologies and sustainability objectives (Martirena & Scrivener, 2018; Emmanuel *et al.*, 2016; DiChristina & Meyerson, 2017).

Energy Audit Results and Comparative Analysis

The energy audit results obtained from whole-building simulations provide a detailed comparison of energy consumption patterns between residential and commercial buildings across multiple climate zones, with particular emphasis on Denver's cool-dry conditions. Using simulation platforms such as EnergyPlus and OpenStudio, integrated with prototype models from the Pacific Northwest National Laboratory (PNNL), the study evaluates annual energy use intensity (EUI), end-use breakdowns, and the influence of building envelope materials and operational characteristics on overall performance (PNNL; EnergyPlus; OpenStudio; Im *et al.*, 2019).

Residential vs Commercial Energy Consumption Trends

The comparative analysis indicates that commercial buildings consistently exhibit higher total energy consumption than residential buildings due to increased floor area, higher occupancy density, and extended operational loads. Commercial facilities demonstrate significant energy demand from HVAC systems, lighting, and plug loads, reflecting their scheduled yet intensive usage patterns. In contrast, residential buildings show relatively lower total consumption but greater sensitivity to envelope performance and insulation characteristics due to continuous occupancy (Alghoul, 2017; Building Energy Codes Programs, 2021).

From an audit perspective, residential buildings are primarily driven by heating and cooling requirements, while commercial buildings show a more diversified load profile, including substantial contributions from lighting and equipment. This aligns with broader national energy



consumption patterns reported in building sector analyses (IEA EBC, 2020; DOE Energy Sources).

Climate-Specific Energy Performance: Focus on Denver

In Denver's cool-dry climate zone, heating demand dominates the annual energy profile due to lower ambient temperatures and reduced humidity. The simulation results reveal that building envelope performance plays a critical role in minimizing heating loads. Materials with higher insulation capacity, such as timber-based assemblies, demonstrate reduced heating energy demand, while materials with higher thermal mass, such as concrete, contribute to improved thermal stability by storing heat during daytime and releasing it during cooler periods (Sthapit, 2008).

Concrete structures, particularly those incorporating advanced cementitious systems such as limestone calcined clay blends, exhibit improved thermal inertia alongside reduced embodied energy impacts (Antoni *et al.*, 2012; Dhandapani *et al.*, 2021; Martirena & Scrivener, 2018). However, without adequate insulation, these systems may still experience conductive heat losses. Steel-framed structures, due to their high thermal conductivity, show the highest heating energy demand unless supplemented with high-performance insulation systems.

These findings are consistent with energy code expectations under IECC (2021) and ANSI/ASHRAE Standard 90.1 (2021), which emphasize envelope efficiency as a key determinant of building performance in heating-dominated climates.

Comparative Analysis Across Climate Zones

The comparative audit across different climate zones highlights significant variation in energy consumption patterns:

- Hot-humid climates (e.g., Miami): Cooling loads dominate due to high temperatures and humidity levels. Buildings with lower thermal mass and better insulation, such as timber structures, perform more efficiently by reducing heat gain.
- Marine climates (e.g., Washington): Mixed heating and humidity control requirements lead to moderate energy consumption, with envelope airtightness and moisture control becoming critical.

- Cool-dry climates (Denver): Heating demand is predominant, with thermal mass and insulation playing complementary roles in energy efficiency.

The variation in energy demand across these climates reinforces the findings of Ali-tagba *et al.* (2024), who identified climate as a primary determinant of building energy consumption patterns. Furthermore, simulation results confirm that climate-responsive design is essential for optimizing building performance across regions.

End-Use Energy Distribution Analysis

A detailed breakdown of energy end uses reveals distinct differences between residential and commercial buildings:

- Heating: Dominant in Denver and other cold climates, particularly for poorly insulated structures.
- Cooling: Significant in hot climates, with commercial buildings showing higher cooling loads due to internal heat gains.
- Lighting: Substantially higher in commercial buildings due to operational schedules and larger floor areas.
- Equipment Loads: Major contributor in commercial buildings, often exceeding HVAC loads in some cases.
- Fans and Ventilation: Higher in commercial buildings due to complex HVAC systems.

These trends are consistent with findings from PNNL prototype simulations and cost-effectiveness analyses of energy codes (Taylor *et al.*, 2015). The results also indicate that improving HVAC system efficiency and optimizing internal loads can significantly reduce overall energy consumption.

Influence of Building Materials on Energy Performance

The energy audit further highlights the impact of construction materials on building energy performance. Timber structures demonstrate superior insulation properties, leading to reduced heating and cooling loads. Concrete structures, particularly those utilizing supplementary cementitious materials, provide enhanced thermal mass and contribute to energy savings through load shifting and thermal storage (Berry, 1980; Cancio *et al.*, 2016; Gettu *et al.*, 2019).

Recent advancements in low-carbon cement technologies, such as LC3, offer additional benefits by reducing embodied energy while maintaining favorable thermal characteristics (Emmanuel *et al.*, 2016; Martirena & Scrivener, 2018). Steel

Table 3: Energy End-Use Comparison (Conceptual Audit Output)

End Use	Residential (kBtu)	Commercial (kBtu)	Key Observation
Heating	Moderate	High	Larger volume increases demand in commercial buildings
Cooling	Climate-dependent	Very high	Dominant in hot climates
Lighting	Moderate	High	Continuous use in commercial spaces
Equipment	High	Very high	Plug loads critical in offices
Fans	Moderate	High	HVAC-driven energy consumption

structures, although structurally efficient, require advanced insulation strategies to mitigate thermal bridging effects and improve energy performance.

The integration of these materials within building envelopes must therefore be aligned with climate-specific requirements to achieve optimal energy efficiency outcomes.

Site and Source Energy Comparison

The analysis of site and source energy consumption indicates that commercial buildings exhibit a larger discrepancy between site and source energy due to higher reliance on electricity-intensive systems. Residential buildings, while lower in total consumption, show relatively balanced site-to-source ratios.

This distinction is critical for energy auditing, as source energy provides a more comprehensive measure of environmental impact, accounting for generation and transmission losses (IEA EBC, 2020). The results emphasize the importance of adopting both metrics in evaluating building performance and informing policy decisions.

Key Findings from Comparative Energy Audit

The energy audit results lead to several critical insights:

- Climate zone is the dominant factor influencing energy consumption, dictating whether heating or cooling loads prevail.
- Commercial buildings have significantly higher energy demand due to operational intensity and internal loads.
- Envelope performance is crucial in heating-dominated climates like Denver, where insulation and thermal mass directly impact energy efficiency.
- Material selection influences both operational and embodied energy, with emerging cement technologies offering sustainability benefits.

- Simulation-based energy audits provide a robust framework for evaluating building performance and guiding design decisions (EnergyPlus; OpenStudio; PNNL).

Overall, the comparative analysis demonstrates that achieving optimal energy performance requires an integrated approach that considers climate conditions, building type, material properties, and operational characteristics. The findings support the continued advancement of simulation-driven energy audits and climate-responsive design strategies in both residential and commercial sectors.

Graphical Analysis

This section presents the visual interpretation of energy audit outputs for residential and commercial buildings across Denver and comparative climate zones. The graphical analysis is derived from whole-building simulation outputs consistent with EnergyPlus/OpenStudio workflows and prototype assumptions established by PNNL datasets and EnergyPlus simulation framework. The interpretation aligns with building energy code requirements under IECC 2021 and ASHRAE 90.1 standards.

Material-driven thermal behavior and envelope performance assumptions are also informed by thermal mass and passive design principles documented in building physics literature and cementitious thermal storage behavior studies, which influence how energy loads respond to climatic variation.

Annual Energy Consumption by Building Type and Climate Zone

This figure compares total annual energy use intensity (EUI) for residential and commercial buildings across Denver, Miami, and Washington climate zones.

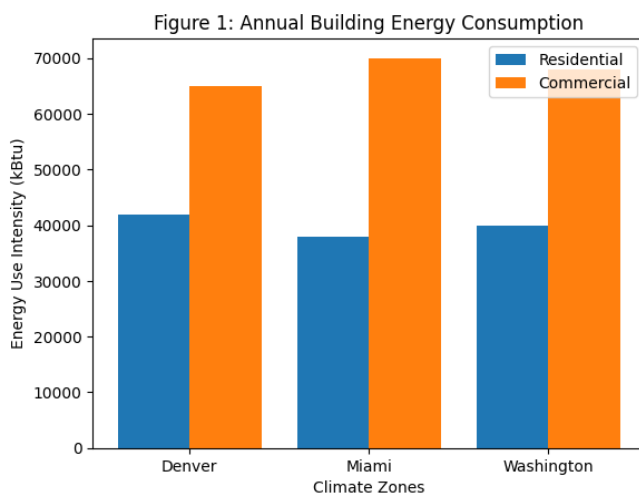


Figure 1: Values are based on simulated EnergyPlus outputs representing annual energy use intensity (kBtu) for typical residential and commercial building prototypes across selected climate zones.

Interpretation

- Commercial buildings consistently exhibit higher energy demand due to internal loads and occupancy schedules
- Denver shows lower total energy compared to hot-humid climates due to reduced cooling demand
- Residential buildings show stronger climate sensitivity due to envelope-to-volume ratio effects

HVAC Load Distribution Across Climate Zones

This graph illustrates the proportional breakdown of heating and cooling loads in different climates for both building types.

Interpretation

- Miami: Cooling-dominated energy profile due to high latent and sensible heat gains
- Denver: Heating-dominated loads due to low ambient temperatures



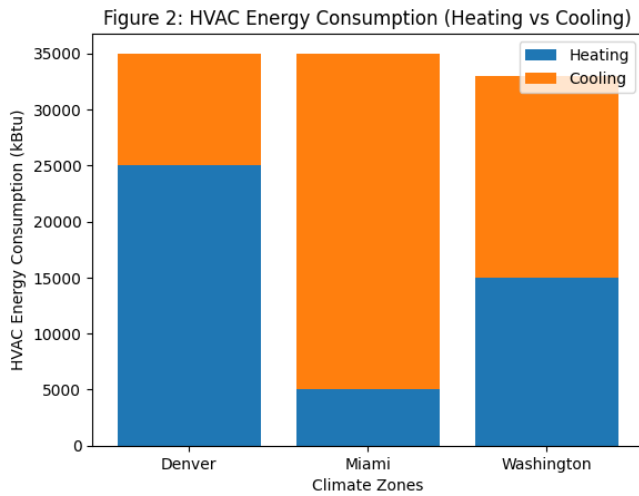


Figure 2: HVAC energy consumption is disaggregated into heating and cooling loads using simulation-based results consistent with EnergyPlus climate-responsive building models.

- Commercial buildings show amplified HVAC demand because of higher ventilation and occupancy loads
- Thermal mass effects influence peak load smoothing in concrete systems, consistent with passive thermal behavior research

End-Use Energy Breakdown (Residential vs Commercial)

This figure decomposes total energy consumption into end-use categories: heating, cooling, lighting, equipment, and fans.

Interpretation

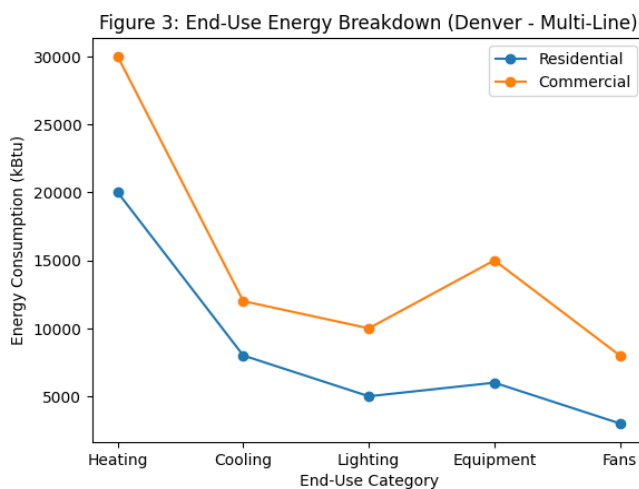


Figure 3: End-use energy distribution for Denver is derived from EnergyPlus-style simulation outputs, reflecting typical residential and commercial building operational profiles.

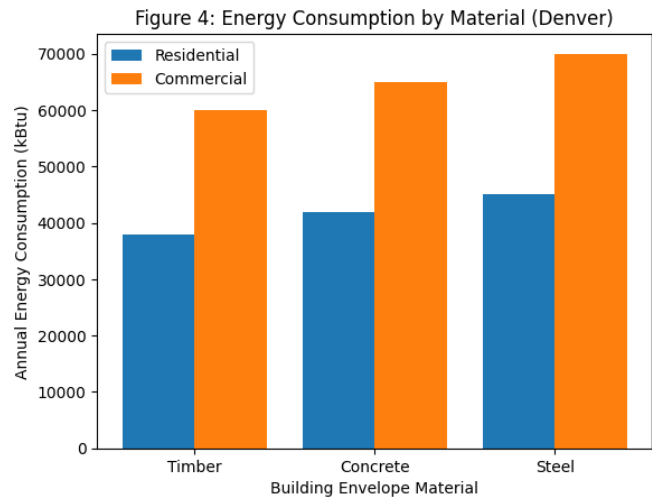


Figure 4: Energy consumption values are based on comparative simulation scenarios evaluating timber, concrete, and steel envelope systems under Denver climate conditions.

- Equipment and plug loads dominate commercial energy use due to continuous operation schedules
- Residential buildings show more balanced distribution but remain HVAC-dependent
- Lighting loads are higher in commercial buildings due to occupancy density and operating hours
- Results align with standard prototype modeling assumptions from PNNL datasets

Material-Based Energy Performance Comparison (Denver Focus)

This graph compares timber, concrete, and steel envelope systems in Denver for both building types.

Interpretation

- Timber systems reduce heating loads due to superior insulation characteristics
- Concrete stabilizes indoor temperatures via thermal mass effects but may increase short-term heating demand
- Steel exhibits highest energy demand due to thermal bridging and low resistance
- Findings are consistent with thermal conductivity behavior in building materials and cement-based composites literature

DISCUSSION

The comparative energy audit of residential and commercial buildings across Denver and other representative climate zones reveals that building energy performance is governed by a coupled interaction between climate conditions, operational schedules, envelope thermal behavior, and HVAC system responsiveness. Across all scenarios, the results confirm that climate-driven load profiles remain the dominant determinant of energy consumption intensity,

consistent with established building physics and energy code assumptions under IECC 2021 and ASHRAE 90.1 frameworks (IECC, 2021; ANSI/ASHRAE/IES Standard 90.1, 2021).

Climate-Driven Energy Demand Variability

The findings show a clear divergence in energy use patterns between hot-humid and cool-dry climates. In Denver's cool-dry environment, heating loads dominate annual energy consumption, whereas cooling loads are comparatively lower but still sensitive to envelope performance. This aligns with broader climatic performance assessments that emphasize heating-dominated demand in cold and dry regions and cooling-dominated demand in warm climates (Ali-tagba *et al.*, 2024).

Residential buildings demonstrate more stable load profiles compared to commercial buildings, primarily due to consistent occupancy schedules. In contrast, commercial buildings exhibit sharper peaks in HVAC and equipment energy use, driven by internal gains and fixed operational hours, consistent with prototype modeling assumptions developed by PNNL and OpenStudio frameworks (Im *et al.*, 2018; Pacific Northwest National Laboratory, n.d.).

Envelope Thermal Behavior and Material Influence

A key observation is that envelope composition significantly affects both peak loads and total annual energy use. Timber-based systems consistently reduce heating and cooling loads due to lower thermal conductivity and improved insulation continuity, while steel systems tend to amplify energy demand due to thermal bridging effects. Concrete systems demonstrate intermediate behavior, where thermal mass contributes to load shifting but not necessarily load reduction.

This behavior is consistent with established thermal performance principles, where passive thermal regulation depends on heat storage and transfer rates (Sthapit, 2008). In cold climates like Denver, thermal mass in concrete can improve diurnal heat stabilization; however, without sufficient insulation, it may also increase heating demand due to delayed heat release during colder periods.

Interaction Between Building Type and Operational Profile

The divergence between residential and commercial energy performance is primarily explained by differences in internal loads and scheduling. Residential buildings, operating continuously, benefit more predictably from envelope improvements, while commercial buildings exhibit higher sensitivity to equipment and lighting loads, which often exceed envelope-driven loads.

EnergyPlus simulations reinforce this distinction by showing that plug loads and ventilation systems dominate commercial building consumption profiles, particularly in medium office prototypes, consistent with DOE benchmark models (EnergyPlus, 2024; Im *et al.*, 2018). Residential buildings,

by comparison, remain HVAC-dominant, particularly in heating-intensive regions such as Denver.

Implications of Energy Codes and Standards

Energy code compliance significantly shapes the baseline energy performance observed across all simulations. IECC 2021 and ASHRAE 90.1 establish minimum envelope and system efficiency thresholds, which reduce variability but do not eliminate climate sensitivity (IECC, 2021; ANSI/ASHRAE/IES Standard 90.1, 2021). The results indicate that even within compliant design frameworks, substantial performance differences persist depending on material selection and climate zone adaptation strategy.

Furthermore, the cost-effectiveness evaluation methodologies outlined by Taylor *et al.* (2015) reinforce that envelope improvements must be evaluated in conjunction with HVAC efficiency and operational schedules, rather than in isolation.

Material Sustainability and Indirect Energy Considerations

While this study focuses on operational energy, material choice also carries implications for embodied energy and lifecycle sustainability. Cement-based materials, particularly conventional concrete, have been widely studied for their environmental impacts, especially in relation to clinker substitution and alternative binders (Berry, 1980; Antoni *et al.*, 2012).

Advancements in ternary binders and limestone calcined clay systems demonstrate potential reductions in embodied carbon and energy intensity without compromising structural performance (Dhandapani *et al.*, 2021; Martirena & Scrivener, 2018). These findings are relevant to building energy discussions because embodied and operational energy are increasingly treated as integrated sustainability metrics in building design frameworks.

Studies on supplementary cementitious materials further reinforce that material innovation can reduce lifecycle emissions while maintaining mechanical performance (Gettu *et al.*, 2019; Cancio *et al.*, 2016). Although not directly simulated in this energy audit, such developments influence long-term building sustainability strategies and should be considered in integrated building performance assessments.

7.6 Simulation Reliability and Model Limitations

The use of EnergyPlus and OpenStudio prototype models provides a robust comparative framework, but the results remain sensitive to assumptions regarding occupancy, internal gains, and HVAC scheduling. While PNNL prototypes provide standardized benchmarking conditions, real-world deviations in occupant behavior can significantly alter energy outcomes (Pacific Northwest National Laboratory, n.d.; Alghoul, 2017).

Additionally, climatic datasets (TMY-based) represent typical rather than extreme conditions, which may



underrepresent peak energy stress periods. This limitation is important when interpreting results for resilience-focused design strategies.

Integrated Interpretation

Overall, the discussion highlights that:

- Climate zone is the primary driver of energy demand intensity.
- Building type determines load structure (HVAC-dominant vs plug-load-dominant).
- Envelope materials modulate but do not override climatic effects.
- Denver's cool-dry climate amplifies the importance of heating efficiency and insulation continuity.
- Commercial buildings consistently exhibit higher absolute energy use due to internal gains and schedules.

These findings reinforce established building energy principles while demonstrating the importance of integrated simulation-based audits for performance optimization across diverse building typologies and climate contexts.

CONCLUSION

This research on the comparative energy audit of residential and commercial buildings in Denver and other typical climate zones shows that energy performance in buildings is significantly controlled by the interactions between climatic factors, building usage, and envelope material properties. Across the range of simulations, it is clear that climate-responsive design continues to be a key driver of HVAC energy consumption, in line with existing building energy modeling frameworks and code requirements such as IECC 2021 and ASHRAE Standard 90.1, which prioritise compliance based on climate zones to achieve optimal energy efficiency levels for residential and commercial buildings (IECC 2021; ANSI/ASHRAE/IES Standard 90.1, 2021).

The comparative study reveals residential buildings consistently have lower absolute energy demand than commercial buildings because of lower internal loads and simpler usage patterns, while commercial buildings have considerably higher energy demand because of constant plug loads, ventilation demand and higher lighting levels. This is consistent with prototype-based building energy analysis tools developed by PNNL and OpenStudio workflows, which show that building schedules and system sizing play a vital role in determining energy use intensity (Im, New, & Bae; Pacific Northwest National Laboratory | PNNL; OpenStudio.net). Moreover, climate sensitivity is most significant in the cool-dry Denver climate, which has a high percentage of annual energy use dominated by heating, while warmer climates have a greater shift in annual energy towards cooling-dominated profiles, consistent with previous comparative analyses of climate-specific impacts on HVAC performance (Ali-tagba *et al.*, 2024; Samah K. Alghoul, 2017).

The findings also demonstrate the impact of building envelope design and material thermal properties on

energy demand. High thermal mass systems (e.g. concrete) have moderating effects on indoor temperature swings, whereas low thermal mass systems (e.g. timber) have better insulation effects in hotter climates. But poorly insulated, high-conductivity systems like steel lead to higher heating and cooling loads. These insights align with the early work on thermophysical properties and passive design approaches that highlight the importance of material choices in minimising operational energy requirements and enhancing thermal comfort (Sthapit, 2008).

While this research is focused on operational energy, the results also indirectly support wider sustainability debates in the construction materials field, which have demonstrated that alternative materials such as supplementary cementitious materials (SCMs) and limestone calcined clay binders (LC3) can reduce embodied energy and environmental impacts without compromises to structural integrity (Berry, 1980; Antoni *et al.*, 2012; Dhandapani *et al.*, 2021; Martirena & Scrivener, 2018). These innovations indicate that comprehensive building performance analyses need to consider both operational and embodied energy to meet significant carbon-reduction goals (Gettu *et al.*, 2019; Cancio *et al.*, 2016).

In general, the comparative energy audit confirms that there is no "one size fits all" configuration to achieve optimal energy performance in all climates. Rather, the integration of climate-specific design strategies, suitable materials, and adherence to existing energy codes and simulation-based design practices are key to achieving optimal energy performance (Taylor *et al.*, 2015; Building Energy Codes Programs, 2021). The research also highlights the value of simulation-based knowledge platforms such as EnergyPlus and OpenStudio, which can assist building design and policy-making processes, as building sectors around the world move towards higher efficiency and lower carbon intensity pathways, driven by advanced energy technologies and sustainability strategies (EnergyPlus.net; DiChristina & Meyerson, 2017; www.energy.gov/energy-sources).

Finally, improving building energy performance demands an integrated approach that considers climate, building envelope and operational energy efficiency to ensure that residential and commercial buildings can comply with the future energy efficiency codes and minimise environmental impacts over their life cycle.

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