

	Residential	Commercial (including multi-family)	Source
Study Life	50 years	50 years	OFM
Period of Analysis	2024 - 2074	2024 - 2074	OFM (2025 occupancy)
First Cost			Proposal, TAG, other (2024 \$)
Useful life			Proposal, TAG, other (BOMA)
Replacement Cost			Same as first cost unless otherwise documented
O&M Cost (non-energy)			Proposal, TAG, other
Energy Price, Electric	0.1026	0.0949	EIA Electricity Annual, weighted average for WA (2023) https://www.eia.gov/electricity/sales_revenue_price/xls/table6.xlsx
Energy Price, Gas	1.558	1.283	EIA Natural Gas Database, WA (2023) https://www.eia.gov/dnav/ng/hist/n3010wa3a.htm
Energy Escalation Rates	As published	As published	NIST Handbook 135 supplement (2024) https://www.nist.gov/publications/energy-price-indices-and-discount-factors-life-cycle-cost-analysis-2024-annual
Inflation	Default OFM Data		OFM
Discount Rate (Nominal)	Default OFM Data		Same as loan rate
Discount Rate (real)	Default OFM Data		Calculated (automated by LCCT)
Loan Term	30		
Loan To Value	80%		
Loan Rate	5%		
Income Tax Rate	25%		
Depreciation	NA		