

SPIRE™ SMART BUILDING PROGRAM

The world's first comprehensive smart building assessment and rating program



Introducing SPIRE™

Created by TIA and UL, SPIRE is the industry's first smart building program that holistically measures connected building technology and performance. The SPIRE program evaluates building intelligence based on an expertly curated, objective framework developed by TIA, UL and over 60 industry-leading organizations. After a complete evaluation, a rating is provided to help promote your commitment to smart building performance.

Buildings have a significant impact on our environment and economy. They constitute 36% of global energy consumption and are responsible for 39% of energy-related CO2 emissions.¹

The smart building market is expected to reach over \$109 billion (USD) globally by 2026.² SPIRE assessments help you understand how your building is performing and communicate your commitment to the health of your occupants.

What can SPIRE help with?

- Decarbonization of energy and mobility
- Business and building alignment
- Occupant experiences and productivity
- Aging building stock
- Cybersecurity
- Artificial intelligence (AI) such as machine learning (ML), natural language processing (NLP), image perception and robotics
- 5G
- Autonomous systems

Who can benefit from SPIRE?

- Architects
- Asset owners
- Building operators and managers
- Equipment and systems manufacturers
- Government agencies
- Insurance companies
- Portfolio owners/REITs
- Property/portfolio solutions consultants
- Utility companies



Assess your smart building's performance holistically

We use six key building elements that define the full scope of smart building performance. By assessing, validating and rating within this industry-first holistic framework, you can optimize asset performance, ROI and tenant relations — all at once.



Power and Energy

Energy demand charges and purchases remain one of the largest components of a building's operating budget.

Health and Well-being

With digital health and well-being tools emerging as the COVID-19 pandemic highlights the need for healthier buildings, smart buildings become a more necessary part of our world.

Services

Self-assessment

Conduct your own assessment to receive an initial snapshot of building performance.

Life and Property Safety

Optimizing the safety of building occupants is the top priority for owners and operators.

Connectivity

Often dubbed the fourth utility, connectivity has become an essential utility of a smart building.

Cybersecurity

Cyberattacks and back-door mechanisms threaten to disrupt critical smart building infrastructure.

Sustainability

A smart building is a sustainable building. We assess performance based on industry standards, environmental regulations, and best practices.

UL Verified assessment and rating

Experts perform an audit and provide a recommendation roadmap of performance improvements.

Benchmarking

Offers anonymized comparisons and gives users a point-of-reference for review and analysis.

Start your building self-assessment today at [spiresmartbuildings.UL.com](https://spiresmartbuildings.ul.com) or contact us at UL.SpireSmartBuildings@ul.com.



Empowering Trust[®]

1. Global Status Report 2017, World Green Building Council, worldgbc.org.
2. Smart Building Market Size, Share, Growth Trends (2021-2028), Fortune, fortunebusinessinsights.com.
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