

Energy Conservation Audit & Disclosure Ordinance





Climate Protection Plan

- **Municipal Plan** – make all COA facilities, fleets and operations carbon-neutral by 2020
- **Utility Plan** – 700 MW of energy savings, 30% renewable energy, carbon neutrality on new generation and set CO₂ cap and reduction plan for utility emissions
- **Homes and Buildings Plan** – codes, ordinances incentives, and education
- **Community Plan** – reduce greenhouse gas emissions community wide in transportation, land use, etc.
- **“Go Neutral” Plan** – provide mechanisms for businesses and individuals to reduce greenhouse gas emissions





Homes and Buildings

- **All new homes zero net energy capable by 2015**
- **All new non-residential construction 75% more efficient by 2015**
- **Disclosure of historic energy use and facilitate energy improvements in existing homes and buildings**
- **Enhanced incentives for Green Building and Carbon Neutral rating systems**



Energy Conservation Audit & Disclosure Ordinance

- **Effective June 1, 2009**
- **Applies to residential and non-residential buildings that:**
 - Are located within the Austin city limits AND
 - Receive electric service from Austin Energy





Energy Conservation Audit & Disclosure Ordinance

- **Residential Buildings (4 or fewer units)**
 - Energy audit performed before the time of sale
- **Multi-Family Buildings (5 or more units)**
 - Energy audit performed before June 1, 2011
- **Commercial Buildings**
 - Energy rating performed before June 1, 2011



Residential and Multi-Family Energy Audits

- Identifying windows receiving more than 1 hour of direct sun
- Weatherization
- Attic insulation
- Air duct system
- Specialized air duct system testing
- Estimate of HVAC system's energy efficiency rating (EER)



Residential

- **Seller must perform audit and disclose prior to time of sale**
- **Upgrades not required**
- **Exemptions**
 - Less than 10 years old
 - Low-income qualified for Free Weatherization
 - In probate, etc.
 - More than \$500 in rebates paid or 3 measures implemented in last 10 years



Residential cont.

■ Applicable Measures

- Upgrade attic insulation < R-22 to R-38
- Duct sealing to <10% leakage
- Weatherization
- Solar screens





Multi-Family

- **Buildings must be audited prior to June 1, 2011**
- **Audit Results**
 - Must be posted for existing tenants to see
 - Must be disclosed to prospective tenants





Multi-Family cont.

- **Required action:**

- Buildings with Energy Use Index (EUI) \geq 150% of average facility must be retrofitted to achieve EUI \leq 110% of average

- **Exemptions**

- Duct sealing of all HVAC systems prior to June 1, 2009
- Replacement of all HVAC systems prior to June 1, 2009





Commercial Buildings

- **Affects all buildings that are 10 years old**
- **Requires a rating by June 1, 2011**
 - U.S. EPA Portfolio Manager
 - Other rating tools
 - EUI (Energy Use Index)
- **No requirements for upgrades**
- **Exemptions**
 - Less than 10 years old (but they must comply at 10 years of age)





Penalties

- **Criminal Penalties**

- Applies to acts of omission or commission
- Step 1 \$500 fine (per offense)
- Step 2 up to \$2000 fine (per offense) for criminal negligence





Thank You!

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