

# ECAD – Energy Conservation Audit Disclosure Ordinance History and Recommendations

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# Agenda

ECAD ordinance background  
Energy Conversation Audit Disclosure

Reporting requirements

Operational successes

Future ECAD operations

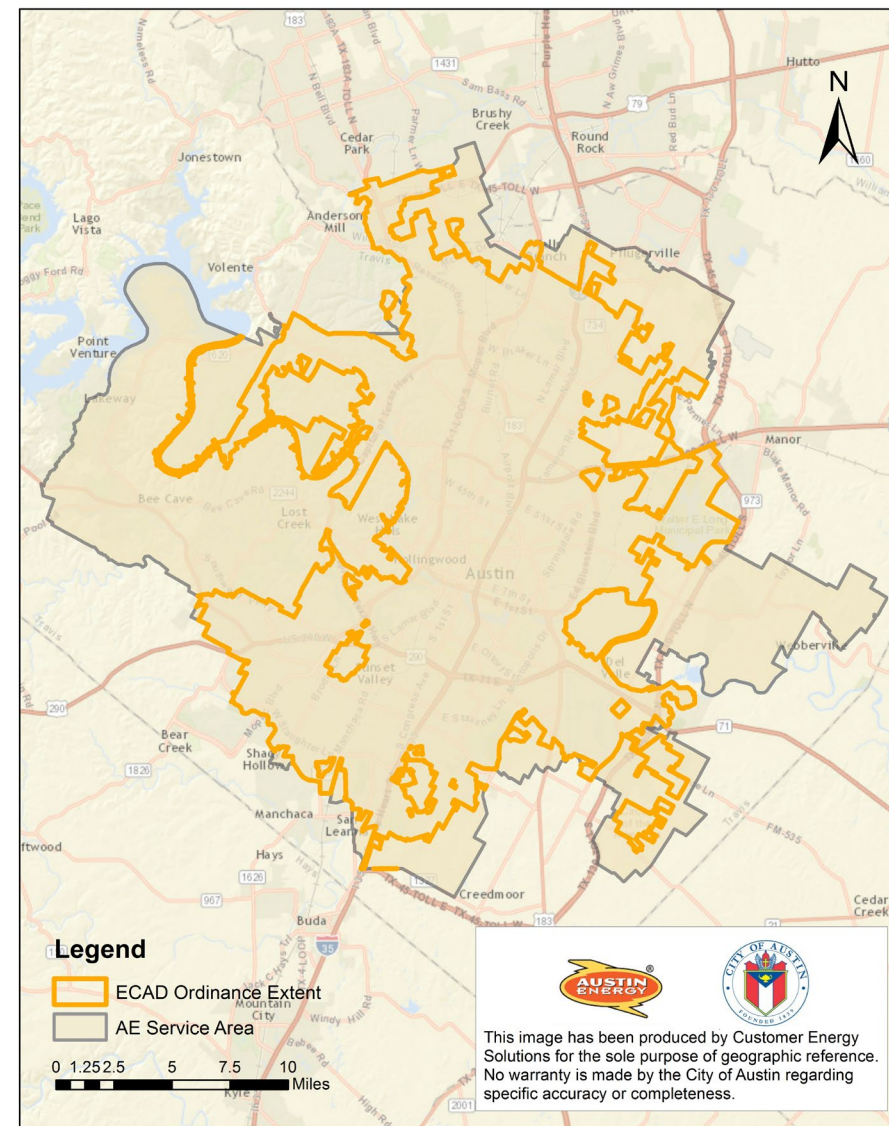
Resources, questions & answers



# Energy Conservation Audit & Disclosure

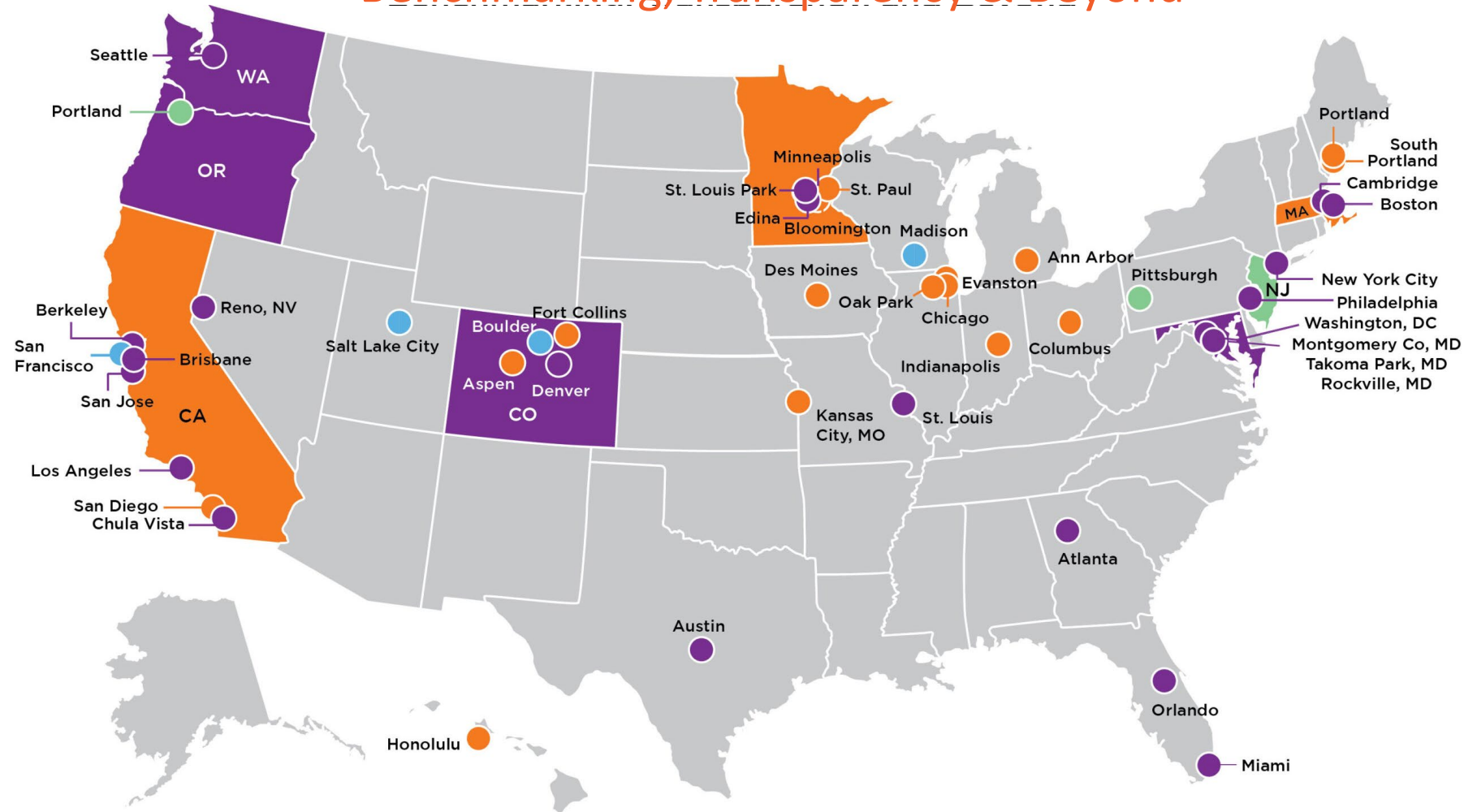
First in the nation, Council adopted ECAD in 2008 to

- Support the Climate Protection & Resource Generation Plan
- Provide new energy usage tracking tools
- Empower consumers through education
- Educate professionals to integrate sustainable practices
- Link to energy efficiency rebates and incentives



# U.S. City, County & State Policies for Existing Buildings

## Benchmarking, Transparency & Beyond



# Reporting Requirements and Enforcement

Within City of Austin and Austin Energy Service Area

	Single Family Residential	Multifamily Residential	Commercial
<b>Applies to</b>	<ul style="list-style-type: none"><li>• Single family to quadplexes</li><li>• At least 10 years old</li></ul>	<ul style="list-style-type: none"><li>• 5+ units</li><li>• At least 10 years old</li></ul>	<ul style="list-style-type: none"><li>• Commercial buildings</li><li>• 10,000+ square feet</li></ul>
<b>Requirements &amp; Frequency</b>	<ul style="list-style-type: none"><li>• Audit performed at time of sale</li><li>• Good for 10 years</li></ul>	Audit performed every 10 years	Annual Energy benchmarking
<b>Who's Responsible</b>	Seller	Property owner/manager	Property owner/manager
<b>Notes</b>	<ul style="list-style-type: none"><li>• Variances for demolition</li><li>• Various exemptions</li></ul>	Needed prior to rebates	Needed prior to rebates



Violations are publicly reported to the City of Austin Municipal Courts

# Energy Conservation Audit & Disclosure Audits

## Single Family Residential and Multifamily

- Physical in-person audit of building and residence
- Conducted by building science professionals
- Includes final recommendations tied directly to Austin Energy's Energy Efficiency Services programs
- Audits stored in Austin Energy's rebate system

### Data Collected

- Property data – legal
- Auditor information
- Property information
- Building information

### Property Information

- Year built
- Washer and dryer locations
- Remodel and/or HVAC replacement
- Water heater and thermostat

### Building Information

- Windows
- Roof
- Insulation
- HVAC inspection & duct testing



# Tools for Residential Energy Efficient Decisions



## ECAD – Audit

Leverage audit results to optimize use of partner programs



## Austin Energy

- Home Performance with Energy Star®
- Appliance rebates
- Weatherization
- Power Partner<sup>SM</sup> thermostat
- Austin Energy App
- Green Building

## EPA – ENERGY STAR®

- ENERGY STAR® Home Energy Yardstick
- Assess a home's energy efficiency
- Key insights
- Set goals for reducing consumption






# Multifamily – Energy Guide

- Produced by Austin Energy annually
- Property managers must make available to tenants and perspective tenants
- Tenants sign at time of lease

## Energy Guide Highlights

- A** Monthly average energy cost
- B** QR code to the Austin Energy ECAD page
- C** Your bill – what contributes to the electric bill
- D** Audit results that have direct impact bill and comfort
  - Air duct system
  - Attic or roof insulation
  - Solar screens
- E** Signature of the tenant



 Austin City Code Chapter 6-7, Energy Conservation  
**ENERGY GUIDE**  
FOR PROSPECTIVE TENANTS

ESTIMATED MONTHLY ELECTRIC COST: **\$100** **A**

Austin Average

**THIS PROPERTY**  
This graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- all electric
- built before 1985
- 800 sq. ft. average apartment size

**1,000 kWh** **C**  
**ESTIMATED MONTHLY ELECTRIC USE**  
For details, visit the web site [austinenenergy.com/go/ECAD](http://austinenenergy.com/go/ECAD), call 482-5278 or see QR Code:

**YOUR BILL**  
Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat and cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

**QR CODE** **B**

**ENERGY AUDIT RESULTS FOR THIS PROPERTY:**  
**4321 APARTMENT AVENUE, AUSTIN, TX 78700**  
STREET ADDRESS

**D**

ENERGY EFFICIENCY MEASURES EVALUATED	AUSTIN ENERGY RECOMMENDS	AUDIT RESULTS (AVERAGED)
Air Duct System	Less Than 15%	12% Leakage
Attic or Roof	Between R22–R30	R-26
Solar Screens or Window Film	On all East, South and West Windows	Complete

\*Average\* values are calculated from results obtained from multiple buildings and systems.

CONSTRUCTION YEAR: 1978, 1982 ENERGY UTILITIES: All Electric ENERGY AUDIT CONDUCTED BY: A Qualified Auditor  
NUMBER OF UNITS: 57 DATE OF ENERGY AUDIT: September, 2011 DATE OF DISCLOSURE NOTICE: June 16, 2016

I acknowledge that I have been given an opportunity to review the results of this multi-family property's energy audit conducted in accordance with Austin City Code, Chapter 6-7.

**E**

Signature/Date \_\_\_\_\_ Owner's Representative \_\_\_\_\_

Signature/Date \_\_\_\_\_

114%987654



# What is Commercial Benchmarking?

- Compares a building's energy usage to like buildings
- Energy Unit Intensity = Energy kilowatt hours per square foot
- Provides a percentile rank or an ENERGY STAR® score depending on method

## Austin Energy Benchmarking

- Austin Energy letter
- Easy reporting option

## ENERGY STAR® Portfolio Manager

- Industry-standard online tool
- Manage energy, water, waste and set sustainability goals

Commercial  
rebates and  
incentives



# ECAD Successes

- Real Estate Professionals Page
- Self-Serve Residential Status Portal
- Multifamily Audit Rebate Incentive  
Up 100% of cost of the Audit
- Commercial Case Study - The Terrace
  - ECAD was the direct motivation for improvements
  - Mostly low-cost improvements
  - Building Automation & Energy Management systems
  - Energy Star® Certified since 2013
- Top Cities Recognition  
Within the top 25 cities with ENERGY STAR®  
Certified ratings.



## ECAD Toolkit For Real Estate Professionals

### Resources for Presenting ECAD to Your Clients

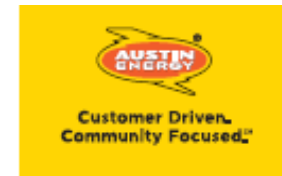
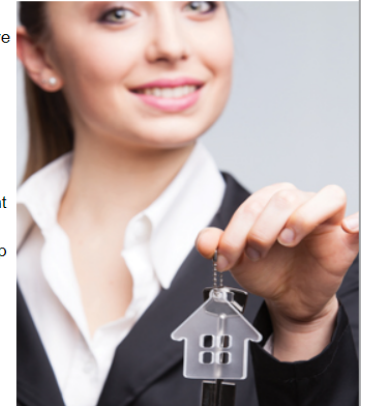
During real estate transactions in Austin, real estate professionals regularly counsel clients on the Energy Conservation Audit and Disclosure (ECAD) ordinance, which requires home sellers to share comprehensive energy audit details with buyers for homes that are:

- At least 10 years old
- Within the Austin city limits
- Served by Austin Energy

This toolkit will help you prepare for conversations with your clients about the ordinance requirements. Print the materials or use them electronically to explain important details about the process and requirements. Bookmark this page for future reference, and check back periodically for updates and new materials to help your clients.

#### [Customer ECAD Reference Guide \(pdf\)](#)

What is ECAD? How does energy efficiency impact the value of a home? Use this document with sellers and buyers to convey the benefits of ECAD, especially during a home sale.



## MULTIFAMILY REBATE PROGRAM



## ECAD AUDIT INCENTIVE

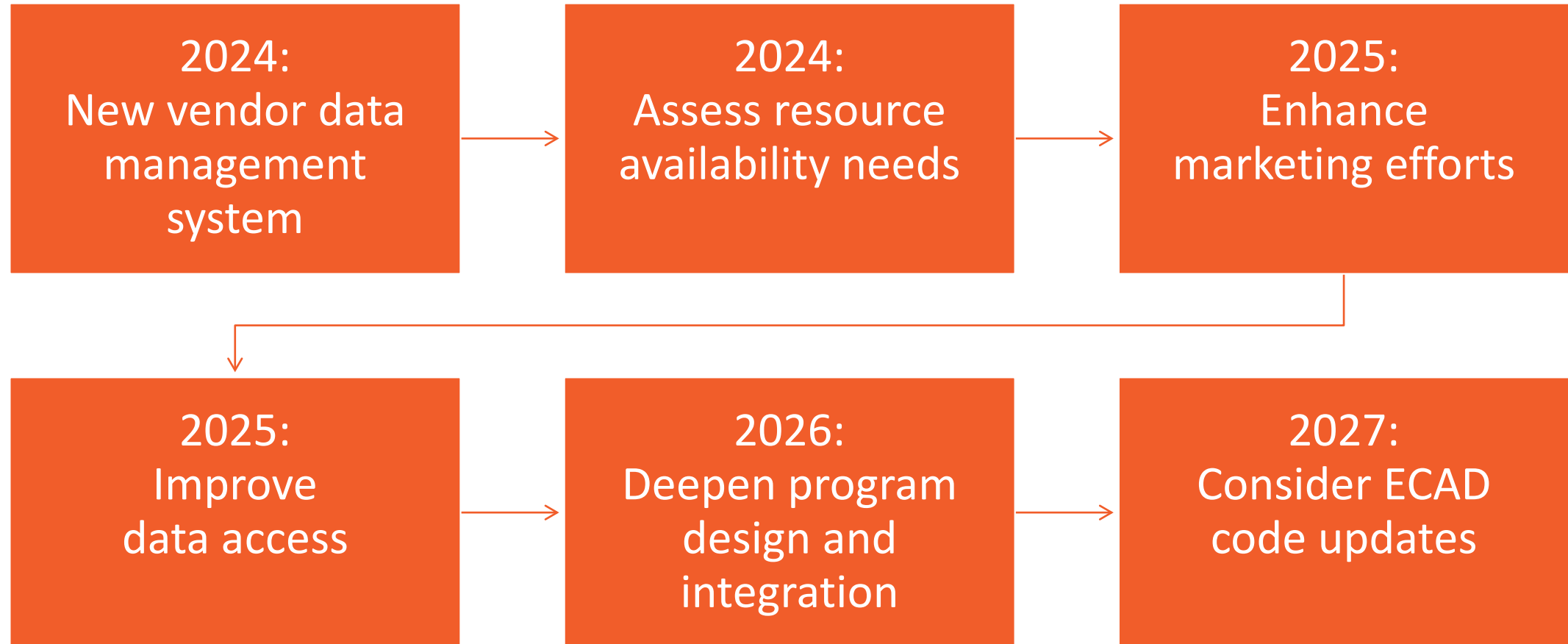
### WHO IS ELIGIBLE?

- Multifamily properties that intend to participate in Austin Energy's Multifamily Energy Efficiency Rebate Programs, but that have not had an ECAD energy audit performed within the last 10 years
- Properties that are at least 10 years old and meet all Multifamily Rebate program eligibility requirements
- Properties that consist of at least five\* or more rental units, owned or managed by the same company or individual
- Properties not listed with the City of Austin Code Department's Repeat Offender Program

### WHAT IS THE INCENTIVE?

- 100% of the ECAD energy audit cost, up to \$2,500 total per property

# Future ECAD Operations



## ECAD Resources

- About the ECAD Ordinance  
[austinenergy.com/energy-efficiency/ecad-ordinance/about-the-ordinance](http://austinenergy.com/energy-efficiency/ecad-ordinance/about-the-ordinance)
- Institute of Market Transformation  
[imt.org](http://imt.org)
- Building Performance Standards  
[energycodes.gov/BPS](http://energycodes.gov/BPS)
- EPA Portfolio Manager  
[portfoliomanager.energystar.gov/pm/login.html](http://portfoliomanager.energystar.gov/pm/login.html)



**Customer Driven.  
Community Focused.<sup>SM</sup>**

