



Commercial Rebates

Commercial New Construction

Program Description

Austin Energy is now offering financial incentives to promote the installation of energy efficient technologies in new commercial construction projects.

Austin Energy's Commercial New Construction Program is offering incentives to commercial construction projects being planned and built within the service area of Austin's Electric Utility. These program incentives are intended to reduce the added incremental costs associated with the specification and installation of high efficiency technologies, including air conditioning systems, energy efficient lighting equipment, and various 'Custom Technologies'. Thermal Storage Systems are likewise an option for inclusion in new (or remodeled) structures. The most economical time to invest in energy efficiency is during the initial design and construction phase of a new building or during major remodels of existing structures.

Austin Energy wants to help you make the right decisions by helping to off-set the higher incremental costs associated with the increased efficiency levels of equipment being considered for inclusion in your project. Making the right decisions today means lower operating costs tomorrow; an absolute 'win-win' for owners and tenants alike!

Austin Energy is now offering a one-time bonus of 25% for any project's applications that combine three major technology areas involving the new construction project. For example, a new facility that qualifies for lighting, air conditioning and a qualifying custom technology payment will be eligible to receive the 25% bonus payment. The bonus incentives are intended to encourage building designers and owners to maximize the efficiency of buildings under construction in the Austin Energy service territory. Major remodel projects likewise qualify for bonus incentives!

The building owner, design professional, contractor or other designated representative or agent is eligible to apply to Austin Energy for rebates on Commercial New Construction projects. Commercial New Construction projects are defined as: building shells, complete build-outs, finish-outs, additions and major building remodeling projects. Eligibility for rebates requires projects to **exceed** the IECC 2006 Energy Code efficiency levels.

Commercial New Construction financial incentives are intended to work in conjunction with the City of Austin's existing Energy Code requirements. Four major categories of high efficiency technologies have been included in the program:

1. Energy Efficient Lighting Systems & Lighting Controls
2. High Efficiency Air Conditioning Systems (for both DX and Chillers)
3. Thermal Energy Storage Systems
4. Qualifying Custom Technologies (various technologies qualify - paid at \$250.00/kW).

A representative will be assigned to assist you with the process and to help determine eligibility and make recommendations. The program will pay specific rebates in each of the categories listed above for building system components that exceed the requirements of the IECC 2006 Energy Code. Building components that meet code or are required by this code to be part of the building's design are not eligible for incentive payments.

Qualifying equipment in each of the four basic categories is eligible for payment after the component(s) have been installed and have passed all City of Austin Building and Energy Code inspections. Rebate applications may be for one component or all eligible components. Multiple applications can be submitted for a single project, for qualifying equipment installed in the new facility. (Facilities utilizing any three major qualifying technologies are eligible to receive the 25% bonus payment.) Rebate payments cannot exceed \$200,000.00 per site (per fiscal year) including any eligible bonus payments. Any single expenditure in excess of \$50,000.00 requires Council approval prior to the issuance of any incentive funds.

Approved Thermal Energy Storage Systems are likewise eligible to receive up to \$100,000.00 in incentive funds independently from other rebates available for qualifying facilities.

No other bonus payments can be combined with the Commercial New Construction program; Small Business or Non-Profit bonus payments are not applicable to this program category.

QUALIFICATIONS/GUIDELINES

To participate in the Commercial New Construction Program, the following guidelines must be observed. Specific requirements that cover each building component rebate likewise apply.

- 1) Rebates are based upon summer peak kW savings. All eligible components must reduce peak electrical demand for a minimum of four hours during the summer (May-October) peak demand period from 2:00 p.m. to 8:00 p.m. weekdays.
- 2) Each participant must be served by Austin Energy and be metered as a commercial customer (once the permanent meter is installed).
- 3) A Rebate Application must be submitted with the required documentation for each qualifying building component. Applications (available on the internet at www.austinenergy.com) may be submitted to Austin Energy while the project is under review at the 'One Stop Shop' (974.6370). This early involvement in the planning process will give Austin Energy personnel the opportunity to provide input to the project engineers and make an estimate of available incentive funds for qualifying technologies.
- 4) All the equipment installed and work performed shall be in accordance with all applicable national, state, local and manufacturer's codes and applicable local standards.

- 5) Efficiency improvements resulting from rebate payments must remain in place and be maintained for five (5) years from the date that rebate funds are issued to the customer.
- 6) Rebate funds can be encumbered during the fiscal year in which the funds are to be disbursed. Austin Energy may be issued for projects that exceed \$50,000.00 in total rebate funding.
- 7) A final inspection of all qualifying equipment will be conducted once the site is accessible. The client, contractor, responsible agent or owner is responsible for scheduling this on-site inspection.
- 8) After proposed rebate items pass final inspection, the final rebate payment will be determined.

SPECIFIC QUALIFICATIONS

- 1) The participant must exceed the **IECC 2006 Energy Code** requirements. These energy code efficiency levels represent the baseline from which efficiency improvements (and rebates) will be calculated. (Applicable Code requirements for all building components are outlined in the IECC 2006 Energy Code). The 2006 Energy Code is the program baseline for all installed measures.
- 2) The building project shall pass Energy Code review by the 'One Stop Shop' in the Watershed Protection and Development Review Department in order to qualify for rebate payments.
- 3) The application can be invalidated by Austin Energy if the building permit is classified as being 'inactive' by the Watershed Protection and Development Review Department.
- 4) Projects outside the established City limits of Austin, Texas but served by Austin Energy are eligible to participate; **IECC 2006 code baselines however, will be applied to the project.**
- 5) **A Commercial New Construction Participation Request form** shall be completed for each building project to be considered for rebate payments. Design professionals are encouraged to submit the participation request at the earliest possible stage in the design process. In any instance, **no applications** will be accepted and processed that are submitted **after the project has completed more than 50% of construction**. Even though you may be consulting with other sections of Austin Energy, you still need to submit the appropriate forms to the Power Saver Program.
- 6) The 25% bonus payment will be added to any combination of three applications involving major building systems as outlined above. All of these measures must be included in the final (as built) project in order to qualify for the bonus incentive payment. A solar PV or water heater system application will not count toward meeting the 25% bonus criteria.
- 7) Rebate Applications exceeding \$50,000.00 will require City Council approval.



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Commercial New Construction Procedures

Step 1

Complete and submit a Commercial New Construction Participation Request form. An Austin Energy Commercial Energy Management representative will contact the participant to determine construction status, explain the program, and offer additional energy related technical assistance (as requested and if needed).

Step 2

Complete and submit documents for permitting (including all Energy Code forms) to the 'One Stop Shop' at the Watershed Protection and Development Review Department (974-6370). The 'One Stop Shop' is located at 505 Barton Springs Road in Austin, Texas.

Step 3

Complete and submit all Rebate Application forms (with all required specification documents or cut-sheets) for those components surpassing the minimum Energy Code requirements (based on IECC 2006 Energy Code). Program guidelines for specific technology areas are available at www.austinenergy.com.

Step 4

The Rebate Application form(s) will be reviewed by the Austin Energy representative for program eligibility. Estimates of rebate amounts will be made available to program participants as requested.

Step 5

The applicant completes the building (or finish-out) and calls for all applicable permit related inspections as mandated by the Watershed Protection and Development Review Department. Austin Energy's final inspection is conducted to verify that all qualifying technologies have been installed as reflected on the application forms.

Step 6

Final exact rebate amounts are determined based upon the actual equipment installed. A schedule of construction costs and/or invoices may be requested for final approval of the rebate payment.

Step 7

A rebate check is sent to the designated financial contact for the project.