



Pathway to Energy Improvements

# Update on the Energy Conservation Audit and Disclosure (ECAD) Ordinance

Council Committee on Austin Energy  
November 13, 2014





# Austin's Energy ECAD Role

- Reduce carbon through conservation
- Implement benchmarking and disclosure
  - One of five cities initially
    - Austin, Seattle, San Francisco, New York, Washington D.C.
  - First to focus in all market sectors
- Increase participation in energy efficiency improvements:
  - Through awareness of energy consumption
    - Multifamily, commercial, and residential can obtain usage on COA Data Transportation portal, AE app, EUI and MF Audits
    - Contact AE – [ecad@austinenergy.com](mailto:ecad@austinenergy.com)
  - Convert energy audits to rebate participation

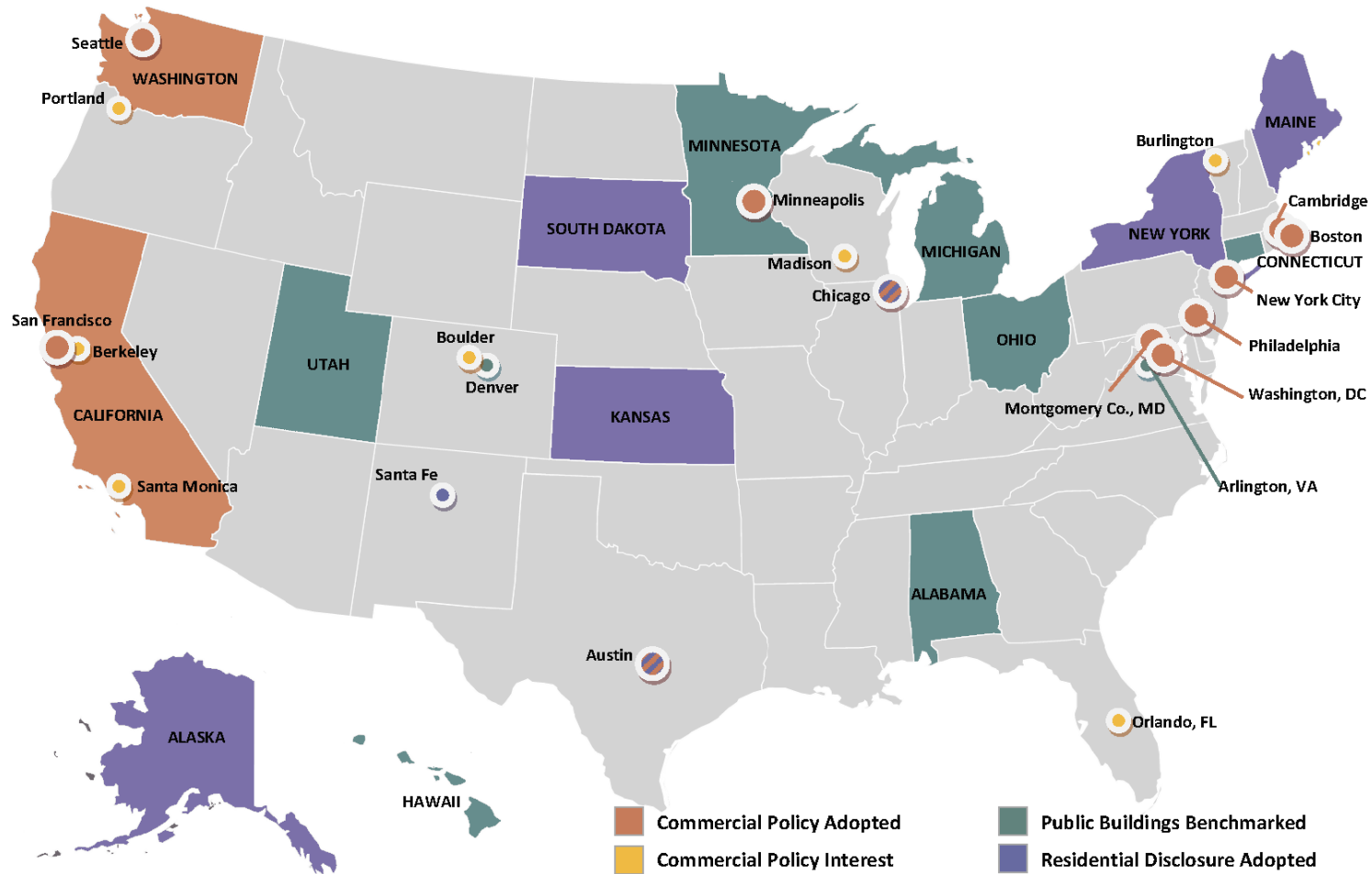


# Growing Trend Nationwide

## U.S. Building Benchmarking and Disclosure Policies



IMT  
INSTITUTE  
FOR MARKET  
TRANSFORMATION



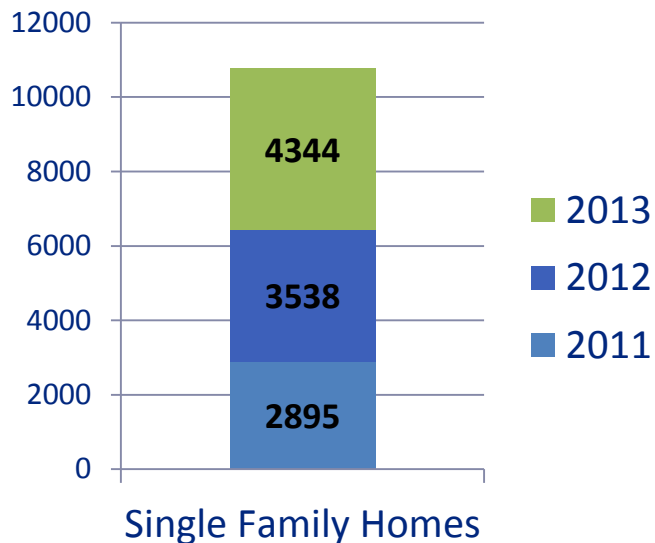
Updated 8/1/2014

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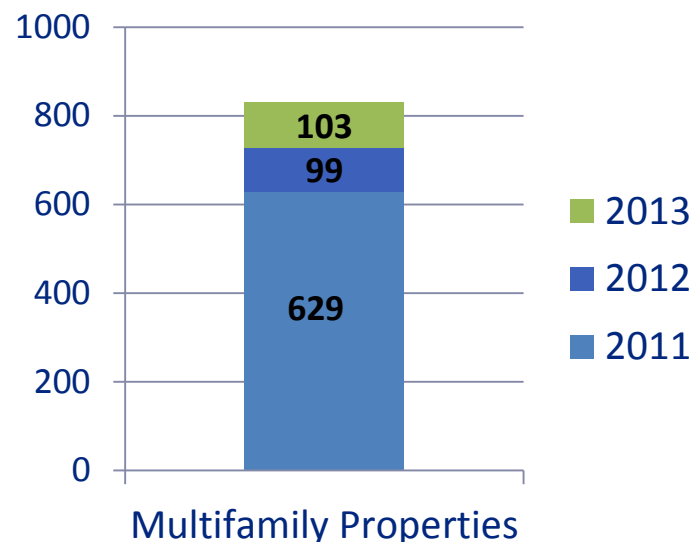


# Residential Disclosure Markets

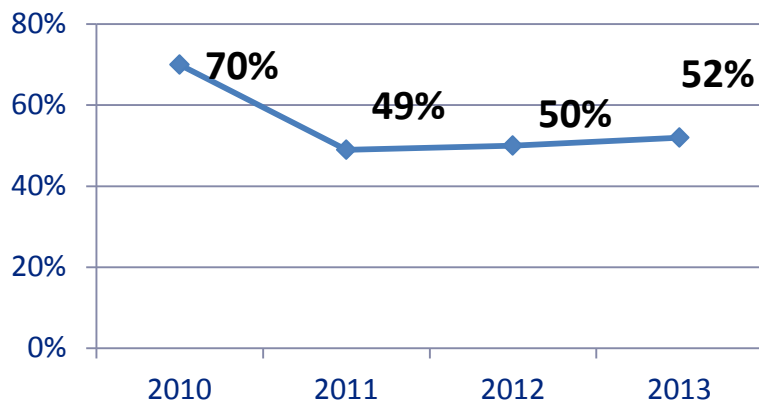
## Residential Cumulative



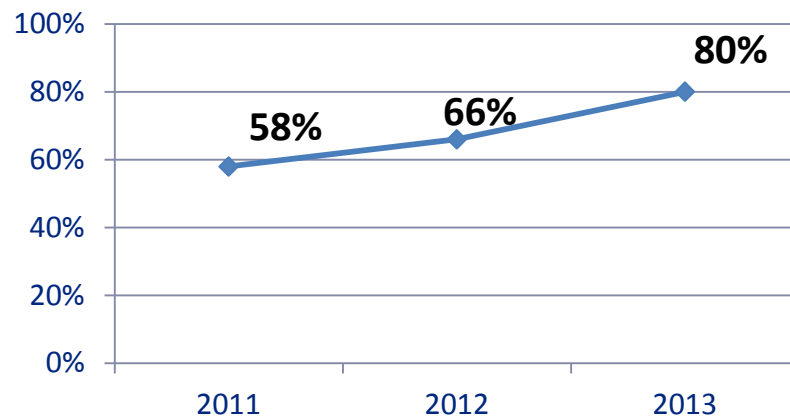
## Multifamily Cumulative



## Residential Compliance Rates



## Multifamily Compliance Rates

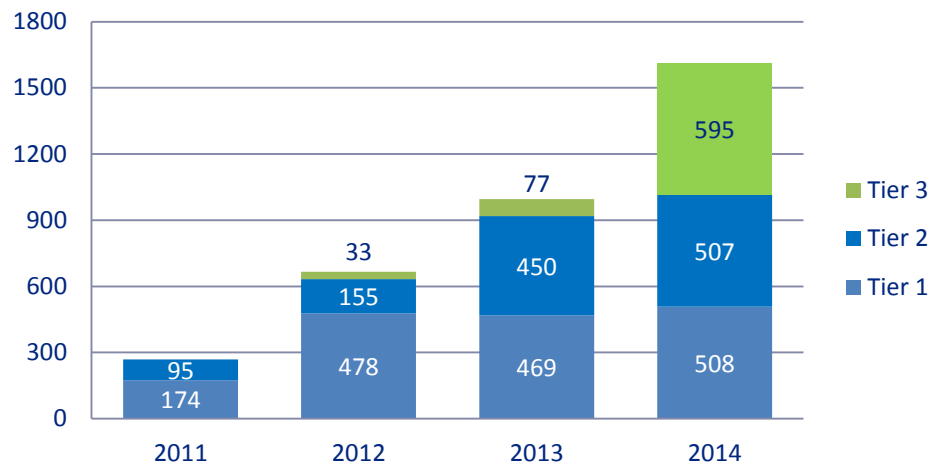


NOTE: Results as of August 1, 2014

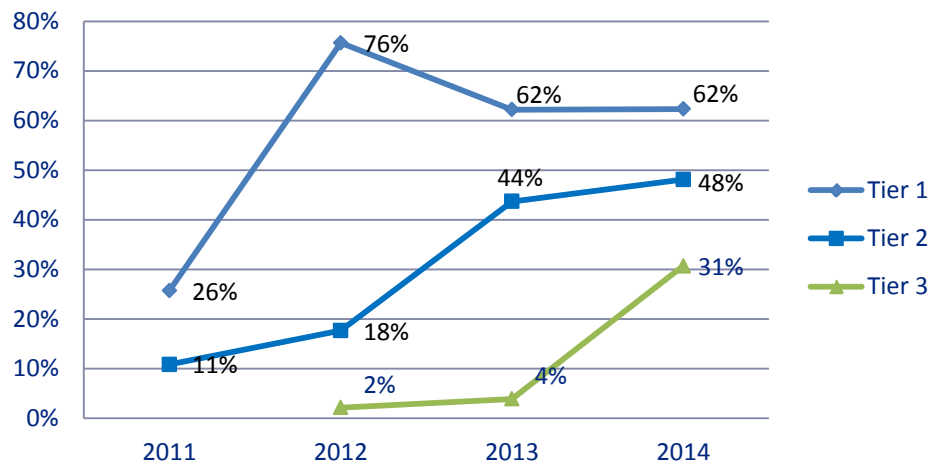


# Commercial Disclosure & Challenges

## Commercial Cumulative



## Commercial Compliance Rate



- **Mandatory vs. Voluntary**
  - Enforcement through the municipal court process
- **Reporting Cycles**
  - Commercial - yearly reporting
  - Multifamily - every 10 years
- **Community Outreach**
  - Building owners (not property managers) receive reminder letters
- **Portfolio Manager Reporting Tool**
  - Other jurisdictions use Tool's Web Services feature to communicate energy data

NOTE: Results as of August 1, 2014



# 2014 Commercial Efforts

- Commercial outreach campaigns:
  - Nov. 2013 Notification letters
  - July 2014 letter campaign:
    - 438 Thank You Letters
    - 1,658 Non-compliant Letters
    - 295 previously compliant letters
- AE provided 10 ENERGY STAR® Portfolio Manager Workshops
- Local service providers increased from 9 to 17
- Updated ENERGY STAR® online video
- All City buildings have reported





# ECAD Multifamily Successes



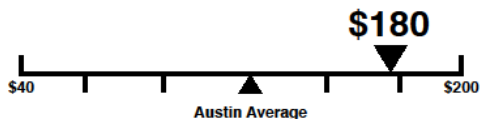
Austin City Code Chapter 6-7, Energy Conservation

2013

## NOTICE OF HIGH ENERGY USE PROPERTY

1234 APARTMENT AVENUE, AUSTIN, TX 78700

ESTIMATED MONTHLY ELECTRIC COST



### 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 in 1986
- 800 sq. ft. average apartment size

Cost information:

- is based on this facility's average size apartment,
- based on a cost of \$0.10 per kWh, and
- is updated annually.

This property uses 15% more energy per square foot than an average multi-family property in the Austin area. This may result in a higher electric bill than would be incurred in a similar unit in an average energy use property.

For details about energy use per square foot for Austin multi-family properties, visit [austinenenergy.com/go/ECAD](http://austinenenergy.com/go/ECAD), call 482-5278, or see QR code:



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.

Signature/Date

Owner's Representative

Signature/Date

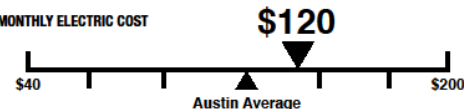


Austin City Code Chapter 6-7, Energy Conservation

2013

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

ESTIMATED MONTHLY ELECTRIC COST



### 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

Cost information:

- is based on this facility's average size apartment,
- based on a cost of \$0.10 per kWh, and
- is updated annually.

1,200 kWh

### 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.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

4321 APARTMENT AVENUE, AUSTIN, TX 78700

STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED	AUSTIN ENERGY RECOMMENDS	AUDIT RESULTS (AVERAGED)
Air Duct System	Less Than 15%	44% Leakage
Attic or Roof	Between R22-R30	R-14
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 30, 2011

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.

Signature/Date

Owner's Representative

Signature/Date

*\* Approach to be expanded into commercial market in 2015*





# Enhancements

- Create stronger linkages with AE programs
  - Expanding successful approach of Multifamily into Commercial Offerings
  - Demonstrate leadership with City Buildings Compliance
- Simplify the data submittal process and tools
- Increase community outreach
  - Education on the value of ECAD
  - Improve relationships with groups such as Affordable Multifamily Housing and Real Estate community
  - High energy users
- Benchmark and share best practices nationally
  - Collaborate with DOE Grant Benchmarking group and Institute for Market Transformation (IMT) to advance Austin's progress
- Single family audit video







# What Commercial Customers Said

This is Confusing

Please make this easier!

How do I compare to other properties in Austin?

**Austin Energy already has my bills. Why do I have to enter this data??**

This takes too long!



How can ECAD help reduce bills?

I'm not sure what meters are on my property



Why didn't I get a score?



Now What?



What does my score mean?



# New ECAD Database and Reporting Tool

Austin Energy aggregates energy data by legal property boundaries



Austin Energy contacts legal owner with aggregated information and categorizes the property based upon predominant use.



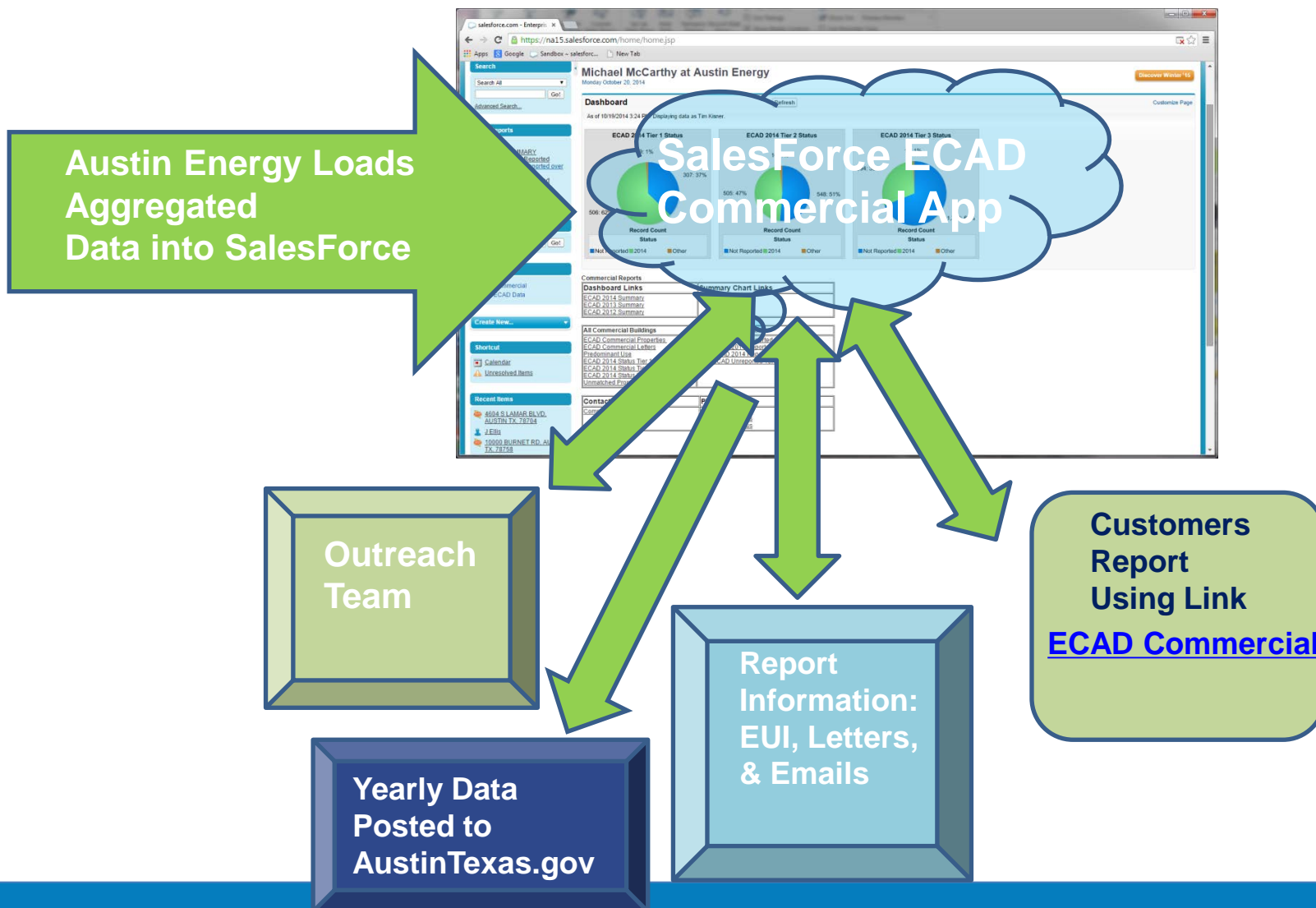
Legal owner reviews\acknowledges information and confirms or requests correction.



Austin Energy contacts property owner with site specific energy conservation program information.

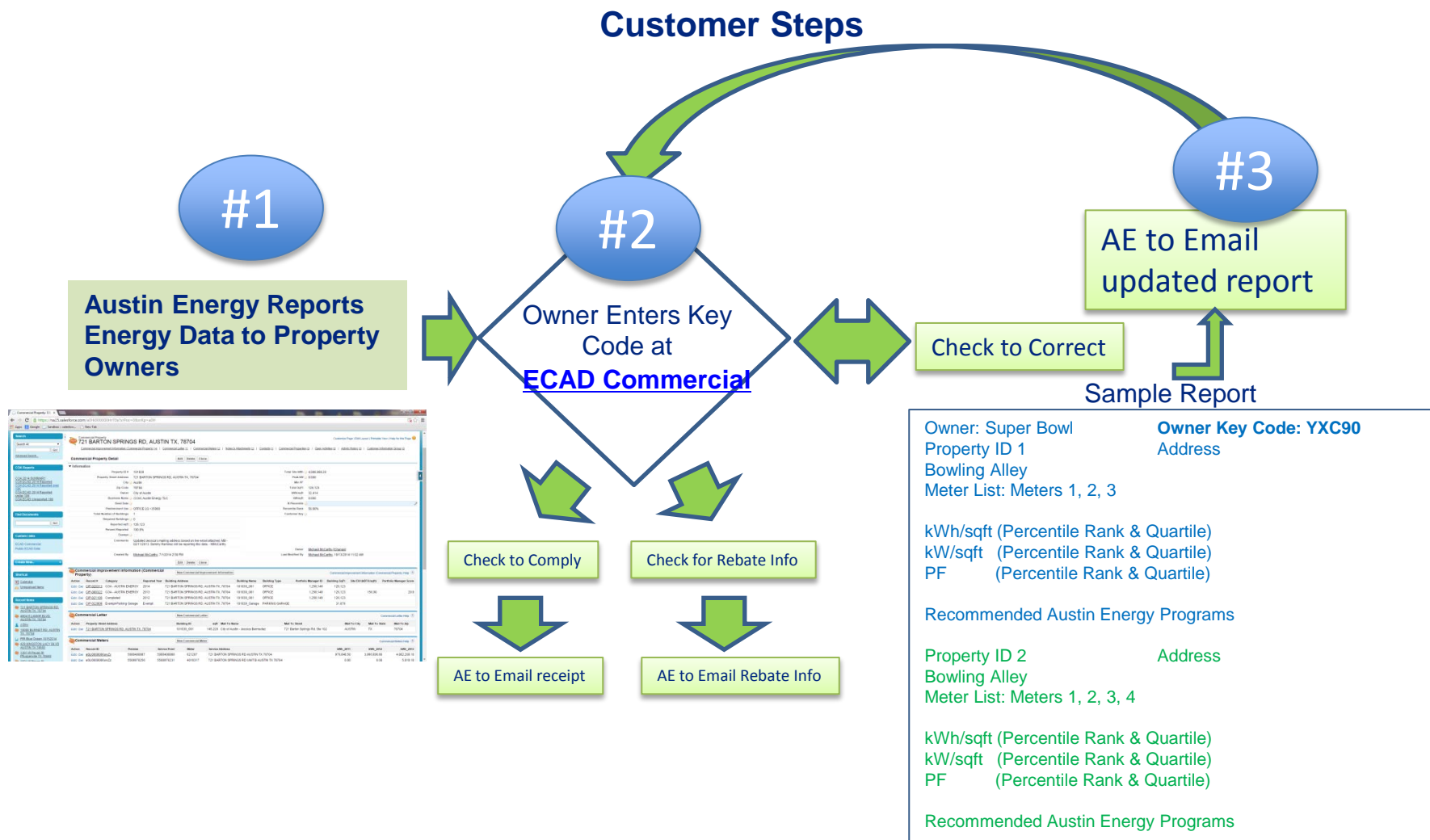


# ECAD Data Flow 2015





# Simplified Compliance Reporting Process





# Summary

- Simplify reporting process for commercial customers
- Enhanced focus on outreach
- Increase adoption of energy efficiency programs
- Improved energy usage
- Increased customer satisfaction



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# Thank You!