



# Energy Conservation Audit and Disclosure Ordinance

## APARTMENTS

A multi-family property is one that consists of five or more dwellings. multi-family properties located within the City of Austin that receive electricity from Austin Energy are required to have an ECAD audit by June 1, 2011, unless the property meets one of the following:

- Property is less than 10 years old on June 1, 2009
- Property has completed comprehensive duct remediation work through Austin Energy rebate programs **or** replaced air conditioning equipment for all units through Austin Energy rebate programs within the past 10 years before June 1, 2009

### When a Property Needs an Audit

**Auditor must be certified.** The ECAD audit must be performed by an auditor with either a BPI or RESNET certification.

**What the audit involves.** The time required for and the cost of a multi-family ECAD audit depends on the number of buildings and the number of different floor plans the auditor must inspect. The auditor checks about 10 percent of each type floor plan (1BR, 2BR, 3BR, etc.) in each building for the following:

- Pressure tests the duct system
- Identifies windows that receive more than one hour of direct sunlight each day
- Inspects and measures attic insulation in the top of each building

**Results of the audit.** The multi-family property will receive a copy of the audit, which must be posted at the property and provided to prospective tenants and buyers. The auditor must forward a copy of the audit to Austin Energy within 30 days of audit completion.

### Apartment Properties will be Energy Rated

The ECAD Ordinance defines a high energy-use property as one using more than 150 percent of the

average energy use per square foot by multi-family properties in the Austin Energy service area.

Austin Energy will notify owners of high energy-use properties. Within 18 months of receiving the notice, owners must make energy efficiency improvements that bring the property within 110% of the average.

Within 90 days of receiving the notice, property owners may request additional time to complete efficiency improvements by e-mailing [conservation@austinenergy.com](mailto:conservation@austinenergy.com) or writing to the **Director of Energy Efficiency Services, Austin Energy, 721 Barton Springs Road, Austin, TX 78704.**

*Between June 1, 2009 and June 1, 2011, Austin Energy will provide enhanced multifamily rebates to encourage property owners to make energy efficiency improvements.*

## ENFORCEMENT

Non-compliance with the ECAD Ordinance is a Class C misdemeanor. Reported violations will be forwarded to the City of Austin Legal Department for review and action.

## RESOURCES

**AUSTIN ENERGY** offers customers energy efficiency information and programs, including information about rebates and low-cost loans for efficiency improvements, and programs intended to help homeowners and businesses increase comfort and energy savings. Federal tax credits may also be available.

Please visit [www.austinenergy.com](http://www.austinenergy.com) or call **974-7827**.



For more information on the Energy Conservation Audit and Disclosure Ordinance, please visit [www.austinenergy.com/go/ECAD](http://www.austinenergy.com/go/ECAD) or call **974-7827**.