

**CITY OF ALBANY
MEMORANDUM**

DATE: April 15, 2015

TO: Sustainability Committee

FROM: Claire Griffing, Sustainability Coordinator
Jeff Bond, Community Development Director

SUBJECT: RECO/CECO and BESO Policy Options

Discussion

In order for staff to move forward with further developing energy conservation regulations, direction from the Committee on policy preferences would be helpful. In summary, there are two choices:

1. **Adopt a Building Energy Savings Ordinance (BESO) similar in form and thresholds to City of Berkeley** – The City of Berkeley BESO ordinance requires property owners to complete energy assessments of their property on a specified schedule. Adoption of an ordinance similar in nature to the City of Berkeley’s ordinance would be relatively straightforward. The Commission should start by modifying the City of Berkeley’s phase-in schedule. The second step would be to edit the City of Berkeley ordinance as appropriate to fit into City of Albany standards and procedures. Attached is a summary of the BESO requirements and the approved ordinance. It is expected that the preparation of an ordinance could be completed in four to six months.

2. **Adopt a Residential Energy Conservation Ordinance (RECO) / Commercial Energy Conservation Ordinance (CECO)** – A RECO/CECO ordinance would require property owners to make building efficiency upgrades on an established schedule. Because a RECO/CECO will require property owners to expend significant funds, adoption of a RECO and CECO ordinance would require a more substantial work effort by the Committee. In addition to working through the technical issues associated with an ordinance, the Committee also would be expected to take responsibility for community outreach. Attached is an informational flyer and FAQ from the City of Chico’s RESO program. It is expected that preparation of a RECO ordinance could be completed in 9 to 12 months.

Attachments

1. City of Berkeley BESO information
2. City of Chico RECO information
3. Matrix of pros and cons of RECO/CECO vs. BESO
4. Matrix of RECO/CECO and BESO policy options