

**CITY OF ALBANY  
MEMORANDUM**

DATE: May 20, 2015

TO: Sustainability Committee

FROM: Claire Griffing, Sustainability Coordinator

SUBJECT: Building Energy Savings Ordinance (BESO)

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**RECOMMENDATION**

The Committee should discuss potential thresholds and timelines for a BESO ordinance.

**BACKGROUND**

At the April meeting, the Committee discussed potential RECO/CECO and BESO policy options. They ultimately decided to take a staged approach to these policies, where they plan to focus on a BESO first and then phase in RECO requirements after that.

**DISCUSSION**

The City of Berkeley's BESO ordinance requires property owners of commercial and multi-family buildings to complete energy assessments of their property on a specified schedule. Single family home owners (1-4 units) are required to conduct assessments at the time of sale.

Adoption of an ordinance similar in nature to the City of Berkeley's ordinance would be relatively straightforward. The Committee should start by modifying the City of Berkeley's phase-in schedule for larger buildings. The second step would be to edit the City of Berkeley ordinance as appropriate to fit into City of Albany standards and procedures. It is expected that the preparation of an ordinance could be completed in four to six months.

Staff conducted an analysis of the square footage of buildings in Albany (see attached matrix) and has concluded that single-family dwellings (SFDs) make up more than half of the square footage in the City. Thus, the adoption of a BESO alone will leave a significant quantity of Albany building stock without assessments until the property is sold. The alternative of draft an ordinance to require assessments of single-family homes on a fixed schedule will help advance the City's GHG goals, but is expected to require significant community outreach.

Staff recommends that the Sustainability Committee implement a BESO ordinance that follows the framwework of the City of Berkeley's requirments, with a Point of Sale requirement for single-family homes. The second phase of the effort can be to focus community outreach on the preparation of a RECO/CECO ordinance.

## **SUSTAINABILITY IMPACT**

Measure BE-2.3 of Albany’s Climate Action Plan calls for adopting ordinances to require point of sale energy efficiency upgrades at residential and commercial properties (RECO/CECO) and adopting a disclosure/benchmarking ordinance for rental properties. See details below.

<b>Measure</b>	<b>Actions</b>	<b>GHG Reduction Potential (MT CO2e)</b>
BE-2.3A	Adopt Residential Energy Conservation Ordinance requiring point-of-sale energy efficiency upgrades.	1,310
BE-2.3B	Work with Stopwaste.org to verify that the required efficiency upgrade package achieves at least 20% improvement in average Albany home.	
BE-2.3C	Adopt Commercial Energy Conservation Ordinance requiring point-of-sale energy efficiency upgrades.	
BE-2.3D	Adopt ordinance that requires landlords to provide information on average utility bills per unit to existing and potential tenants and to the City.	
BE-2.3E	Create energy efficiency rating system for all rental properties within Albany.	

### **Attachments**

1. Berkeley BESO Matrix
2. Berkeley BESO Information