

**CITY OF ALBANY  
MEMORANDUM**

DATE: September 19<sup>th</sup>, 2017  
TO: Sustainability Committee  
FROM: Claire Griffing, Sustainability Coordinator  
SUBJECT: Energy Assessment Pilot Update

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**BACKGROUND**

Albany's Climate Action Plan identifies a RECO/CECO ordinance that requires property owners to make building efficiency upgrades on an established schedule as a priority measure for reducing greenhouse gas emissions. RECO/CECO ordinances have been repealed by other cities, however, because of concerns with cost effectiveness, low building turnover rates, and challenges keeping up with state building codes. Berkeley has replaced their RECO with a Building Energy Savings Ordinance (BESO), which requires property owners to conduct energy assessments at time of sale.

The Sustainability Committee has been considering a similar Building Energy Assessment and Disclosure Ordinance (BEADO), which staff brought to Council for feedback in December 2015 and April 2016. Council expressed concerns about privacy, cost to homeowners, staff time, enforcement, and effectiveness. At a meeting in April 2017, the Oakland Berkeley Association of Realtors urged staff to consider a voluntary program due to concerns about the usefulness and cost effectiveness of assessments, and high deferral rates.

In June 2017, the Sustainability Committee approved the energy survey and voluntary assessment pilot program recommended by the CAP Implementation Subcommittee. Staff drafted a pre-survey, which was reviewed by the Committee on July 19, 2017. The survey went live on September 8<sup>th</sup> via the City's social media outlets and was emailed to volunteers solicited by Committee members at the Arts & Green Festival. The Albany Residential Energy Use Survey will remain open until September 20<sup>th</sup> and can be found at [www.surveymonkey.com/r/albanyenergyuse](http://www.surveymonkey.com/r/albanyenergyuse).

**DISCUSSION**

The survey had 123 responses as of Friday, September 15<sup>th</sup>. Ninety-nine percent of respondents own single-family homes built between 1908-2015, ranging from 600 – 2,800 square feet, with 1-6 bedrooms.

Preliminary results indicate the following:

- 80% have forced air heating
- 95% do not have air conditioning
- 63% have added some kind of insulation
- 50% have added weather stripping
- 75% have completed seismic upgrades

- 24% have installed solar panels
- 13% own an alternative fuel vehicle
- 49% have LED lighting

Additionally, 75% of respondents are interested in a free home energy assessment.

Results of these assessments will document the conditions of different types of residences in Albany, which will help demonstrate potential effectiveness of a BEADO program. The process will also provide staff with insight into program administration.

**NEXT STEPS**

<b>Task</b>	<b>Estimated Completion Date</b>
Identify 20 homes to inspect	September
Contract with certified home energy score assessor to conduct assessments of 20 selected homes	October
Conduct post-survey after assessments are completed	December/January
Bring results of program and assessments to Committee	December/January
Refine energy assessment program and bring to City Council	Spring 2018