

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 6-7 OF THE CITY CODE RELATING TO ENERGY CONSERVATION AUDIT AND DISCLOSURE REQUIREMENTS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** City Code Chapter 6-7 is amended to read:

**CHAPTER 6-7. ENERGY CONSERVATION.**

**ARTICLE 1. General Provisions.**

**§ 6-7-1 DEFINITIONS.**

In this chapter:

- (1) **COMMERCIAL FACILITY** means a building used for non-residential, civic, or commercial, and/or industrial uses, excluding manufacturing [building and does not include an industrial building].
- (2) **CONDOMINIUM** means a site that combines separate ownership of individual units with common ownership of other elements such as common areas.
- (23) **DIRECTOR** means the director of the Austin Electric Utility.
- (4) **GROSS FLOOR AREA** means the total number of enclosed square feet measured between the exterior surfaces of the fixed walls within any structure used or intended for supporting or sheltering any use or occupancy.
- (35) **MULTI-FAMILY FACILITY** means a site with five or more dwelling units.
- (46) **OWNER** means a person with a freehold interest in a facility to which this chapter applies.
- (57) **RESIDENTIAL FACILITY** means a site with four or fewer dwelling units.
- (68) **TIME OF SALE** means the effective date of an executory contract [the recording of a deed] binding [transferring] the purchaser [legal title to real property] to purchase [implement] the [sale of] property.

1     **§ 6-7-2 APPLICABILITY.**  
2

3             This chapter applies to a [~~commercial, residential, or multi-family facility if the~~  
4     facility that receives electric service from the Austin Electric Utility~~[-as determined by~~  
5     the director].  
6

7     **§ 6-7-3 ADMINISTRATIVE RULES.**  
8

- 9             (A)    The director shall adopt administrative rules for the implementation of this  
10            chapter.  
11  
12            (B)    The rules shall be available for inspection at the Austin Electric Utility  
13            administrative offices during normal business hours.  
14

15     **§ 6-7-4 VARIANCES.**  
16

- 17            (A)    The director [~~may~~]shall grant a variance from a requirement of this chapter  
18            if the director determines that either, (1) due to special circumstances unique  
19            to the applicant's facility and not based on a condition caused by actions of  
20            the applicant, strict compliance with provisions of this chapter would cause  
21            undue hardship or (2), due to exhaustion of reasonable energy efficiency  
22            measures, full compliance would require performance of work excluded  
23            from the scope of section 6-7-23(B). A variance granted under this  
24            subsection (A) must be limited to the minimum change necessary to avoid  
25            the undue hardship or excluded work.  
26  
27            (B)    In addition to the variance authorized in subsection (A), the director may  
28            grant a variance from a requirement in this chapter if the director determines  
29            that:  
30  
31                (1)   application for a permit to substantially remodel or demolish the facility  
32                will be filed not later than 6 months after the time of sale; and  
33  
34                (2)   in the case of remodel, the owner and the purchaser of the facility have  
35                entered into a binding agreement, in a form approved by the director,  
36                whereby the purchaser of the facility agrees to complete an energy audit  
37                within a specified period of time after remodel of the facility is complete.  
38  
39            (C)    In addition to the variance authorized in subsection (A), the director may  
40            grant a variance from the requirements of Article 4 *Commercial Facilities* if  
41            the director determines that the facility [~~is a data center or other high energy~~

1 use facility that] cannot be adequately evaluated using currently available  
2 audit or rating tools.

- 3  
4 (D) A person may seek a variance by filing an application with the director. The  
5 director may require the applicant to provide information the director  
6 determines is necessary to evaluate the variance request.  
7

8 **§ 6-7-5 ENERGY AUDIT REQUIREMENTS.**  
9

- 10 (A) A residential or multi-family energy audit required under this chapter must:

- 11  
12 (1) be conducted by a person certified as a building performance analyst or  
13 equivalent by an agency approved by the director; and  
14  
15 (2) use the audit and disclosure forms prescribed by rule under § 6-7-3.

- 16  
17 (B) A residential or multi-family energy audit ~~[required under]~~ performed in  
18 accordance with this chapter may be used to [will] meet the energy audit  
19 requirements of this chapter for a period of ten years after the audit is  
20 initially performed, unless a more recent audit meeting the requirements of  
21 this chapter has been conducted.  
22

23 **Article 2. Residential Facilities.**  
24

25 **§ 6-7-11 RESIDENTIAL ENERGY AUDIT.**

- 26 (A) The owner of a residential facility must, in order to meet the disclosure  
27 deadline requirements required under this article [before the time of sale of  
28 the facility], have an energy audit of the facility completed.

- 29 (B) The person conducting the audit must provide a copy of the energy audit to  
30 the director not later than 30 days after the audit is complete.

31 **§ 6-7-12 DISCLOSURE REQUIRED.**

32 The owner of a residential facility must provide a copy of the energy audit required  
33 under this article to the purchaser or prospective purchaser of the facility:

- 34 (1) if the contract for the sale of the facility provides an option period during  
35 which the prospective purchaser may terminate the contract for any  
36 reason, no later than 3 days prior to the termination of the option period;  
37 or

1           (2) if the contract for the sale of the facility does not provide for an option  
2           period during which the prospective purchaser may terminate the contract  
3           for any reason:

4           (a) concurrent with the seller's disclosure notice required under state law;  
5           or

6           (b) if no seller's disclosure notice is required under state law, before the  
7           time of sale [and the person performing the audit must provide a copy  
8           of the energy audit to the director not later than 30 days after the audit  
9           is complete].

10       **§ 6-7-13 EXEMPTIONS.**

11  
12       (A) This article does not apply to transfers of title to real property in the  
13       following circumstances:

- 14  
15       (1) through a foreclosure sale or trustee's sale, or a deed in lieu of  
16       foreclosure;  
17  
18       (2) through a pre-foreclosure sale where the seller has reached an agreement  
19       with the mortgage holder to sell the facility for an amount less than the  
20       amount owed on the mortgage;  
21  
22       (3) through the exercise of or under the threat of eminent domain;  
23  
24       (4) from one family member to another family member without  
25       consideration;  
26  
27       (5) under a court order or probate proceedings; or  
28  
29       (6) under a decree of legal separation or dissolution of marriage, or property  
30       settlement agreement incidental to such a decree.

31  
32       (B) This article does not apply to a residential facility if one or more of the  
33       following apply:

- 34  
35       (1) the facility was constructed no more than ten years before the time of  
36       sale;  
37

- 1 (2) the facility participated in the Austin Energy Home Performance with  
2 Energy Star program, or an equivalent Austin Electric Utility program,  
3 not more than ten years before the time of sale and either:  
4  
5 (a) performed at least three of the efficiency measures,  
6  
7 (b) performed all recommended efficiency measures, as determined by  
8 the director, or  
9  
10 (bc) received from the Austin Electric Utility an energy efficiency rebate  
11 of [an amount prescribed by rule, but] not less than five hundred  
12 dollars (\$500.00);  
13  
14 (3) the facility participated in the Austin Energy Free Weatherization  
15 Program, or an equivalent Austin Electric Utility program, not more than  
16 ten years before the time of sale;  
17  
18 (4) the purchaser of the facility qualifies for and has signed an agreement, in  
19 a form acceptable to the director, agreeing to participate in the Austin  
20 Energy Free Weatherization Program or an equivalent Austin Electric  
21 Utility program, not later than six months after the time of sale; or  
22  
23 (5) the facility is manufactured housing built on a permanent chassis and  
24 designed to be used without a permanent foundation.  
25

### 26 **Article 3. Multi-Family Facilities.**

#### 27 **§ 6-7-21 MULTI-FAMILY ENERGY AUDIT.**

- 28 (A) The owner of a multi-family facility which ~~[is]~~ will be at least ten years old  
29 on June 1, ~~[2009]~~ 2011 must have an energy audit of the facility performed  
30 not later than June 1, 2011.  
31  
32 (B) The owner of a multi-family facility not required to perform an energy audit  
33 under subsection (A) must have an energy audit of the facility performed not  
34 later than 10 years after construction of the facility is complete.  
35  
36 (C) The owner of a multi-family facility required to have an energy audit of the  
37 facility performed under subsection (A) or (B) must have subsequent energy  
38 audits performed not later than ten years after the date of the most recent  
39 required audit for the facility.  
40  
41

1  
2 **§ 6-7-22 DISCLOSURE REQUIRED.**  
3

4 The owner of a multi-family facility must post and provide to current and  
5 prospective tenants the results of the energy audit required under this article. The results  
6 must be on a form and in locations prescribed by rule. In addition, the owner must  
7 provide a copy of the required audit to the director not later than 30 days after the audit is  
8 complete.  
9

10 **§6-7-23 HIGH ENERGY USE FACILITIES.**  
11

- 12 (A) Regardless of the date of construction of the facility, the director shall issue  
13 a notice to the owner of a multi-family facility that the director determines  
14 has an average per-square-foot energy usage exceeding 150% of the average  
15 for multi-family facilities within the Austin Electric Utility service area.  
16
- 17 (B) An owner who receives a notice issued under subsection (A) shall  
18 implement energy efficiency improvements to the facility sufficient to  
19 reduce [bring] the average per-square-foot energy usage of the facility [to  
20 within 110%] by 20%[ of the average per-square-foot energy usage of  
21 multi-family facilities within the City] not later than eighteen months after  
22 receipt of the notice. Energy efficiency improvements required under this  
23 section shall not include replacement of windows or heating or air-  
24 conditioning units, work that requires handling hazardous materials (other  
25 than incidental lead paint removal), or extensive deconstruction work.  
26
- 27 (C) An owner required to implement improvements under this section may apply  
28 to the director for additional time to complete the improvements, but must  
29 file the application not later than 90 days after receipt of the notice. If the  
30 director determines that more than eighteen months is required to complete  
31 the improvements, the owner may execute a contract in a form acceptable to  
32 the director whereby the improvements required under this section will be  
33 completed within a period of time determined by the director.  
34

35 **§ 6-7-24 EXEMPTIONS.**  
36

37 This article does not apply to a multi-family facility if:  
38

- 39 (1) the owner completed comprehensive duct remediation work on the facility  
40 though participation in an Austin Electric Utility rebate program no more

1 than ten years before ~~[June 1, 2009]~~ the otherwise applicable audit deadline  
2 under this Article;

- 3
- 4 (2) HVAC equipment was replaced through an Austin Electric Utility rebate  
5 program in all units of the facility no more than ten years before ~~[June 1,~~  
6 ~~2009]~~ the otherwise applicable audit deadline under this Article; or
- 7
- 8 (3) HVAC equipment was replaced with equipment meeting the requirements  
9 for an Austin Electric Utility rebate program, though not participating in  
10 the program, in all units of the facility no more than ten years before ~~[June~~  
11 ~~1, 2009]~~ the otherwise applicable audit deadline under this Article.
- 12

#### 13 **Article 4. Commercial Facilities.**

#### 14 **§ 6-7-31 COMMERCIAL FACILITY RATING.**

- 15
- 16
- 17 (A) The owner of a commercial facility that ~~[is at least ten years old on June 1,~~  
18 ~~2009]~~ has a gross floor area of 75,000 square feet or greater must calculate  
19 an energy use rating for the facility not later than June 1, [2011]2012, using  
20 an audit or rating system approved by the director.
- 21
- 22 (B) The owner of a commercial facility that has a gross floor area of 30,000  
23 square feet or greater, but less than 75,000 square feet, must calculate an  
24 energy use rating for the facility not later than June 1, 2013, using an audit  
25 or rating system approved by the director.
- 26
- 27 (C) The owner of a commercial facility that has a gross floor area of less than  
28 30,000 square feet, must calculate an energy use rating for the facility not  
29 later than June 1, 2014, using an audit or rating system approved by the  
30 director.
- 31
- 32 (BD) The owner of a commercial facility ~~not~~ required to calculate an energy use  
33 rating for the facility under subsection (A), (B), or (C) must calculate an  
34 energy use rating for the facility by June 1 of each year following the first  
35 rating required for the facility [not later than 10 years after construction of  
36 the facility is complete,] using an audit or rating system approved by the  
37 director.
- 38

#### 39 **§ 6-7-32 DISCLOSURE REQUIRED.**

1 The owner of a commercial facility must make a copy of the energy rating  
2 calculation required under this article available to a purchaser or prospective purchaser of  
3 the facility before the time of sale and must provide a copy to the director not later than  
4 30 days after the audit is complete.

## 5 **Article 5. Condominiums.**

### 6 **§ 6-7-35 CONDOMINIUM AUDIT AND DISCLOSURE.**

- 7
- 8 (A) The owner of five or more dwelling units located within one condominium  
9 is required to meet the energy audit and disclosure requirements of Article 3  
10 *Multi-Family Facilities*, with the exception of § 6-7-23 *High Energy Use*  
11 *Facilities*, for all dwelling units within the condominium owned by the  
12 owner.
- 13
- 14 (B) The owner of any number dwelling units located within one condominium is  
15 required to meet the energy audit and disclosure requirements of Article 2  
16 *Residential Facilities*, unless:
- 17
- 18 (1) an energy audit meeting the requirements of Article 3 *Multi-Family*  
19 *Facilities* has been performed for the condominium, and
- 20
- 21 (2) a copy of the energy audit performed on the condominium is disclosed to  
22 the purchaser or prospective purchaser prior to the time of sale.
- 23

## 24 **Article 5-6. Enforcement.**

### 25 **§ 6-7-41 PRESUMPTION OF VIOLATION.**

26 The record owner of property is presumed to be responsible for a violation of this  
27 chapter that occurs at a facility on the property.

### 28 **§ 6-7-42 PENALTY.**

- 29
- 30 (A) A person commits a criminal offense if the person performs an act  
31 prohibited by this chapter or fails to perform an act required by this chapter.  
32 Each instance of a violation of this chapter is a separate offense.
- 33
- 34 (B) Each offense under this chapter is subject to a fine.
- 35
- 36 (1) Proof of culpable mental state is not required for a fine of up to \$500.
- 37
- 38
- 39
- 40
- 41



1  
2 (2) If the person acts with criminal negligence, a fine of up to \$2,000.00 may  
3 be assessed.  
4

5 (C) Proof of a higher degree of culpability than criminal negligence constitutes  
6 proof of criminal negligence.  
7

8 (D) Prosecution of an offense and enforcement of other remedies under this  
9 chapter are cumulative.  
10

11 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2011.

12 **PASSED AND APPROVED**  
13

14 §  
15 §  
16 \_\_\_\_\_, 2011 § \_\_\_\_\_  
17 Lee Leffingwell  
18 Mayor  
19

20  
21 **APPROVED:** \_\_\_\_\_  
22 Karen M. Kennard  
23 Acting City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk