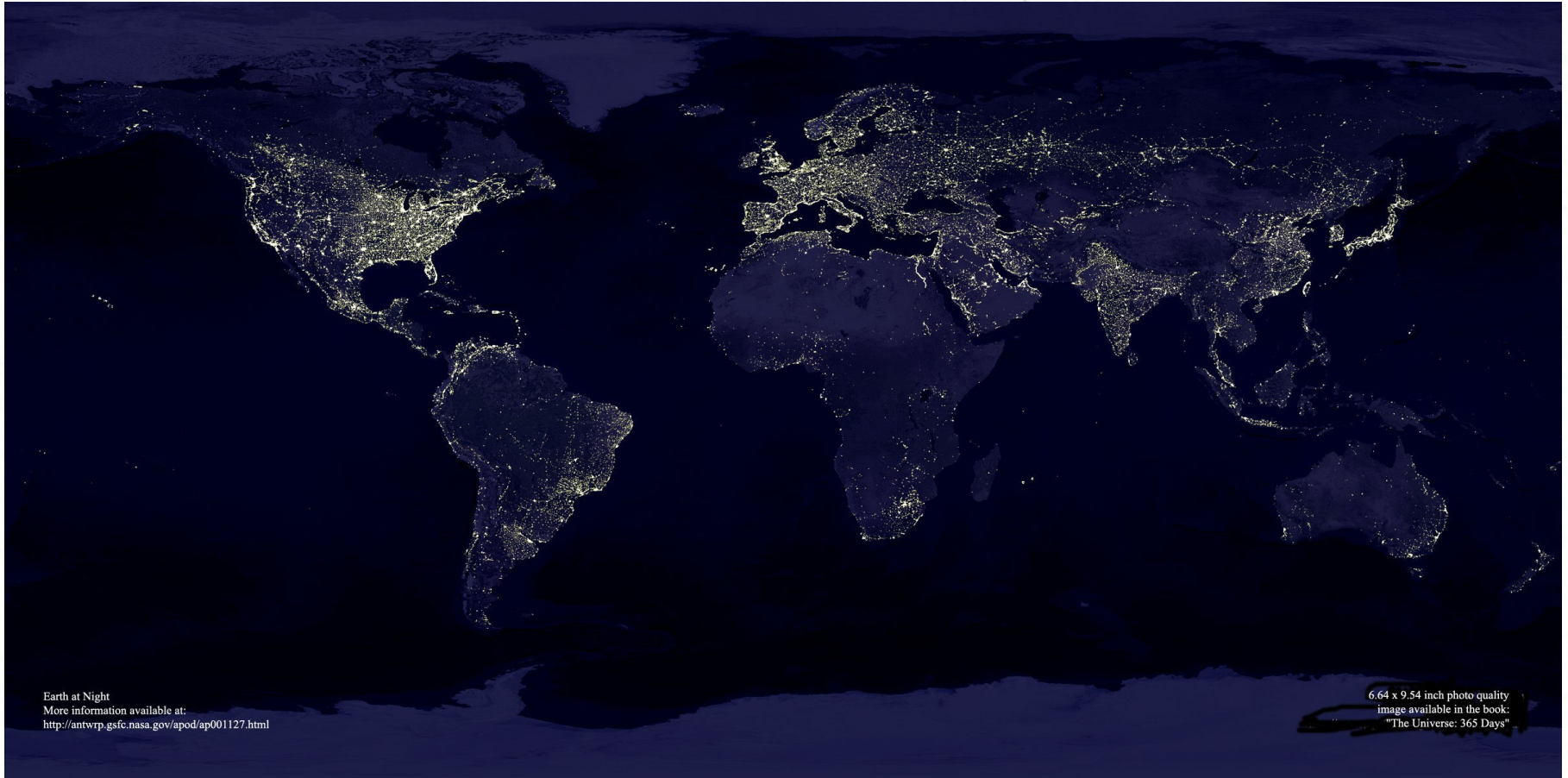


# *Policy Tools for Increasing Energy Efficiency in Gainesville*



Earth at Night  
More information available at:  
<http://antwrp.gsfc.nasa.gov/apod/ap001127.html>

6.64 x 9.54 inch photo quality  
image available in the book:  
"The Universe: 365 Days"

# *Jason Fults*

## *Regional Utilities Committee meeting*

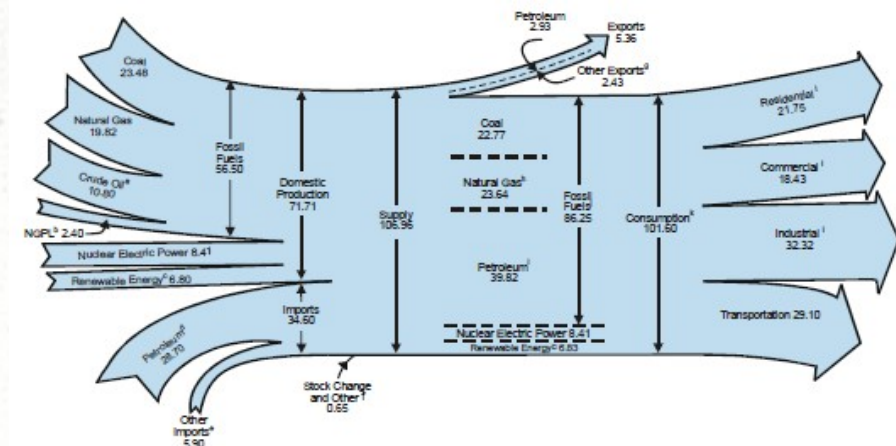
### *March 2012*

- GRU customer and Gainesville resident since May '08
- Apprentice electrician, International Brotherhood of Electrical Workers, Local 1205
- Co-founder, Gainesville Loves Mountains
- Professional and volunteer experience as energy auditor and property manager
- Renter



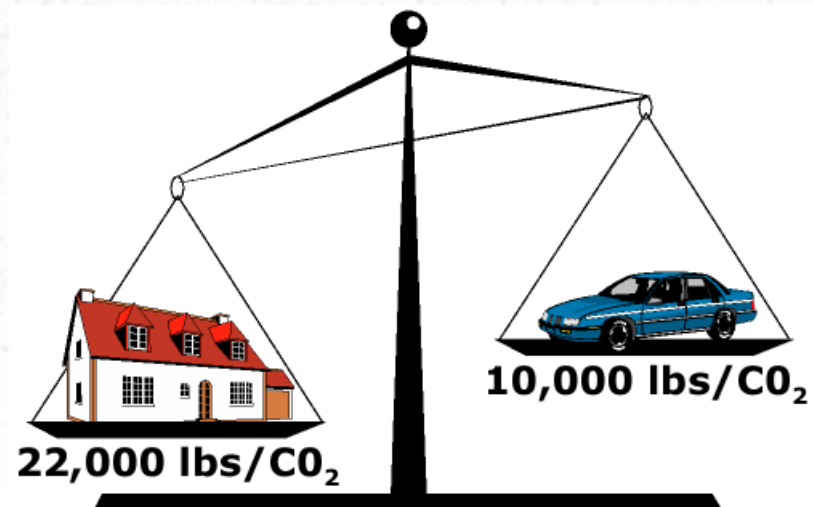
# Energy Efficiency Goals

- Lower utility bills and shield residents and local businesses from fluctuating energy costs
- Least-cost investment for municipalities facing growing energy consumption
- Improve comfort and livability of our homes and workplaces
- Reduce “leakage” of \$\$ from local economy resulting from reliance upon non-local energy sources
- Lessen our environmental impacts
- Increase property values



# *C/RECO*

- **Commercial or Residential Energy Conservation Ordinances** (CECO or RECO for short) establish minimum standards for building performance and require targeted building owners to implement specific energy and water efficiency measures if their property doesn't meet these standards.
- Have been in use since the mid-1980's in a wide variety of communities.
- Address split incentive for renters and landlords.

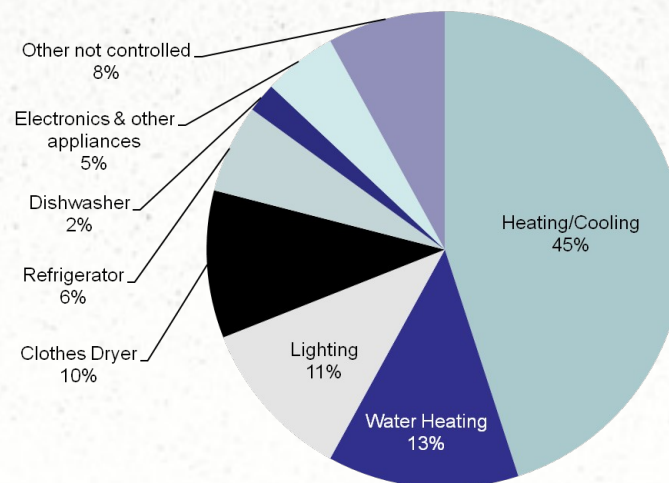


# *C/RECO*

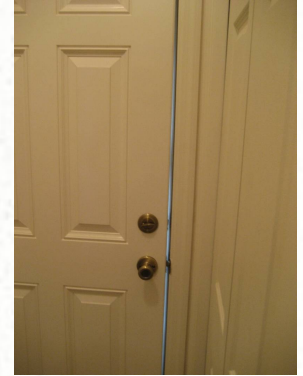
- Have significant flexibility of implementation and caps on expenditures to lessen burdens on property owners. Puts all property owners on equal footing.
- Little to no cost to municipalities that implement them.
- Significant demonstrated savings where these programs have been implemented.

## **Residential Energy Use**

Source: Energy Information Administration 1997



# *Potential Building Performance Standards*



- minimum level of attic insulation (5)
- duct sealing and insulation (5)
- water heater tank and/or pipe insulation wrap (4)
- weather-stripping and/or minimum efficiency standards (exterior doors & windows) (4)
- regular servicing of heating/cooling equipment (3)
- water saving measures (toilets, showerheads, faucets) (3)
- insulation of attic access panels (2)
- caulk & seal cracks in building exterior (2)



# *Potential Building Performance Standards*

- exterior wall insulation and sloped roof cavities (1)
- insulation of crawl spaces (1)
- programmable thermostat (1)
- fireplace/chimney (dampers, doors, or closures) (1)
- common area lighting (multi-unit buildings only) (1)



# *Implementation*

## **Variety of options for when C/RECO requirements can be triggered:**

- at point of sale, when property changes hands
- during the rental license inspection process
- when significant renovations are made to a building
- as a result of a renter's complaint or high energy usage reported by the municipal utility

## **And potential exemptions:**

- owner-occupied buildings
- buildings where the tenant does not pay the utility bills
- newly-built properties already covered by green building standards



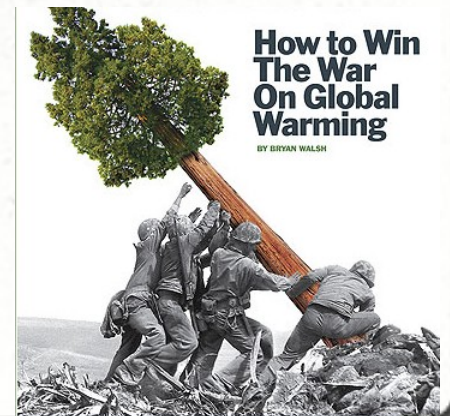
# *Enforcement*

## **C/RECO inspections can be conducted by:**

- Municipal/utility inspectors
- Private, certified inspectors contracted by the municipality
- **Inspection and/or filing fees should be kept low and paid by the property owner**
- **Municipality also has the option of allowing for a compliance window of several months up to a few years**

# *Potential Outcomes*

- Significant utility savings, particularly for segments of our community most deeply impacted by high utility bills = lower total housing costs
- Increased local investment in efficiency products & services = JOBS
- GRU delivers more cost-effective energy services
- Better buildings to live and work in
- Less \$\$ spent on fossil fuels, \$\$ that can be spent in our community instead
- Gainesville's environmental footprint shrinks
- Property owners leverage rebates and tax incentives to improve their properties and lower costs for consumers



*Thank You!*

Jason Fults

352-318-0060

[gainesvillelovesmountains@gmail.com](mailto:gainesvillelovesmountains@gmail.com)

<http://www.facebook.com/GainesvilleLovesMountains>