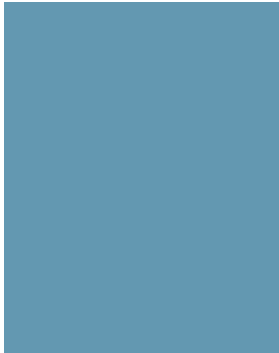


# Atlanta Commercial Building Energy Efficiency Ordinance



## INTRODUCTION

In August 2013, the City of Atlanta implemented a new Commercial Buildings Energy Efficiency Ordinance. The ordinance was developed to reduce Atlanta's greenhouse gas emissions.

**The city reports that “66% of [all] energy use comes from our building stock accounting for 58% of our CO2 emissions.”**

This requirement applies to all commercial buildings over 25,000 square feet in the city limits. This includes typical commercial and city-owned properties as well as multifamily buildings. Although this has been in place for many years, we believe 2023 was the first year of enforcement. In fact, many property owners have reported receiving compliance notices with threat of fines for noncompliance.

The key requirements of the ordinance are performing an ASHRAE Level II energy audit as defined by ASHRAE Standard 211 on the building, tracking the property's energy and water use (referred to as benchmarking), and submitting that data to the city annually no later than June 1 of each year.

REQUIREMENTS		HOW OFTEN?
<b>Benchmarking</b>	Track your energy and water consumption	Annually
<b>Transparency</b>	Submit your benchmarking data to the City	Annually
<b>Energy Audit</b>	Recommendations on how to improve your building's efficiency and operations	Every 10 Years

The energy audit must be performed by a qualified professional and repeated every 10 years. Energy audits provide recommendations on improvements that can save water and energy. These improvements are not currently required by the ordinance but building owners may find that they are effective options when considering the long-term utility cost savings they will provide. Audits typically include all base building systems, however the Ordinance excludes individual residential and commercial tenant spaces where an owner and/or tenant pays the utilities. Additionally, industrial buildings and components are exempt from the audit requirement.

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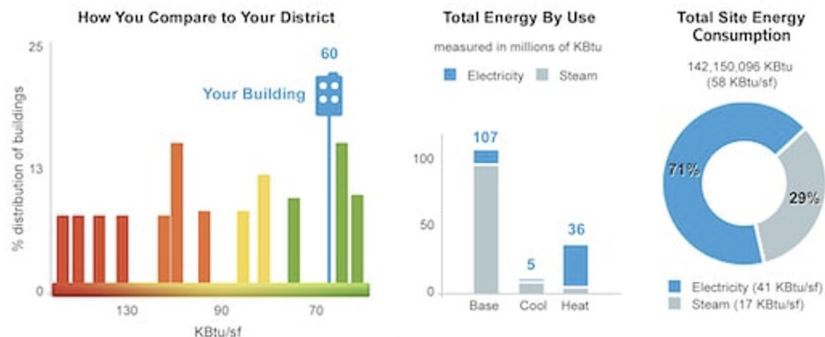
Additional exemptions from the audit requirement include buildings that are ENERGY STAR labeled, LEED for Existing Building Operations & Maintenance (EBOM) certified, show a 15% improvement of their ENERGY STAR score over 5 years, and those that can demonstrate a financial hardship. Buildings that have been built or renovated in the last 10 years and meet the current energy code can defer the audit requirement.

The benchmarking can be handled internally by property management or by independent consultants if management does not have the capacity. Multi-tenant buildings that cannot obtain aggregate utility data are exempted from the benchmarking requirement, however Georgia Power does provide this aggregated **data**.

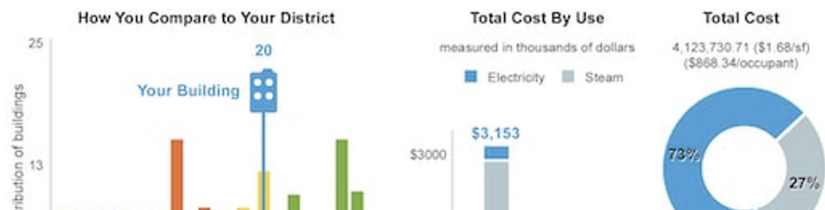
Owner: Building Owner  
Year Built: 1987  
Square Footage: 6,666 sf  
Analysis Period: 12/1/2006 - 12/1/2007



#### Annual Site Energy Consumption



#### Annual Carbon Emissions



A list of all buildings that are required to be audited and benchmarked is available on the city website at this link: <https://web.atlantaga.gov/coabuildings/#/>.

Each building has been assigned a 6 digit ABID number, the last numeral of which determines what year the audit and benchmarking must be completed. For example, a property with 666134 must complete and file their audit report with the city no later than December 31, 2024.

#### PROGRAM FAQ

<https://atlantabuildingefficiency.com/compliance/faqs/>

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## HOW WE CAN HELP

SK Collaborative provides benchmarking and energy audit services to meet the ordinance requirements. At SK Collaborative, we bring extensive experience in guiding projects nationwide toward successful green building and healthy housing certification. Our team is at the forefront of certification program and policy advancements, ensuring you have access to the most current and accurate information—saving you both time and money.

### Our award-winning professionals provide



**GREEN BUILDING**



**ENERGY AUDIT**



**BUILDING ENCLOSURE**

**All delivered  
ON TIME  
and  
ON BUDGET**

**With our accredited verifiers, we have certified tens of thousands of homes and dwelling units across 13 green building and healthy housing programs.**

By working closely with the project team throughout the design and construction process, we are committed to making sustainable building certification as effortless as possible.

**PROGRAM WEBSITE**

<https://atlantabuildingbenchmarking.wordpress.com>



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