AUSTIN, TX · AUSTIN CITY CODE CH. 6-7 (ECAD)

Austin ECAD Compliance

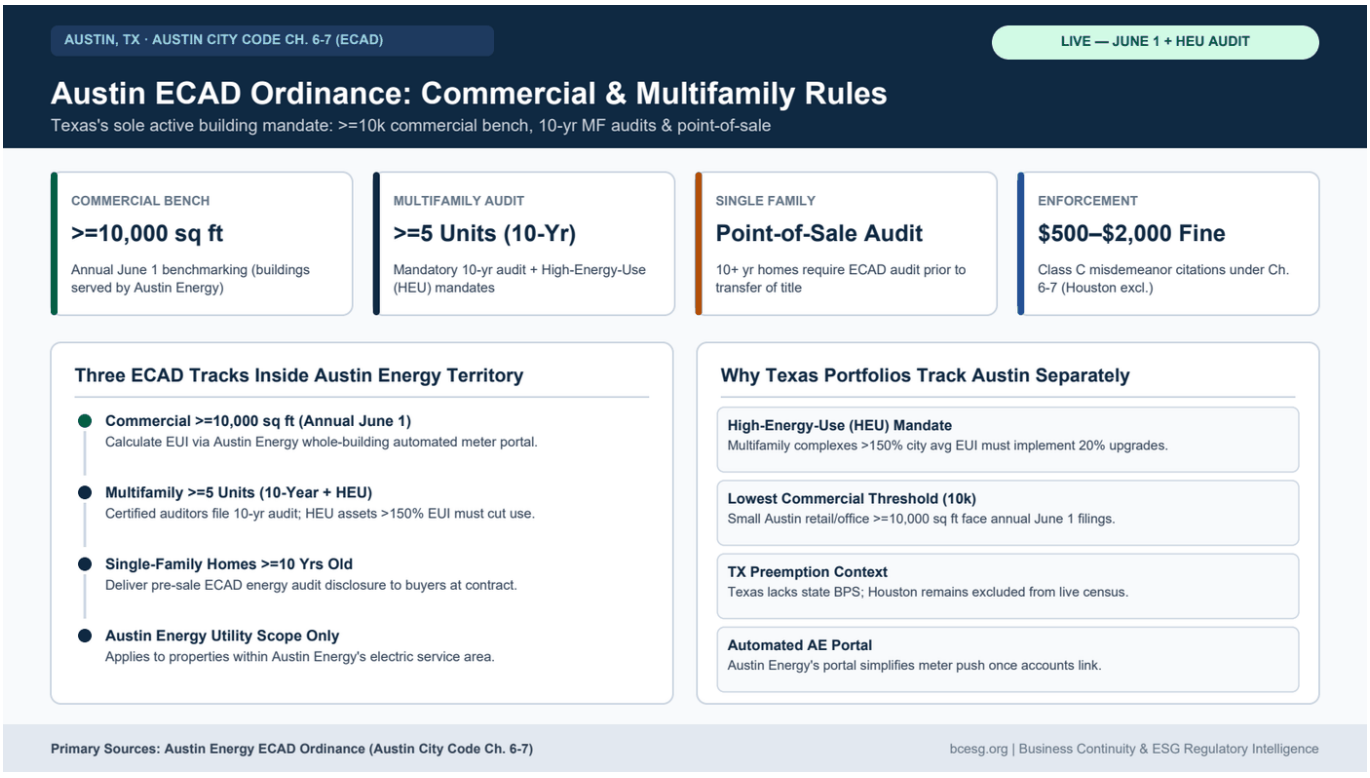
>=10k commercial June 1 ratings, 10-yr multifamily audits & point-of-sale rules

1. Statutory Scope, Thresholds & Key Dates

ECAD Track (Ch. 6-7)	Threshold & Territory	Deadline / Cadence	Mandate & Penalty
Commercial Benchmarking	>=10,000 sf (Austin Energy svc)	Annual June 1	Automated EUI reporting ($500–$2k Class C)
Multifamily Audits + HEU	>=5 units (Austin Energy svc)	Every 10 yrs (May/June schedule)	Certified audit + 20% cut if HEU (>150% avg)
Single-Family Sale	Homes >=10 yrs old	Prior to transfer of title	Point-of-sale ECAD audit disclosure to buyer

2. Operational Requirements & Enforcement

- **Reaches Commercial Down to 10k Sq Ft:** Austin Ch. 6-7 mandates annual June 1 energy ratings across properties served by Austin Energy (not strictly city limits).
- **Multifamily High-Energy-Use (HEU) Mandates:** Apartments >=5 units exceeding 150% peer EUI during 10-yr audits owe mandatory 20% energy reductions.
- **Texas's Sole Live Building Mandate:** Separate Austin ECAD clearly from unverified/excluded regional programs such as Houston.



AUSTIN, TX · AUSTIN CITY CODE CH. 6-7 (ECAD) · PAGE 2 CHECKLIST

Austin Energy Portal, HEU Upgrade & Transaction Checklist

Step-by-step workflow from utility data verification through filing & compliance proof

Step	Owner / Team	Auditable Deliverable
1. Austin Energy Service Check	Asset / Diligence	Confirm >=10k commercial or >=5 unit MF sits on Austin Energy electric meters.
2. June 1 Commercial Rating	Property Ops	Submit automated Austin Energy EUI calculation via city portal before June 1.
3. Multifamily 10-Yr / HEU	Engineering / Mgmt	Schedule certified 10-yr ECAD audit and evaluate AE rebates if near HEU cutoff.

Key Questions & Edge-Case Rules

- **What commercial buildings are subject to Austin's ECAD Ordinance?** Under Austin City Code Ch. 6-7, commercial buildings >=10,000 sq ft served by Austin Energy must calculate and disclose annual energy ratings by June 1 — even if located in unincorporated or neighboring areas served by Austin Energy.
- **What happens if an Austin apartment property fails an ECAD audit as High-Energy-Use?** Multifamily properties (>=5 units) determined to consume more than 150% of the average Austin multifamily EUI on their 10-year audit must execute qualifying energy upgrades lowering use by 20% under Austin Energy oversight.

Primary Sources & Statutory Citations

- Austin Energy — Energy Conservation Audit & Disclosure (ECAD Ch. 6-7)

Canonical Guide: https://bcesg.org/austin-ecad-ordinance-commercial-multifamily-texas-guide/

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