

Green Building Practice Summary

03/17/2011

Sector: Commercial

Category/Practice: Energy Efficiency / Energy Assessments for Alterations

Proposed GB Practice

Description

An energy analysis of the entire building is required prior to any alterations. Energy assessments are not required in the following cases:

- First-time interior finishes;
- Buildings that have had an energy assessment in the previous three years; and
- Alterations with a construction value of less than \$30,000.

Applicability

New Construction: No

Existing Buildings/Additions: No

Existing Buildings/Alterations: Applies

Intent

Raise awareness about energy efficiency opportunities for which there may be opportunities to implement during renovations. Goal is to identify energy efficiency opportunities as early as possible.

Benefits and Costs

Triple Bottom Line Benefits

People: Raise awareness of energy efficiency.

Economic: Provides information that would allow an owner to reduce the energy cost of their building.

Environment: Potential to reduce energy consumption and associated environmental impacts.

Costs Passed to Owner

None – Fort Collins Utilities would cover the cost of the assessment.

Lost Opportunity

It could be more economical and cause less disruption to implement measures identified from the assessment during alterations than to implement them later.

Implementation

Availability of Products and/or Services

This is a service that Fort Collins Utilities currently provides. Additional resources may be required.

Practicality

Very practical

Certification Issues

Third party auditors will need to be certified by Fort Collins Utilities

Enforcement Procedures

Permit application/plan review: Assessment required to be scheduled and completed prior to work on alteration commencing. Copy of assessment to be submitted.

Field inspection: None required.

Certificate of Occupancy: Nothing additional.

Support Materials Needs

Application and assessment forms

Training Needs – Industry

N/A

Training Needs – Staff

Minimal related to Utilities coordination with Building Department

Background

Current Practice

Energy assessments are not currently required for alterations

Context

Often during building alteration there are opportunities for energy efficiency upgrades. This practice would identify potential energy efficiency and/or conservation measures and raise owner awareness about energy use in their buildings. There is no requirement to implement identified measures.

The intention is to conduct assessments and associated paperwork in such a way that it does not delay or slow construction.

Related Green Building Practices

N/A

Known Objections

- Potential to slow down project