



Atlanta, GA

Commercial Building Energy Efficiency Ordinance

Under Atlanta's Commercial Buildings Energy Efficiency Ordinance (CBEEO), commercial and multifamily buildings over 25,000 sq. ft. must annually benchmark and report their energy and water usage to the city. In addition to benchmarking, buildings are required to complete an ASHRAE Level II energy audit every ten years; however, buildings with high energy performance may be exempt if certain criteria are met.

Learn More: [Regulation Text](#) [Program Website](#) [Covered Buildings List](#)

Covered Buildings

Multifamily and commercial buildings 25,000 sq. ft. or larger are required to comply.

Compliance Pathways

Process

Along with annual benchmarking, covered buildings must undergo an ASHRAE Level II audit every 10 years based on the last digit of their ATL Building ID. The audit summary shall be submitted to the city.

Performance Criteria

Properties are eligible for exemption from audits under the following conditions:

- EPA ENERGY STAR® certified for 2 of the last 3 years
- ENERGY STAR score has improved 15 points in the last five years
- Property's weather-normalized source energy use has been reduced by 15% in the last five years
- Meets the most recent LEED EBOM for 2 of the last 3 years

Exemptions & Provisions

Exemptions

- Good faith effort was made but failed to obtain audit (limited to 2 extensions)
- Financial hardship
- Less than 50% of the rentable floor area is occupied by tenants and the number of reduced-cost audits has declined substantially year-to-year (limit of 3)
- Conversion of building from Industrial to Commercial (audit due 5 years after conversion)

Audit Deferments

Properties are eligible for audit deferments, where audits are not due in the regular cycle under the following conditions: New buildings (<10 yrs old) that meet current energy code; substantially improved buildings that meet current energy code.

Penalties & Enforcement

1. A written warning issued by the city for the first violation.
2. If the summary audit report information is not reported within 90 days of the date the written warning is issued, then a \$1,000 fine may be issued.
3. Annual fine of \$1,000 for every year of non-compliance.

Yardi Energy Solutions®

Yardi offers a comprehensive suite of energy solutions that simplify compliance, enhance operational efficiency and reduce energy costs. Our offerings include:

- [Utility Invoice Processing](#) – Simplify the process of collecting and managing utility consumption data.
- [ENERGY STAR® Services](#) – Streamline benchmarking, verify whole-property data and achieve ENERGY STAR Certification for your properties.
- [Building Performance Standards](#) – Track and recover utility expenses with ease.
- [Energy Procurement](#) – Optimize energy costs and reduce carbon emissions.
- [Energy Efficiency](#) – Improve building energy performance with real-time data and timely alerts, detect HVAC system issues and reduce energy waste.

Disclaimer: This document is intended for informational purposes only and does not constitute legal advice or a comprehensive compliance guide.