



Atlanta, Georgia

Commercial Building Energy Efficiency

Under Atlanta's Commercial Buildings Energy Efficiency Ordinance (CBEEO), owners of commercial and multifamily buildings over 25,000 sq. ft. are required to complete an ASHRAE Level II energy audit every ten years. Exemptions are available for buildings meeting certain criteria for high energy performance, including ENERGY STAR® Certification and reductions in source energy use intensity (EUI).

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

Covered Buildings

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

Compliance Pathways

1. Prescriptive Pathway

Every ten years, a covered building owner must complete an ASHRAE Level II audit and submit an audit summary to the city. Each building's compliance due date is based on the last digit of its ATL Building ID.

2. Performance Pathway

A building is eligible for an audit exemption under any one of the following conditions:

- Earned an ENERGY STAR® Certification for at least two of the last three years.
- Improved its ENERGY STAR Score by 15+ points in the last five years.
- Achieved a 15%+ reduction in weather normalized source EUI over five years
- Achieved and/or maintained the most recent LEED Operations and Maintenance Certification for at least two of the last three years.

Exemptions & Provisions

Extensions

Property owners may apply for time extensions under certain conditions:

- Qualifying financial hardship and/or low occupancy.
- Reduced availability of low-cost audits.
- A good faith effort was made, but the owner failed to obtain an audit.
- Conversion of building from Industrial to Commercial use type.

New Construction and Renovations

Owners of properties that are less than ten years old or have recently undergone substantial improvements such that all the base building systems are compliant with the current city energy code may defer audit reporting for ten years.

Penalties & Enforcement

Failure to comply will result in a written warning for the first violation. If audit information is not reported within 90 days of the written warning, then a \$1,000 fine may be issued. An annual fine of \$1,000 may be levied for every year of noncompliance.

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, monitor and streamline BPS compliance.
- [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.