7.8 Complete Energy Audits of Municipal Buildings

10 Points | 20 Points | 30 Points | 40 Points

Action Updates

This action was last updated in 2025. The previous version of this action is available for comparison. Edits are highlighted in yellow.

The action Complete Energy Audits of Municipal Buildings replaced the previous action 7.8, Benchmark Energy and Water Use for Multifamily Housing, which was retired at the end of 2022. An archived copy of the retired action can be viewed here.

Objective

Complete audits of municipal buildings to identify opportunities to improve building energy performance, save money, and reduce carbon emissions.

Complementary Actions:

- Benchmark and Track Energy Use
- Reduce Energy Use Across All Municipal Buildings

What to Do

1. Complete an energy audit of a municipal building that uses more than 20,000 kwh per year of electricity: Complete an ASHRAE (American Society of Heating, Refrigerating, and Air Conditioning Engineers) level 2 or level 3 energy audit of a municipal building to identify and prioritize energy savings opportunities. The audit must have been completed in the last three years. **(10 points per building, maximum of 40 points)**

   Submit: Proof of a completed ASHRAE level 2 or level 3 audit, in the form of a copy of the audit report for each municipal building. This subaction is included in the Sustainable CT Climate Leader Designation.

Engaging Partners

Sustainable CT encourages regional collaboration and other forms of partnership. For every action, please complete the "Partners" box in your submission, indicating the name(s) of any municipalities and/or organizations you partnered with (if any) and a brief description of your municipality's role. If you collaborate with other municipalities, each community will receive points. For additional information, please see the "Partners Guidance Document".

Potential Municipal and Community Collaborators

Staff from the following municipal departments could be helpful in implementing this action: planning, building, public works, engineering, and purchasing. In addition, the following committees or community groups could help implement this action: energy commission and planning and zoning commission.

Funding

If available, below are potential funding sources specific to this Action. For a complete listing of potential funding opportunities to assist with implementing Sustainable CT Actions, please visit the Sustainable CT Grants Portal, which is searchable by Action. Please also visit the Support for Your Town page for opportunities for technical

assistance and other supports.

- Urban Act Grant Program
- Sustainable CT Community Match Fund
- State Funding Readiness Project

Many energy efficiency projects can be structured so that the savings fully finance the cost of the upgrades. Electric and natural gas utilities in Connecticut administer nationally-recognized energy efficiency programs that can provide technical assistance, financial incentives, and low-cost financing to help your municipality develop and implement energy efficiency projects. Also, check out the CT Department of Energy and Environmental Protection's Energy Savings Performance Contracting.

Resources

Toolkits, Calculators, Guidance Documents

- Free ENERGYSTAR Portfolio Manager Benchmarking Assistance for Sustainable CT Communities
- Eversource manual on automated data transfer to Portfolio Manager
- United Illuminating (UIL) Integration with ENERGY STAR Portfolio Manager
- CT Department of Energy and Environmental Protection, "Energy Efficiency"
- Energize CT, Energy Assessments, Audits, and Checkups
- Energize CT, Building Operator Certification Training
- ASHRAE, Technical FAQ

Organizations and Relevant Programs

- Energize CT
- ASHRAE

CT Success Stories