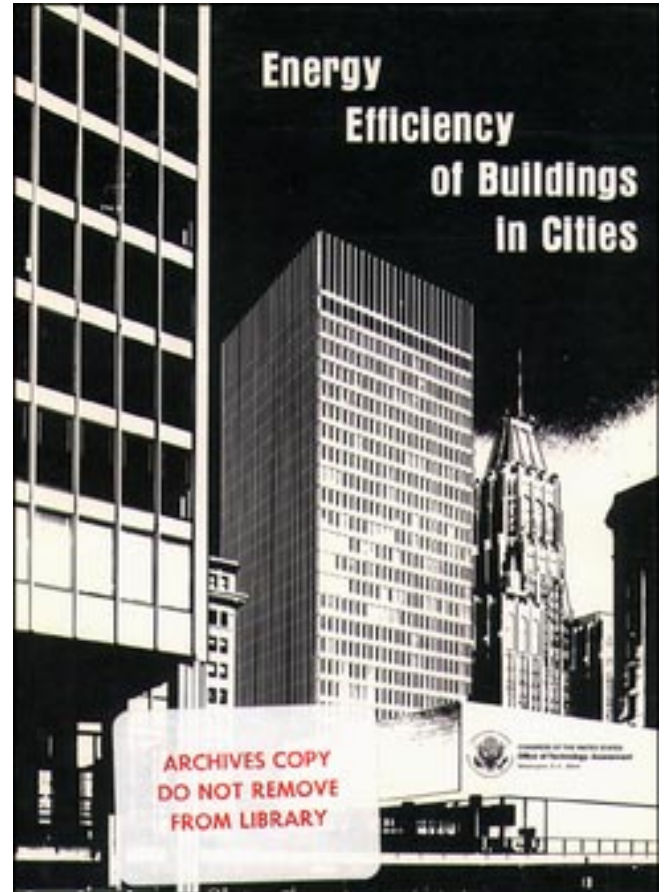


Energy Efficiency of Buildings in Cities

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Foreword

This assessment responds to a request by the House Committee on Banking, Finance, and Urban Affairs for an evaluation of the impact on buildings found in cities, of energy price increases, and of Federal policies to encourage energy efficiency and the use of renewable energy in buildings. By focusing on multifamily and commercial buildings the report complements an earlier OTA study, Residential Energy Conservation, which analyzed the potential for improved energy efficiency of single-family houses.

The report examines the potential for increased energy efficiency in buildings found in cities from two perspectives: that of the energy expert who assesses technical opportunities for improved energy efficiency, and that of the real estate expert who evaluates the financial attractiveness of real estate investment opportunities. The study categorizes existing buildings according to their technical retrofit potential; it also groups building owners according to the likelihood that they will invest in retrofits. It assesses the prospects for large-scale stimulus of building retrofit by private businesses, public utilities, and city and State governments. Several options for Federal policies towards building retrofit are provided. The study also includes an analysis of the technical and economic feasibility of district heating in cities.

We are grateful for the assistance of the project advisory panel, as well as for the background work done by several contractors and the advice of numerous reviewers in State and local governments, universities, public interest groups, and business. It should be understood, however, that OTA assumes full responsibility for this report which does not necessarily represent the views of individual members of the advisory panel.



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