

# Los Angeles EBEWE

## Quick Reference Guide

Existing Buildings Energy & Water Efficiency (EBEWE) — Ordinance No. 184674

### What Is LA EBEWE?

The City of Los Angeles's Existing Buildings Energy and Water Efficiency (EBEWE) Ordinance requires all privately-owned buildings **20,000 square feet and larger** to benchmark energy and water usage annually and complete energy and water audits and retro-commissioning (A/RCx) every five years. The program is administered by the **LA Department of Building and Safety (LADBS)** and supports the City's **LA Green New Deal** sustainability goals.

#### Covered Buildings

- ☀ Privately-owned, 20,000+ sq ft
- ☀ Commercial & multifamily buildings
- ☀ City-owned buildings 7,500+ sq ft
- ☀ Administered by LADBS

#### Exempt Buildings

- ☀ No Certificate of Occupancy during reporting year
- ☀ Approved for demolition
- ☀ Under renovation (entire building unoccupied)
- ☀ Single-family, duplexes, residential hotels
- ☀ Sound stages / film production facilities

### Two Phases of Compliance

#### Phase I — Annual Benchmarking

- ☀ Due June 1 each year
- ☀ Track energy & water in ENERGY STAR Portfolio Manager
- ☀ Submit to LADBS annually
- ☀ Covers previous calendar year
- ☀ Annual registration & fee (\$61 + surcharge)

#### Phase II — Audit & Retro-Commissioning (A/RCx)

- ☀ Default: complete BOTH ASHRAE Level II Energy Audit & RCx
- ☀ Water audit & water RCx also required
- ☀ Certified by CA-Licensed PE or Architect
- ☀ Submit signed Declaration of Completion to LADBS
- ☀ A/RCx fee: \$183 + surcharge

### A/RCx Exemptions (Phase II)

#### Performance-Based Exemption (Energy)

- ☀ ENERGY STAR Certification for compliance year OR for 2 of 3 years preceding due date OR 15% reduction in Weather Normalized Source EUI compared to baseline year
- ☀ Buildings not ES-eligible: perform 25% better than CBECS national source for type

#### Performance-Based Exemption (Water)

- ☀ Water Use Intensity reduced by  $\geq 20\%$
- ☀ compared to 5 years preceding due date
- ☀ All exemptions certified by CA PE or Architect

### What You Need to Do & When

When	Requirement
Annual	<b>Phase I Benchmarking (Due June 1):</b> Submit whole-building energy and water data via ENERGY STAR Portfolio Manager to LADBS. Register building, pay fee (\$61+), and submit benchmark report.
5-Year Cycle	<b>Phase II A/RCx (Due December 1):</b> Complete energy & water audit and retro-commissioning, or qualify for performance-based exemption. Compliance year determined by last digit of LADBS Building ID.

## Upcoming: Los Angeles Building Performance Standard (BPS)

The LA City Council has approved revisions to the EBEWE Ordinance to integrate a new **Building Performance Standard (BPS)** aimed at decarbonizing the building sector. The BPS will apply to buildings over 20,000 sq ft and will set energy or carbon targets by building size and type, similar to NYC Local Law 97, DC BEPS, and Boston BERDO. The goal is a **44% reduction in site EUI across all building types by 2050** and carbon neutrality before 2050, under the LA Green New Deal. LADBS is currently conducting stakeholder engagement and developing the ordinance amendments. **Buildings may be subject to both EBEWE and the new BPS.**

## ⚠️ If You Own or Manage a Building in West Hollywood

West Hollywood has adopted its own **Equitable Building Performance Standard (EBPS)**, effective December 2025, which is separate from and more aggressive than LA EBEWE. Key requirements:

- ☀️ Covers all existing buildings 20,000+ sq ft (commercial, multifamily, mixed-use)
- ☀️ Annual benchmarking due May 15 via ENERGY STAR Portfolio Manager
- ☀️ Third-party data verification required in 2026, 2028, 2032, and 2036
- ☀️ Performance targets every 4 years (2028 → 2032 → 2036), measured by Site EUI or GHG Intensity
- ☀️ Comply by meeting targets OR submitting a Building Performance Action Plan (BPAP)
- ☀️ Goal: 80% GHG reduction and carbon neutrality by 2035
- ☀️ Penalties: Up to \$1,000/instance for missed benchmarking; Social Cost of Carbon fines for missing performance targets

*Insight Energy Consulting can help you navigate compliance with both LA EBEWE and WeHo EBPS.*

## How Insight Energy Consulting Helps

You Provide	Insight Handles
<ul style="list-style-type: none"> <li>☀️ Building address &amp; LADBS Building ID</li> <li>☀️ Utility account access</li> <li>☀️ Building access for on-site audits</li> <li>☀️ Equipment documentation</li> <li>☀️ Signature on submittals</li> </ul>	<ul style="list-style-type: none"> <li>☀️ Portfolio Manager setup &amp; annual benchmarking</li> <li>☀️ Performance exemption evaluation &amp; certification</li> <li>☀️ ASHRAE Level II Energy &amp; Water Audits</li> <li>☀️ Retro-Commissioning (RCx)</li> <li>☀️ PE-sealed Declarations of Completion</li> <li>☀️ LADBS portal submissions &amp; deadline tracking</li> <li>☀️ 5-year A/RCx compliance cycle management</li> <li>☀️ WeHo EBPS &amp; upcoming LA BPS readiness</li> </ul>

### Insight Energy Consulting

*Your nationwide one-stop Partner for Energy, Emissions, and Building Performance Standards*

### Request Your Compliance Plan Now

**Insight Energy Consulting handles the entire process: Benchmarking, Pathway Evaluation, Energy & Water Audits, Retrocommissioning and submission for LA EBEWE .**

Focus on running your building — we'll handle LA EBEWE compliance

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