

West Hollywood EBPS

Quick Reference Guide

Equitable Building Performance Standards

Buildings **20,000 sq ft and larger** in the City of West Hollywood must benchmark energy use every year and meet declining greenhouse gas targets at three deadlines. Compliance is measured as **Total GHG Intensity (GHGI)** in kg CO₂e per sq ft per year, not EUI.

Note: WeHo EBPS is a separate program from Los Angeles EBEWE.

Who Is Covered

Covered

- Commercial, multifamily, and mixed-use buildings 20,000 sq ft or larger (GFA)
- Must have received a certificate of occupancy
- Reported via ENERGY STAR Portfolio Manager

Exempt

- Under 20,000 sq ft
- (1) and (2) family dwellings; multifamily with 4 or fewer units
- Full-building demolition before the next deadline

Residential condominiums: must benchmark, verify data, and disclose upon sale, but are exempt from the GHGI targets and the BPAP pathway.

Two Separate Obligations

1. Annual Benchmarking

- Report prior calendar-year energy use every year
- Applies to all covered buildings, including condos

2. Performance Standards

- Meet the GHGI target for your property type
- Three deadlines: 2028, 2032, and 2036

Deadlines

Milestone	Energy Year	Report Due	BPAP Selection
First benchmarking report (verification required)	2025	Sep 15, 2026	n/a
Annual benchmarking	Prior year	May 15	n/a
First Interim Standard	2027	May 15, 2028	Nov 17, 2027
Second Interim Standard	2031	May 15, 2032	Nov 17, 2031
Final Standard (maintained in perpetuity)	2035	May 15, 2036	Not available

Buildings first fully occupied in 2027 to 2030 are exempt from the First Interim Standard; 2031 to 2034 are exempt from both Interim Standards. All covered buildings must meet the Final Standard.

GHGI Targets by Property Type

ENERGY STAR Property Type	2028	2032	2036
Office	2.8	1.7	0.6
Multifamily Housing	3.2	1.9	0.6
Medical Office	2.7	1.6	0.5
Hotel	3.3	2.0	0.7
Retail Store	5.5	3.3	1.1

Targets are Total GHGI in kg CO₂e per sq ft per year. Contact Insight Energy Consulting for your building's exact target.

Two Ways to Comply

Building Performance Pathway

- Report GHGI at or below your property-type target
- Available at all three deadlines
- Simplest route when the building already meets or can reach the target

Building Performance Action Plan (BPAP)

- City-approved plan to reach targets over time
- Interim Standards only, not the Final Standard
- Requires audit or retrocommissioning, DER analysis, and a licensed professional's seal
- Select 180 days before the deadline; must cut GHGI 10% within 5 years

Enforcement & Penalties

- The City issues a notice of violation with a **30-day cure period** before any penalty is assessed.
- Missed or inaccurate benchmarking report, or a discrepancy over 50%: up to **\$1,000 per instance**.
- Missed performance standard with no approved BPAP: an annual **Social Cost of Carbon fine** for each unachieved metric ton of CO₂e (\$223/ton in 2028, \$238 in 2032, \$252 in 2036), payable until compliant.
- Combined failure (no report, missed target, no BPAP): up to **\$10 per square foot** of gross floor area.

Paying a fine does not clear the obligation.

How Insight Energy Consulting Helps

Client Provide

- Building address, square footage, and property type
- Utility account access
- Building access for data verification
- Signature on submittals

We Handle

- Portfolio Manager setup and annual benchmarking
- Third-party data verification coordination
- GHGI target strategy and gap-to-target analysis
- BPAP preparation, exemptions, and extensions
- Deadline tracking through the 2036 Final Standard

Request Your West Hollywood EBPS Compliance Plan

Benchmarking, data verification, GHGI target strategy, and BPAP submission. Focus on running your building; we handle West Hollywood EBPS compliance.

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