

Los Angeles, California

Existing Buildings Energy and Water Efficiency

The Los Angeles Existing Buildings Energy & Water Efficiency (EBEWE) program, established in 2017, requires water and energy audits and retro-commissioning (A/RCx) for covered buildings on a five-year compliance cycle. Exemptions are available for properties meeting certain conditions, including achieving ENERGY STAR® Certification.

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

Covered Buildings

The EBEWE program applies to privately-owned buildings over 20,000 sq. ft. Reports are due by December 1, every five years, with the year of compliance assigned based on the last digit of its Department of Building and Safety Building Identification Number.

Compliance Pathways

1. Prescriptive Pathway

Every five years, a covered building must undergo energy and water audits completed by a qualified professional. The property must also complete retro-commissioning of the base energy and water systems.

2. Performance Pathway

A property may qualify for an energy exemption under one of the following criteria:

- Has received ENERGY STAR Certification for the compliance year or two of three years preceding the compliance due date.
- If ineligible to receive an ENERGY STAR Score, the property's source energy use intensity (EUI) was 25% better than the national median for its use type.
- Has reduced its weather normalized source EUI by at least 15% over five years.
- Does not have a central cooling system and has implemented prescriptive measures specified by the EBEWE program.

Compliance Pathways, Continued

A property may qualify for a water exemption under one of the following criteria:

- Has reduced its water use intensity (WUI) by at least 20% over five years.
- Does not have a central cooling system that consumes water and has implemented prescriptive measures specified by the EBEWE program.
- Its water use conforms to building codes in effect during the compliance period.

Exemptions & Provisions

New Construction

If a building is new and has been occupied for less than five years, it may apply for energy and water exemptions.

Other Conditions

Exempt property types include hotels, buildings leased to federal entities, vehicle charging stations and structures used to produce motion pictures and television.

Penalties & Enforcement

The fee for noncompliance is \$202, which is subject to late fees, collection fees and interest charges. In addition, the City may pursue further legal action.

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.