



San Jose, California

Energy and Water Building Performance Ordinance

San Jose's Energy and Water Building Performance Ordinance (Beyond Benchmarking) requires commercial and multifamily buildings over 20,000 sq. ft. to demonstrate energy and water efficiency improvements or complete audits every five years. Exemptions are available for buildings with low energy or water use intensity and those that meet high performance criteria such as a verified high ENERGY STAR® Score.

Learn more: [Program Website](#) [Covered Building List](#) [Regulation Text](#)

Covered Buildings

Residential and commercial buildings 20,000 sq. ft. or larger are required to comply. The deadline is based on the last digit of the building's assessor parcel number (APN).

Compliance Pathways

1. Performance Pathway

A covered building must meet one or more energy standards, including:

- Has a normalized site energy use intensity (EUI) that is 25% below the mean for its property type or has reduced its normalized site EUI by at least 15%.
- Achieved an ENERGY STAR Score of 75 or higher.
- Improved its ENERGY STAR Score by at least 15 points relative to its baseline.
- Holds a current LEED Operations and Maintenance Certification.

Apart from energy standards, the building must meet at least one water standard:

- Has a Water Use Intensity (WUI) that is 25% below the locally calculated mean for its property type or has reduced its WUI.
- Achieved an ENERGY STAR Water Score of 75 or higher. (multifamily only)
- Improved its ENERGY STAR Water Score by at least 15 points or more relative to its performance during the baseline year. (multifamily only)

Compliance Pathways, Continued

2. Improvement Pathway

If not eligible for the Performance Pathway, the owner of a covered building may achieve compliance by completing an audit, performing retro-commissioning or implementing targeted efficiency improvement measures. Water and energy are treated separately, and a covered building may need to follow different pathways.

Exemptions & Provisions

New buildings that have been occupied for less than five years are exempt. Buildings zoned exclusively as industrial are not covered by the ordinance. Residential buildings are exempt from water efficiency requirements if they are under 50,000 sq. ft. and not sub-metered for water use.

Penalties & Enforcement

Owners of buildings under 50,000 sq. ft. may be fined \$25 for each day of noncompliance, up to \$2,500 per calendar year. Buildings with a gross floor area of 50,000 sq. ft. and larger may be fined \$50 for each day of noncompliance, up to \$5,000 per calendar year.

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.