ATLANTA, GA (CBEEO) & ORLANDO, FL (BEWES)

Atlanta CBEEO & Orlando BEWES

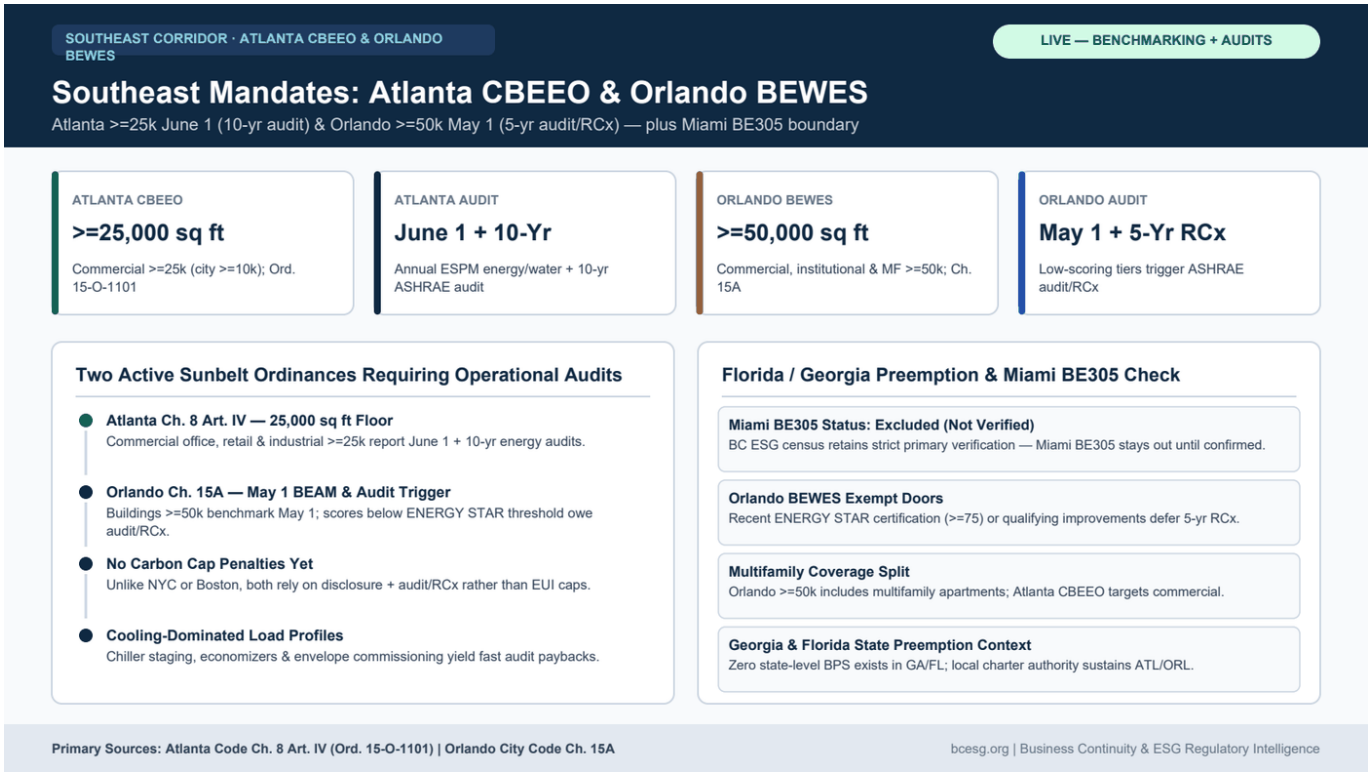
Southeast benchmarking, 10-year vs 5-year audit triggers & municipal status

1. Statutory Scope, Thresholds & Key Dates

Ordinance & Code	Covered Scope	Annual Filing	Audit / RCx Mandate
Atlanta CBEEO (Ch. 8 Art. IV)	Commercial >=25,000 sq ft	June 1 (ENERGY STAR PM)	Mandatory 10-year energy audit / RCx cycle
Orlando BEWES (Ch. 15A)	Commercial, inst & multifamily >=50,000 sq ft	May 1 (PM / BEAM)	5-year audit/RCx triggered for low-scoring assets

2. Operational Requirements & Enforcement

- **May 1 (Orlando) & June 1 (Atlanta):** Verified Sunbelt mandates combine annual Portfolio Manager benchmarking with periodic ASHRAE audit or RCx cycles.
- **Different Thresholds & Multifamily Scope:** Atlanta covers commercial >=25,000 sq ft (no multifamily); Orlando covers commercial and multifamily >=50,000 sq ft.
- **No Carbon-Cap Penalties:** Compliance relies on timely reporting and completing triggered audits/exemptions rather than paying per-ton emissions fines.



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Southeast Portfolio Audit & Exemption Workflow

Step-by-step workflow from utility data verification through filing & compliance proof

Step	Owner / Team	Auditable Deliverable
1. March OUC / GA Power Pull	Property Ops	Request aggregated whole-building utility accounts before May 1 / June 1 deadlines.
2. Score & Audit Triage	Energy Engineering	Check Orlando BEWES scores against audit exemptions and verify Atlanta 10-yr due dates.
3. Municipal Confirmations	Compliance Records	Archive BEAM / City of Atlanta submission confirmations per parcel ID.

Key Questions & Edge-Case Rules

- **Do Atlanta CBEEO and Orlando BEWES cover multifamily residential buildings?** Orlando BEWES (Ch. 15A) covers multifamily buildings >=50,000 sq ft alongside commercial properties, whereas Atlanta CBEEO (Ch. 8, Art. IV) applies to commercial buildings >=25,000 sq ft only.
- **Does Orlando BEWES require an energy audit for every covered building?** No. Orlando triggers 5-year audit/retro-commissioning duties primarily for low-scoring properties falling below BEWES performance benchmarks, while high-performing or LEED/ENERGY STAR certified assets qualify for exemptions.

Primary Sources & Statutory Citations

- City of Atlanta Mayor's Office of Resilience — CBEEO Benchmarking Program
- City of Orlando Green Works — 2025 BEWES Compliance Guide (Ch. 15A PDF)

Canonical Guide: https://bcesg.org/atlanta-cbeeo-orlando-bewes-commercial-benchmarking-guide/

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