LOS ANGELES, CA · LAMC CH. IX, ART. 1, DIV. 97

Los Angeles EBEWE Compliance

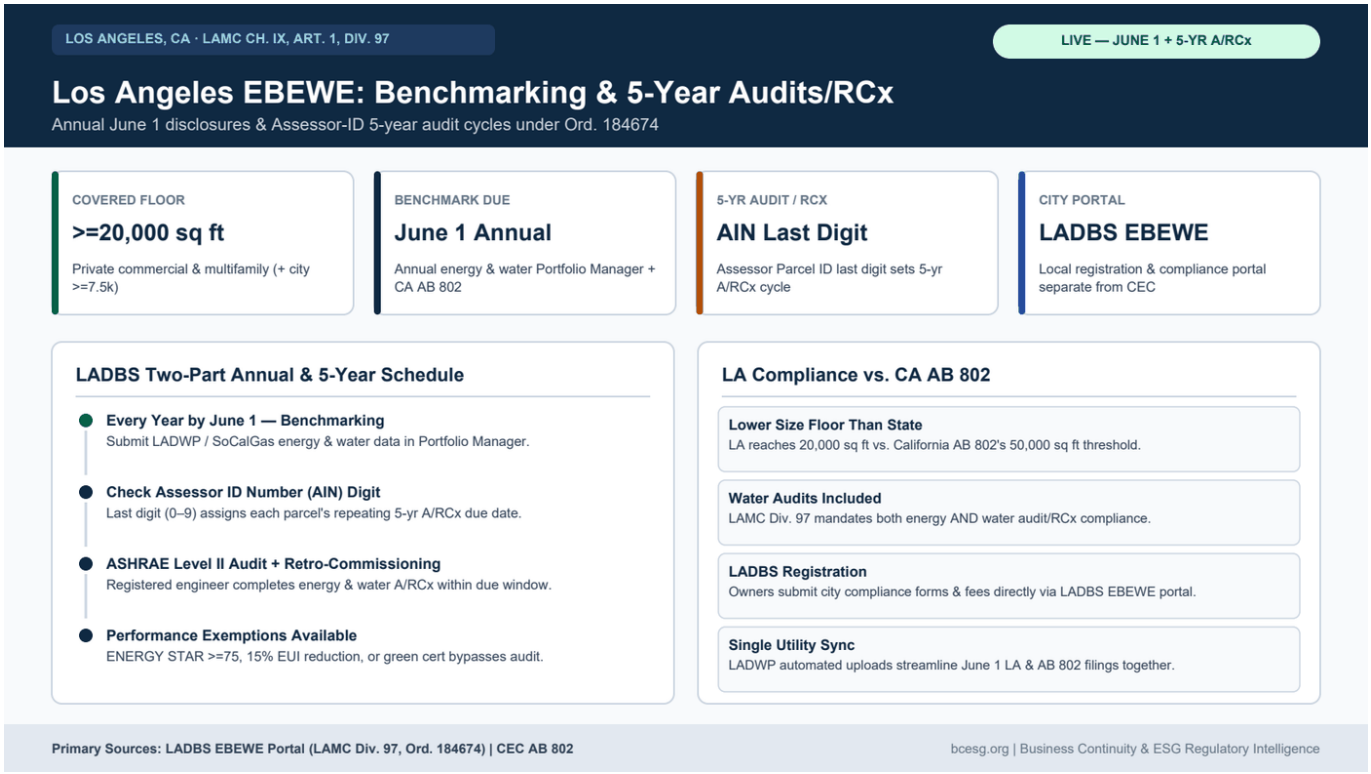
June 1 benchmarking (>=20k sf), 5-year energy & water audits/RCx & AB 802 sync

1. Statutory Scope, Thresholds & Key Dates

EBEWE Track	Covered Scope	Schedule / Trigger	Exemptions & Portal
Annual Benchmarking	Private >=20k sf; City >=7.5k sf	Annual June 1 (PM + LADBS fee)	LADWP/SoCalGas auto-sync; feeds AB 802
5-Yr Energy & Water A/RCx	Private >=20k sf	Repeating 5-yr cycle via AIN digit	ESTAR >=75, LEED, or 15% verified drop

2. Operational Requirements & Enforcement

- **Reaches Down to 20,000 Sq Ft:** LA EBEWE captures 20k–49,999 sq ft commercial and multifamily assets exempt under California statewide AB 802.
- **Assessor ID Sets 5-Year Audits:** Check the final digit of your LA County Assessor ID Number (AIN) to avoid surprise A/RCx deadlines.
- **Energy AND Water Scope:** Both benchmarking and 5-year retro-commissioning cover water conservation alongside electricity and gas.



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LADBS Portal, Exemption & 5-Year Audit Execution Checklist

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

Step	Owner / Team	Auditable Deliverable
1. AIN Digit & Tier Audit	Asset Operations	Pull LA County Assessor ID last digit for every building >=20,000 sq ft.
2. June 1 LADBS + AB 802	Property Manager	Upload LADWP/SoCalGas electric, gas & water data and pay LADBS registration.
3. A/RCx vs. Exemption	Qualified PE / CEM	Verify ENERGY STAR >=75 exemption or launch Level II A/RCx ahead of cycle end.

Key Questions & Edge-Case Rules

- **How does Los Angeles EBEWE differ from California AB 802?** California AB 802 mandates annual benchmarking only at >50,000 sq ft, whereas LA EBEWE applies starting at >=20,000 sq ft, requires water benchmarking and LADBS portal registration, and adds repeating 5-year energy/water audits and retro-commissioning.
- **How do I know when my 5-year LA EBEWE audit/RCx is due?** LADBS schedules five-year Audit & Retro-Commissioning due dates based on the final digit (0–9) of each covered property's Los Angeles County Assessor Identification Number (AIN).

Primary Sources & Statutory Citations

- Los Angeles Dept. of Building and Safety (LADBS) — EBEWE Portal
- California AB 802 Statewide Benchmarking Guide

Canonical Guide: https://bcesg.org/los-angeles-ebewe-energy-water-efficiency-audit-guide/

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