SAN DIEGO & CHULA VISTA, CA · SOCAL CITIES

San Diego & Chula Vista BESO

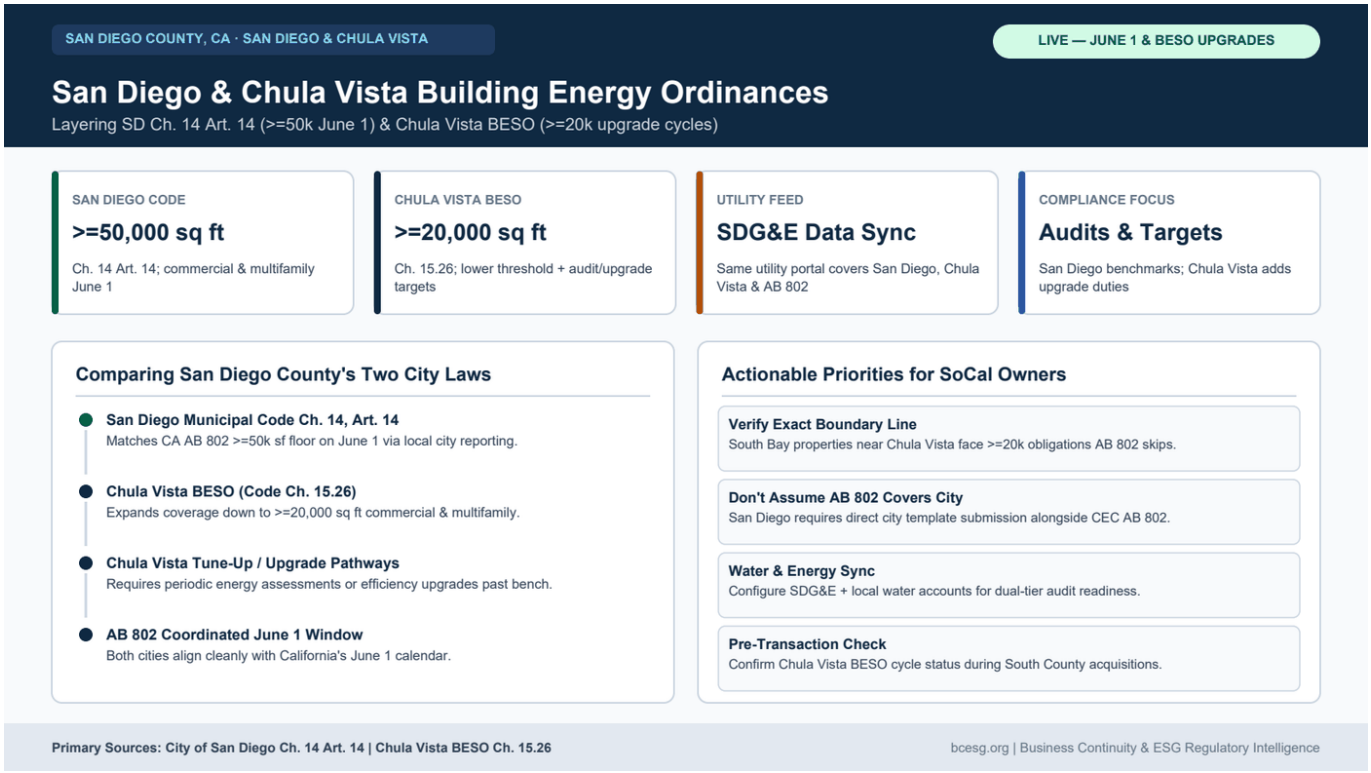
SDG&E June 1 benchmarking (>=50k vs >=20k), audit/upgrade duties & AB 802 overlap

1. Statutory Scope, Thresholds & Key Dates

City & Citation	Covered Floor Area	Annual Timing	Mandate Scope
San Diego (Ch. 14 Art. 14)	Commercial & multifamily >=50k sf	Annual June 1	Benchmarking & municipal public transparency
Chula Vista BESO (Ch. 15.26)	Commercial & multifamily >=20k sf	Phased annual cycle	Benchmarking + energy audits / upgrade pathways

2. Operational Requirements & Enforcement

- **Chula Vista Drops to 20,000 Sq Ft:** Ch. 15.26 BESO pulls smaller commercial & multifamily buildings out of AB 802's blind spot and adds audit/upgrade cycles.
- **San Diego Requires City Submission:** Clearing CEC AB 802 alone does not satisfy San Diego's direct June 1 Portfolio Manager template.
- **Unified SDG&E Pipeline:** One automated SDG&E utility aggregation setup feeds city and state reporting together.



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SDG&E Whole-Building Sync & South Bay Execution Plan

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

Step	Owner / Team	Auditable Deliverable
1. City Boundary Audit	Asset Management	Separate >=50k San Diego parcels from >=20k Chula Vista assets.
2. SDG&E Auto-Benchmarking	Property Ops	Enable SDG&E aggregated Portfolio Manager meters by mid-April.
3. Chula Vista BESO Status	Engineering / Compliance	Verify benchmarking scores and periodic audit/upgrade compliance window.

Key Questions & Edge-Case Rules

- **If my San Diego building >=50,000 sq ft already files California AB 802, do I still file locally?** Yes. San Diego Municipal Code Ch. 14, Art. 14 requires submitting a Portfolio Manager benchmarking report directly through the City of San Diego's municipal reporting template by June 1.
- **How is Chula Vista BESO different from San Diego's benchmarking ordinance?** Chula Vista BESO (Ch. 15.26) covers smaller properties starting at >=20,000 sq ft rather than 50,000 sq ft, and adds phased energy audit or performance upgrade obligations beyond benchmarking.

Primary Sources & Statutory Citations

- City of San Diego — Building Energy Benchmarking Ordinance (Ch. 14, Art. 14)
- City of Chula Vista — Building Energy Saving Ordinance (BESO Ch. 15.26)

Canonical Guide: https://bcesg.org/san-diego-chula-vista-beso-building-energy-benchmarking-guide/

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