

EBEWE Energy & Water Savings Plan

The LA Existing Buildings Energy & Water Efficiency (EBEWE) Ordinance requires covered buildings to achieve certain efficiency targets or perform audits and retrocommissioning on a 5 year cycle determined by the property's AIN. This document is designed to provide a snapshot of your building's performance relative to the requirements of the Ordinance, and provide a starting point for planning purposes.

Based on your property's AIN, your compliance date is _____, which means the relevant 5-year period is _____ to _____.

	Current Performance Versus Performance Targets		
	CURRENT	TARGET	Change
ENERGY STAR score (1-100)			
Source Energy Use Intensity (kBtu/ft ²)			
Water Use Intensity (gal/ft ²)			

* Buildings with an ENERGY STAR score of 75 or higher are eligible to apply for ENERGY STAR certification, and thereby be exempted from further energy improvements as long as the building maintains its certification.

Electricity Usage & Cost

Based on a 2012 Commercial Buildings Energy Consumption Survey (CBECS), estimated 2016 electricity consumption and cost breakdown for your property is as follows:

END-USE	%	CONSUMPTION	COST
SPACE HEATING			
COOLING			
VENTILATION			
WATER HEATING			
LIGHTING			
COOKING			
REFRIGERATION			
OFFICE EQUIPMENT			
COMPUTING			
OTHER			

Top 3 Potential Electricity Savings Opportunities:

- 1) _____
- 2) _____
- 3) _____

Natural Gas Usage & Cost

Based on a 2012 Commercial Buildings Energy Consumption Survey (CBECS), estimated 2016 natural gas consumption and cost breakdown for your property is as follows:

END-USE	%	CONSUMPTION	COST
SPACE HEATING			
WATER HEATING			
COOKING			
OTHER			

Top 3 Potential Gas Savings Opportunities:

- 1) _____
- 2) _____
- 3) _____

Water Usage & Cost

Based on the 2012 EPA WaterSense data, estimated 2016 water consumption and cost breakdown for your property is as follows:

END-USE	%	CONSUMPTION	COST
COOLING & HEATING			
DOMESTIC/RESTROOM			
FOOD SERVICE			
LANDSCAPE & IRRIGATION*			
LAUNDRY			
MEDICAL EQUIPMENT			
OTHER			

Top 3 Potential Water Savings Opportunities:

- 1) _____
- 2) _____
- 3) _____

* Percentage will vary depending upon the size of the irrigated area, plant type(s) and local weather.

You have several options to meet the requirements of the Ordinance

Demonstrate Energy Performance	Obtain an Energy Audit and implement Retro-commissioning (RCx) Measures; or,
	Achieve Energy Star Certification for compliance year, or for two of the three years preceding compliance date; or,
	Document 15% reduction in energy use intensity over the prior 5 years ¹ , using ENERGY STAR Portfolio Manager; or,
	Meet exemptions defined in Appendix A

and

Demonstrate Water Performance	Obtain a Water Audit and implement Retro-commissioning (RCx) Measures; or,
	Document 20% reduction in water use intensity ² over the prior 5 years, using ENERGY STAR Portfolio Manager; or,
	Meet exemptions defined in Appendix B



1 Appendix A, #4
2 Appendix B, #1

APPENDIX

- A. Energy Audit Exemptions: An energy audit and retro-commissioning are not required if one of the following conditions is met and proof is submitted to the Department:
1. The building has received ENERGY STAR® Certification from the EPA for the year of the building's compliance due date in Section 91.9708;
 2. The building has received ENERGY STAR® Certification from the EPA for two of the three years preceding the building's compliance due date in Section 91.9708;
 3. For buildings not eligible to receive an ENERGY STAR® score, a California licensed engineer or architect certifies that the energy performance of the building is at least 25% better than the median energy performance of similar buildings by comparing against the national source energy data provided in the Commercial Buildings Energy Consumption Survey (CBECS) conducted by the U.S. Energy Information Administration or other relevant national data set as approved by the Department effective at the time of reporting;
 4. A California licensed engineer or architect certifies that the building has reduced its weather normalized source energy use intensity as calculated by the benchmarking tool by 15%, when compared to five years preceding the building's compliance due date in Section 91.9708;
 5. A building which does not have a central cooling system and where four of the following six measures listed in Paragraphs (a) to (f) below were completed within the five-year compliance cycle being reported in accordance with Section 91.9708. A report, certified by a California licensed engineer or architect, detailing the measures performed is required:
 - a. **Common area and exterior lighting.** Common area (lighting outside of tenant spaces) and exterior lighting fixtures have been installed in accordance with the California Building Standards Code (California Code of Regulations, Title 24) in effect at any time during the five-year compliance cycle being reported.
 - b. **Pipe insulation.** All exposed pipes that are used to convey heat or hot water have been insulated in accordance with the California Building Standards Code (California Code of Regulations, Title 24) in effect at any time during the five-year compliance cycle being reported.
 - c. **Cool roof.** A cool roof has been installed in accordance with the Los Angeles Green Building Code and the California Building Standards Code (California Code of Regulations, Title 24) in effect at any time during the five-year compliance cycle being reported.
 - d. **Demand response.** The building owner has committed to participate in a utility sponsored demand response program.
 - e. **Solar thermal.** A solar water heating system has been installed.
 - f. **Domestic hot water.** A new water heater has been installed in accordance with the California Building Standards Code (California Code of Regulations, Title 24) in effect at any time during the five-year compliance cycle being reported.
 6. The building is new and has been occupied for less than five years from its first due date, based on its Temporary Certificate of Occupancy or Certificate of Occupancy.
- B. Water Audits and Retro-Commissioning Exemptions. A water audit and retro-commissioning are not required if one of the following conditions is met:
1. A California licensed engineer or architect certifies that the building has reduced its water use intensity by at least 20% when compared to the five years preceding the building's due date for compliance; or
 2. The building does not have a central cooling system and two of the three following measures have been installed within five years of the due date in Section 91.9708. A report detailing the measures performed, certified by a California licensed engineer or architect, is required:
 - a. **Low flow faucets and shower heads.** All faucets and showerheads within the building have been replaced and meet the Los Angeles Municipal Code and the California Building Standards Code (California Code of Regulations, Title 24) in effect at any time during the five-year compliance cycle being reported.
 - b. **Washing machines.** Front loading clothes washing machines have been installed in all common laundry facilities.
 - c. **Water closets and urinals.** All water closets and urinals within the building have been replaced and meet the Los Angeles Municipal Code and the California Building Standards Code (California Code of Regulations, Title 24) in effect at any time during the five-year compliance cycle being reported.
 3. A California licensed engineer or architect certifies that the building's water use conforms to the requirements of the Los Angeles Municipal Code and the California Building Standards Code (California Code of Regulations, Title 24) in effect at any time during the five-year compliance cycle being reported; or
 4. The building is new and has been occupied for less than five years from its first due date, based on its Temporary Certificate of Occupancy or Certificate of Occupancy.