



# EBEWE Audits & Retro-Commissioning FAQs



EXISTING BUILDINGS ENERGY & WATER EFFICIENCY PROGRAM

Last Updated 3/2/2023

## Introduction

The Existing Buildings Energy and Water Efficiency (EBEWE) Program was established by Los Angeles Municipal Code (LAMC) Division 97, Article 1, Chapter IX, Ordinance No. 184674 (effective 11/22/2017). The Program is referred to in these FAQs as the EBEWE Ordinance and is under the purview of the Los Angeles Department of Building and Safety referred to as “LADBS”. The requirements of the EBEWE program are basically divided into two Phases: I. Benchmarking requirements and II. Audits and Retro-Commissioning requirements (A/RCx). These FAQs are related to A/RCx (Phase II) while FAQs related to Benchmarking (Phase I) are available [here](#).

## Los Angeles Building Code (LABC) vs LAMC American Legal Publishing-Online Library

The Los Angeles Municipal Code (LAMC) uses the format “91.97.XXX” and, for the EBEWE Program, the terminology “Chapter 91” and “Division 97” are used throughout the document. These references can be found using the American Legal Publishing-Online Library, but are not found in the Los Angeles Building Code (LABC). The word “Division” in the past was used both in the LAMC and LABC, but many years ago the LABC began using the word “Chapter” and instead of “Division.” So, the appropriate LABC reference is “Chapter 97 of the Los Angeles Building Code,” as the words “Los Angeles Building Code” imply “Chapter 91 of the Los Angeles Municipal code.”

## Questions may be submitted to [ladbs.ARCx@lacity.org](mailto:ladbs.ARCx@lacity.org)

Please begin your subject line with “EBEWE A/RCx Question”. You will receive a response and, if your question is considered to be commonly asked, it will most likely be added to these FAQs.

### **1. *How are the deadlines for the Compliance Year 2021 and beyond affected by the suspension of deadlines due to the COVID pandemic?***

Mayor Karen Bass issued Executive Directive 1 (ED 1), “Expedition of Permits and Clearances for Temporary Shelters and Affordable Housing Types”, on December 16, 2022. Item 8 of ED 1 stated in part the following with regards to tolling deadlines:

“Effective February 28, 2023, in accordance with the end of the State of California COVID-19 emergency, I hereby rescind the Public Order Under City of Los Angeles Emergency Authority issued on January 28, 2022 (January 28, 2022 Order).”

The January 28, 2022 Order is an amended version of the Mayor Garcetti Emergency Order that was originally issued March 21, 2020 and was referenced in all of LADBS’ EBEWE related tolling notices. Based on Mayor Bass’ ED1, tolling of the following Benchmark Program Year and A/RCx Compliance Year deadlines will be terminated on February 28, 2023:

- Benchmark Program Years 2019, 2020, and 2021.
- A/RCx Compliance Years 2021 for Building IDs ending in 0 or 1 and 2022 for Building IDs ending in 2 or 3.

Upon termination of the tolling (suspension) of the above deadlines or soon thereafter, Notices to Comply will be reissued to building owners that have not yet complied with those deadlines. The Notices provide 6 months from the date of the Notice for building owners to comply.

**2. If my building has an Assessor Identification Number (AIN) ending in zero or one and I choose the option to comply by December 1, 2021 instead of complying based on the last digit of my LADBS Building ID, when will my next compliance date be due?**

This question is covered under Exception 1 of Section 91.9708.2.1 which states in part, “...All subsequent reports or requests for exemptions must be done in accordance to Table 9708.2, which is based on the last digit of the LADBS Building ID.”

For reference purposes, the following information has been provided:

- LAMC Section 91.9708.2 with text responsive to this question highlighted in yellow.
- Examples of using Exception 1 to establish the initial and subsequent compliance dates.

**LAMC SECTION 91.9708.2**

**91.9708.2. Schedule for Audits and Retro-Commissioning Report Compliance or Exemption.** Compliance with Section 91.9706 shall be due once every five years as provided in Table 9708.2 based on the last digit of the Los Angeles Department of Building and Safety Building Identification Number (LADBS Building ID) assigned by LADBS to each building subject to this division under Section 91.9703. Reports or requests for exemption must be received by LADBS by the compliance due date, but not earlier than 90 calendar days prior to the compliance due date.

**TABLE 9708.2**

| Last digit of LADBS Building ID | Initial compliance due date | Subsequent compliance due dates |
|---------------------------------|-----------------------------|---------------------------------|
| 0 or 1                          | December 1, 2021            | Every five years thereafter     |
| 2 or 3                          | December 1, 2022            | Every five years thereafter     |
| 4 or 5                          | December 1, 2023            | Every five years thereafter     |
| 6 or 7                          | December 1, 2024            | Every five years thereafter     |
| 8 or 9                          | December 1, 2025            | Every five years thereafter     |

**91.9708.2.1. Timing of Audit and Retro-Commissioning or Exemption.** Except as otherwise provided in Subsection 91.9708.3, the audits and retro-commissioning activities shall be completed no earlier than five years prior to a building’s reporting compliance due date.

**EXCEPTION:** Buildings with an AIN (Assessor Identification Number) ending in 0 or 1 which had an initial compliance due date of December 1, 2021 may choose one of the following options for submitting the initial report:

1. Submit the Audit and Retro-Commissioning report or request an exemption by December 1, 2021. All subsequent reports or requests for exemptions must be done in accordance to Table 9708.2, which is based on the last digit of the LADBS Building ID.
2. Submit the initial Audit and Retro-Commissioning report or request an exemption based on the last digit of the LADBS Building ID in accordance with table 9708.2.

If the December 1, 2021 deadline is not met for buildings covered under this exception, then the compliance due dates for the initial and subsequent Audit and Retro-Commissioning reports or requests for exemptions shall be based on the last digit of the LADBS Building ID in accordance with Table 9708.2.

**EXAMPLES OF USING EXCEPTION 1 TO ESTABLISH THE INITIAL AND SUBSEQUENT COMPLIANCE DATES**

| AIN 1 | LADBS Building ID (LADBS BID) | Initial Compliance Due Date Based on AIN | Optional Compliance Due Date Based on AIN | Subsequent Compliance Dates Must be Based on LADBS Building ID                                    |
|-------|-------------------------------|--|---|---|
| 1     | 8                             | 12/1/2021                                | 12/1/2021                                 | 12/1/2025 and then every 5 years thereafter   |
| 1     | 3                             | 12/1/2021                                | 12/1/2021                                 | 12/1/2022 and then every 5 years thereafter   |
| 4     | 1                             | 12/1/2023                                | Option not applicable                     | An AIN ending in anything other than 0 or 1 must comply based on the last digit of the LADBS BID. |

### **3. What does the EBEWE Audits & Retro Commissioning (A/RCx) submission and compliance process consist of? (Ex. filing forms, online registration?)**

LADBS' has an online A/RCx Website ([ladbs.org/ebewe/audits-retro-commissioning](http://ladbs.org/ebewe/audits-retro-commissioning)) containing links to the following subjects: What's New & Alerts, A/RCx User Instruction Guides, Start or Complete the A/RCx Compliance process, A/RCx FAQs, A/RCx Request Time Extension, Find your Building in BIO (Building Info Online), Energy and Water Efficiency Related Information and Programs.

**Requests for Exemptions** must be based on the reasons provided for in the EBEWE ordinance (Division 97 of the LAMC). The process includes registering your building, paying registration fees (\$183 plus a \$10.98 Development surcharge) unless you are requesting exemptions for both Energy and Water\*, and completing all the relevant informational screens and declarations contained in the online system.

*\*Note: If you are requesting exemptions for both Energy and Water, you may register your building and complete the online requests for both exemptions prior to paying a fee. If either request for exemption (Energy or Water) is denied, you will need to submit a Declaration of Completion for the request for exemption that was denied and pay a registration fee for the building.*

### **4. How does the estimated Energy and Water usage for buildings with a shared energy/water meter affect how they comply with Phase II?**

- **Energy Audit and Retro-Commissioning:**

If the energy usage was estimated for the benchmark, ENERGY STAR Portfolio Manager will not assign an Energy Star Certification. Therefore, the building cannot take advantage of the exemptions that rely on an Energy Star Certification. However, there are other options listed in section 91.9706.1.3 of the Los Angeles Municipal Code that can be used to be exempted from performing Energy Audit and Retro-commissioning.

- **Water Audit and Retro-Commissioning:**

Estimating water usage for the benchmark does not affect the Water Audit and Retro-Commissioning since none of the water exemptions currently rely on the results of the benchmark data.

### **5. Under what conditions would a leased space or an entire building that is fully-leased by a single lessee be exempt from performing both an Energy and Water Audit & Retro-Commissioning (A/RCx) or one of them (Energy or Water)?**

This type of exemption can only be applied if the building IS NOT included in the definition of a Base Building Systems as defined by [Section 91.9704. Definitions, Base Building Systems in the LAMC](#).

#### **a. Conditions for approving exemptions for both Energy and Water A/RCx**

A tenant space or an entire building that is fully-leased by a single lessee is exempt from the Audit and Retro-Commissioning requirements (A/RCx) as specified in Division 97 of the LAMC, if all of the following conditions are present:

1. The tenant is fully responsible for maintenance of the energy and water equipment, including HVAC serving their individual space or building.
2. The equipment does not serve areas outside of the tenant space or building (e.g., corridors, lobbies, restrooms, retail space, other tenant spaces, accessory buildings, etc.).
3. The tenant pays the energy (e.g., electrical, lighting systems, and gas systems) and water bills as specified in Section 91.9704 of the LAMC.

***b. Conditions for approving an exemption for Energy or Water A/RCx, but not both.***

A tenant space or an entire building that is fully-leased by a single lessee is exempt from the Audit and Retro-Commissioning requirements (A/RCx) as specified in Division 97 of the LAMC, if all of the conditions stated in “a” above are present for water or they are all present for energy (e.g., electrical and gas):

**BE ADVISED:**

- For exemptions for a tenant space, where multiple spaces exist in a building, the request for a Base Building Exemption will be denied if the Lease doesn’t clearly show that the energy and/or water (as applicable to the requested exemption) equipment and systems/subsystems exclusively serve only the tenant space for which the exemption is being requested.
- For exemptions for a residential unit, the owner must provide proof that they own the equipment and systems/subsystems and they exclusively serve their unit. This information should be found in the Covenants, Conditions and Restrictions (CC&Rs) in the possession of the Home Owner’s Association (HOA) and the Unit owner.
- The building owner must perform energy and water audits and retro-commissioning on all common areas outside of the tenant leased space and other non-exempt areas, including other vacant tenant spaces.
- Common areas of a building that are outside of the tenant space for which you are seeking an exemption cannot use any of the energy or water systems/subsystems that serve that tenant space. Common areas include, but are not limited to, corridors, lobbies, restrooms, retail space, other tenant spaces, and accessory buildings.
- Multi-Tenant Buildings must include a copy of the building floor plan which clearly identifies all tenant spaces byname/number and common areas.

To request a Base Building Exemption, follow the instructions “ARCx Request Base Building Exemption” posted in the “A/RCx User Instruction Guide” tile at [ladbs.org/ebewe/audits-retro-commissioning](http://ladbs.org/ebewe/audits-retro-commissioning).

***6. Regarding Phase II Water Exemption, “The building has reduced its water use intensity by at least 20% when compared to the five years prior to the building’s compliance due date”:***

***a. ESPM’s Progress & Goals Report, only shows ‘All Water Use’. Are we responsible for calculating the Indoor Water Use Intensity from this or do we use the ‘All Water Use’ number as the 20% comparison?***

The EBEWE Ordinance reads:

*“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.”*

There is no requirement to use Energy Star Portfolio Manager (ESPM) in the Ordinance for Water Audits and Retro Commissioning (A/RCx). The Water A/RCx, or the request for an exemption from it, can only be done by a California licensed professional engineer or architect. That professional may have other ways to establish the water usage in absence of a benchmark or using ESPM. For example, the professional may trace back the types and numbers of fixtures in a given year and compare them with the fixtures installed at the time of compliance, and corroborate their conclusions with a comparison of water bills.

***b. Does 20% reduction in water use intensity include both indoor and outdoor use?***

If the water reduction is due to some changes in the building, like installation of water conserving fixtures, comparing the inside water use only is appropriate.

If the water reduction is due to water saving measures taken to the outside, like the reduction of sod, use of drought resistant plants, installation of drip irrigation systems, decommissioning of ornamental

fountains etc., it is appropriate to use the total volume of water (indoor and outdoor use) to calculate the 20% comparison. However, it is not acceptable to compare only the outside water usage because buildings are subject to the requirements of the EBEWE Ordinance due to the size of the building and not the lot size.

**7. *What is the acceptable method or formula of calculating the percent decrease to qualify for Energy and Water A/RCx exemptions described in Sections 91.9706.1.3.4 (Energy) and 91.9706.2.3.1 (Water). Do building owners need to demonstrate a cumulative decrease of energy and water over a 5-year period or just a simple percent decrease from the 1<sup>st</sup> year to the 5<sup>th</sup> year?***

A licensed professional is required to derive the decreases in Energy and Water because they have the knowledge and expertise to consider factors that may influence the consumption of each from year to year. The following provides examples of influences:

- **Energy:** Weather normalized energy is the energy your building would have used under average conditions (also referred to as climate normal). The weather in a given year may be much hotter or colder than your building's normal climate; weather normalized energy accounts for this difference. A normal year has heating and cooling degree hours. The professional needs to assess the number of degree hours and compare the energy use per degree hour, per square foot per year. The comparison is done through the benchmark tool.
- **Water:** Water Use Intensity (WUI) refers to the rate at which water is used in a given area. It is an indicator of how much water a building requires during its occupation. There are a lot of parameters that get into how to determine the water use intensity. If one year the business was working 5 days a week and each business day had 200 employees, while another year the business was working 7 days a week with 250 employees per business day, and it also went from office to office and restaurant, one would expect a different water consumption: That is when the Water Use Intensity comes into play and a licensed engineer or architect needs to certify it.

**8. *Do I need to implement the recommendations proposed in the Audit and Retro-Commissioning report?***

Building owners are not mandated by the Los Angeles Municipal Code to implement the recommendations specified in the A/RCx report.

Retro-commissioning is a tool to make the owner aware of what could be done to improve the efficiency of their building. One of the requirements in ASHRAE Guideline 0.2 Commissioning Process for Existing Systems and Assemblies is to give the owner a detailed list of recommendations showing how much each recommendation would cost, the savings that it could achieve and the time needed to recover the investment. Once building owners are aware of the choices, costs and benefits, they can make informed decisions on what to implement. Recommendations can range from those that require little or no expense (e.g., changing the thermostat schedule and controlling which lights are on and for what duration) to more complex ones that require some investment over time (e.g., changing/adding equipment or making building alterations).

**9. *How do I request an extension of time to comply with the A/RCx requirements of LAMC Division 97?***

To request an extension of time, follow the instructions and link to a Request for Modification form found under the "A/RCx Request Time Extension" tile at [ladbs.org/ebewe/audits-retro-commissioning](http://ladbs.org/ebewe/audits-retro-commissioning).

**Please be aware that requests for time extensions will not be accepted any sooner than 6 months prior to the compliance due date for your building.**

**10. My Building ID was exempt from Benchmarking 2020 per Section 91.9703 Scope because it was being used for movie production. Will it also be exempt from complying with 2021 Audits and Retro-Commissioning requirements of EBEWE?**

Receiving a Benchmark exemption per Section 91.9703 does **not** mean that the building will also be exempt from Audits and Retro-Commissioning (A/RCx). A building that is deemed not in scope as stated in Section 91.9703, is exempt from all requirements of LAMC Division 97 (Benchmarking and A/RCx) for the time the building meets the criteria for deeming it not in scope.

For example, a building whose A/RCx Compliance Year is 2021 may be exempt from 2021 A/RCx requirements if the building continue to be primarily used for movie production during the compliance year – 2021. However, if the movie production ceased by the end of 2020 then the building, even though exempted from Benchmarking 2020, will need to comply with the 2021 A/RCx requirements.

Other exceptions that fall under Section 91.9703 are: City owned buildings that are less than 15,000 square feet, residential hotels and buildings leased to federal entities.

**11. Division 97 of the LAMC states that the Audits and Retro-Commissioning must be done under the direct supervision of a California licensed engineer or architect. Are there specific types of licenses that apply?**

Yes, and in addition to the license, the licensed engineer or architect that is supervising the A/RCx process should have education, knowledge, training or expertise in energy and water conservation type of work. The valid license types for the Architect or Engineer that is attesting to the A/RCx process for Energy and Water that were performed or requesting an exemption from doing them are as follows:

| Type | Description    | Type | Description         | Type | Description         |
|------|----------------|------|---------------------|------|---------------------|
| A    | Architect      | E    | Electrical Engineer | S    | Structural Engineer |
| C    | Civil Engineer | M    | Mechanical Engineer |      |                     |

**12. What are the A/RCx requirements and where do I find them? How will we know what building systems we need to focus on and the level of detail that LADBS requires to be considered in compliance?**

A licensed professional (i.e., California licensed engineer or architect) must review all of the A/RCx requirements of Division 97 of the LAMC in effect during the Compliance Year of your building to determine what must be done to comply with the Energy and Water requirements. This includes conducting Audits and Retro-Commissioning for Energy and Water (done separately) or requesting a code-based exemption from doing an A/RCx for Energy and/or Water.

Visit our website: [ladbs.org/ebewe](http://ladbs.org/ebewe) to navigate to the Ordinances, User Instruction Guides, Exemption Matrix, FAQs, Extension of Time Instructions and more. The following sections are responsive to your questions, but please read all of Division 97 to determine what is relevant to your specific building.

- What should be included in the A/RCx process – See sections 91.9706.1.1 and 91.9706.2.1.
- What must the A/RCx Reports contain – See sections 91.9706.1.2 and 91.9706.2.2. Actual reports are not submitted to LADBS, rather proof is submitted by way of a signed declaration that the Energy A/RCx and Water A/RCx were done as specified in Division 97 of the LAMC.
- A/RCx Record Maintenance – See section 91.9707.
- A/RCx Exemption conditions – See sections 91.9706.1.3 and 91.9706.2.3.

### **13. Will we be required to have proof of permitting in order for the exemption conditions to be granted?**

Yes, certain exemption conditions require an Issued Permit number and Permit Finaled Date. Additionally, LADBS' inspector must verify that the permitted work was completed within the required time period stated in the exemption. For the full list of code-based exemption conditions and the corresponding required proof, see the "ARCX Energy and Water Exemption Matrix" provided under the "A/RCx User Instruction Guides" tile posted at [ladbs.org/ebewe/audits-retro-commissioning](http://ladbs.org/ebewe/audits-retro-commissioning).

### **14. We installed measures without any permit what can I submit instead?**

There isn't a substitute for an exemption that requires a permit as proof. However, permits can be obtained from LADBS retro-actively, but you must go through the normal process of completing an application for a permit, pay fees, and follow the other requirements for the permit(s) you are seeking. Further, an LADBS inspector must verify that the permitted work was completed within the time period stated in the exemption.

### **15. We have multiple buildings that need to comply with A/RCx on different years. Is it possible to make them all due the same year?**

We cannot alter the compliance dates established in Table 9708.2 of the LAMC, but you can have the licensed professional (i.e., California licensed engineer or architect) perform the Energy A/RCx and Water A/RCx separately on all the buildings at the same time as long as the following is done for each building:

- Energy A/RCx and Water A/RCx are done individually for each building.
- Separate A/RCx reports (one Energy and one Water) are created for each building.
- Buildings are registered and fees paid no earlier than June 1<sup>st</sup> of the building's compliance due date set forth in Table 9708.2.
- Declarations of Completion for an Energy A/RCx and Water A/RCx are submitted no earlier than 90 days prior to the building's compliance due date set forth in Table 9708.2.

The A/RCx report is only be valid for 5 years, so if new code requirements are implemented during the time the A/RCx was done and the compliance due date, those requirements must be included in the A/RCx process and report, even if it means redoing the A/RCx and/or report.

### **16. ENERGY STAR Certification**

The issuance of an ENERGY STAR (ES) Certification is solely under the purview of the Federal Environmental Protection Agency (EPA) and LADBS does not have any control over that process. Please consult the links below for directions on obtaining and using an Energy Star Certification.

- EPA general website for information on their processes and programs: [energystar.gov](http://energystar.gov).
- ES Certification Process: [energystar.gov/buildings/building\\_recognition/building\\_certification/how\\_apply](http://energystar.gov/buildings/building_recognition/building_certification/how_apply)  
Note, this link mentions that an ES Score of 75 or higher to qualify. In order to receive an ES Score, the building needs to be benchmarked in ES Portfolio Manager.
- U.S. ENERGY STAR Licensed Professional's Guide: [energystar.gov/buildings/tools-and-resources/energy-star-guide-licensed-professionals](http://energystar.gov/buildings/tools-and-resources/energy-star-guide-licensed-professionals)  
Note, this guide informs the user how to determine the type of filing for a building, including the following:
  - Building that must file as a Campus: Hotel, K-12 School, Hospital, Senior Care Community, and Multifamily Housing.
  - Buildings that must file as a Single Building: Bank Branch, Courthouse, Data Center, Financial Office, Worship Facility, Office, Retail Store, Supermarket, and Warehouse.

- ENERGY STAR Certification Timetables:  
[energystar-mesa.force.com/PortfolioManager/s/article/How-long-does-it-take-for-application-review-and-approval-1600088548613](http://energystar-mesa.force.com/PortfolioManager/s/article/How-long-does-it-take-for-application-review-and-approval-1600088548613)

Note, **EPA deadline for requesting an ES Certification is not the same as the LADBS' A/RCx deadline.** The ES Certification application must be submitted with enough lead time for the EPA to process it (e.g., check information submitted, make a site visit, etc.), issue the Certificate, and for you to submit your request for an energy exemption in LADBS' A/RCx online system on or before the building's Compliance Due Date (December 1<sup>st</sup> of the Compliance Year).

- Other EPA websites
  - How to Guides: [https://www.energystar.gov/buildings/training/how\\_to\\_guides](https://www.energystar.gov/buildings/training/how_to_guides)
  - Customer support [energystar-mesa.force.com/PortfolioManager/s/contactsupport](http://energystar-mesa.force.com/PortfolioManager/s/contactsupport)

**CLARIFICATIONS OF ES CERTIFICATIONS RELATED SPECIFICALLY TO DIVISION 97 OF THE LAMC:**

- a. Exemptions extracted from the "ARCX Energy and Water Exemption Matrix" related to ES Certifications:

| ENERGY EXEMPTIONS BASED ON DIVISION 97 OF THE LAMC |   |   |
|--|---|---|
| 91.9706.1.3.1                                      | The building has received ENERGY STAR® Certification from the EPA for the year of the building's compliance due date in Section 91.9708.                      | The Certification must've been issued during but not later than 12/1 of the Compliance Year for which the exemption is being requested. |
| 91.9706.1.3.2                                      | 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. | Using Compliance Year 2021 as an example, Certifications that were issued in 2 of the following years: 2018, 2019 or 2020.              |

The Exemption Matrix and instructions on how to request an exemption are posted in the "A/RCx User Instruction Guide" tile at [ladbs.org/ebewe/audits-retro-commissioning](http://ladbs.org/ebewe/audits-retro-commissioning).

- b. It is possible to obtain an ES Certification from the EPA for the same year as the A/RCx Compliance Year before the December 1<sup>st</sup> due date.

According to the EPA, the Certification Year is based on the year that the application is approved, regardless of the "Year Ending" date and it covers the 12-month period preceding the application date. For example, an application dated 8/1/2022 using data from 8/1/2021-7/31/2022 if approved, will be awarded a 2022 ES Certification. Please be aware that **only an ES Certification that has been granted on or before the Compliance Due Date will be accepted** for this exemption, not an application for an ES Certification.

- c. Using an ES Certification for ENERGY STAR eligible campus filings

All the buildings would be included in the same ES Certification (a property-level ENERGY STAR Certification); each building covered by the EBEWE Ordinance would have a different LADBS Building ID and, depending on the last digit of that ID, possibly a different A/RCx Compliance Due Date.

The building owner can use a property-level (campus) ES Certification for the one or more buildings listed on it that needs to report for the same Compliance Year. Since the ES Certification Year is relevant to the type of exemption being claimed (see the two types below), other buildings listed on the campus ES Certification that must report in later years may need to obtain a new property-level ES Certification to claim an energy exemption.

- The exemptions for Section 91.9706.1.3.1 of the LAMC** requires that only the buildings with the same Compliance Year listed on the property-level certificate can use this exemption. For example, if the building due date was 12/1/2023, then only buildings listed on the property-level ES Certificate issued for 2023 that have a compliance due date of 12/1/2023 qualify for this exemption. Note: ES Certificates must have been issued on/or before the compliance due date.
- The exemptions for Section 91.9706.1.3.2 of the LAMC** requires that you must obtain two property-level ES Certifications that were issued for two of the three years preceding the building's compliance due date. For example, if the due date was 12/1/2023, you will need a property-level certificate that was issued for 2022, 2021, or 2020 and another one issued for a different year within those same three years (2022, 2021, or 2020).



## **17. What are the penalties if we don't comply?**

SEC. 91.9712 of the EBEWE ordinance puts the non-compliance fee at \$202. This fee may be subject to Late fees, Collection fees and interest as defined in LAMC SEC. 98.0411.

*“Pursuant to L.A.M.C. Section 98.0411 (c), if this invoice is NOT PAID within 30 days of the date of the invoice, an additional 250% late charge/collection fee will be imposed and assignment to a collection agency may be made. After 60 DAYS of NO PAYMENT, interest will accrue at the rate of 12% annually (compounded monthly or portion of a month) until this invoice and any additional charges that have accrued since this invoice was issued have been paid.”*

Please note that payment of the non-compliance fee does not result in Compliance. The building will remain out of compliance with the City of Los Angeles and, as with any Los Angeles Municipal Code violation, will be subject to further legal action. Additionally, the status of each building (Complied or Not Complied) is posted publicly and, in the future, may be recorded on the property as an open violation.

## **18. Where can I find a list of California Licensed Architect and Engineer qualified to do A/RCx?**

LADBS does not create or maintain a list of Licensed Professionals. However, Better Buildings LA has prepared and posted a service provider directory on their website at:

[betterbuildingsla.com/images/content/Audit\\_Retro-Commissioning\\_Provider\\_Directory\\_BBLA.pdf](https://betterbuildingsla.com/images/content/Audit_Retro-Commissioning_Provider_Directory_BBLA.pdf)

**Please note that these service providers are not affiliated with LADBS nor does LADBS endorse any service providers.**

## **19. How can our company be added to your list of service providers for A/RCx?**

LADBS does not create or maintain a list of Licensed Professionals. The only list that we are aware of is the list that was created and is maintained by Better Buildings LA. Please contact them through their website at [betterbuildingsla.com/contact](https://betterbuildingsla.com/contact) for further information.

## **20. The building will be demolished or has already been demolished. Am I still required to comply? What do I need to submit?**

The building will not be required to comply if a demolition permit has been issued and the demolition work has started. Additionally, once the demolition permit has been finalized (signed off), the building will be removed from the compliance list. There are no forms required to request for the removal of a Building ID due to it being demolished; however, please include a copy of the demolition permit when you email us at [ladbs.arcx@lacity.org](mailto:ladbs.arcx@lacity.org).

## **21. The building is privately owned and less than 20,000 square feet, but I received a Notice to Comply with the EBEWE Ordinance. What should I do?**

Contact us at [ladbs.arcx@lacity.org](mailto:ladbs.arcx@lacity.org), and we will look into why you received the notice. Please include documents that show the correct gross floor area (e.g. an LADBS-issued Certificate of Occupancy, County Tax Assessor record, Architect Appraisal).

## 22. *What are the reporting requirements for healthcare facilities registered/licensed by the Department of Health Care Access and Information (HCAI), formerly the Office of Statewide Health Planning and Development (OSHPD)?*

Please visit [hcai.ca.gov/facility-finder](https://hcai.ca.gov/facility-finder) on the HCAI website for your facility's information. Then, review Health and Safety Code 129851, Section 7-103 Jurisdiction. If your building is not covered by the City of Los Angeles EBEWE [Ordinance](#), then proceed as follows to **request an exemption related to HCAI Jurisdiction**. Send an email to [ladbs.ebewe@lacity.org](mailto:ladbs.ebewe@lacity.org) and include the following information:

- a. **Subject Line:** HCAI Exemption Request - LADBS Building ID: XXXXXXXX
- b. **Body:**
  - 1) LADBS Building ID: (as listed on the compliance notice)
  - 2) LADBS Building Address: (as listed on the compliance notice)
  - 3) Request Type: HCAI Exemption Request
  - 4) OSHPD/HCAI ID: XXXXXXXX
  - 5) HCAI Facility Name and License Number: Example Medical Center\_XXXXX
  - 6) HCAI Building Number: BLD-XXXXX
  - 7) Additional Information: Explain your reason for exemption, and provide supporting information for your claim.

If you did not receive a Notice to Comply directly, find your building on the [A/RCx Status Report](#). Be sure to search under the applicable Compliance Year which can be found in Table 9708 of the EBEWE [Ordinance](#) (see amendment titled **Ordinance No. 186789**).

## 23. *Where can I check a building's compliance status?*

You can confirm a building compliance status using the following websites:

- You can view the A/RCx compliance status of a building ID at [ladbsservices2.lacity.org/EBEWEARCCompliance](https://ladbsservices2.lacity.org/EBEWEARCCompliance) (make sure to select the correct compliance year).
- You can view the detailed A/RCx compliance status of a building ID by logging into the account used to register the building ID at [ladbsservices2.lacity.org/ebewe](https://ladbsservices2.lacity.org/ebewe), selecting "Register for Audits and Retro-Commissioning".