



# EBEWE Ordinances



## EXISTING BUILDINGS ENERGY & WATER EFFICIENCY PROGRAM

Last Updated 2/28/2023

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 and amended by Ordinance Nos. 185198, 185586 and 186480, The EBEWE Program is commonly referred to in information provided by the Los Angeles Department of Building and Safety (LADBS) as the EBEWE Ordinance.

### PUBLISHED VERSION OF DIVISION 97 OF THE LAMC (EBEWE Program)

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### ORIGINAL ORDINANCE AND AMENDMENTS (as posted by the City Clerk):

#### **Correction:**

Section 91.9703. Scope in EBEWE Ordinance 184674 (Item 1 below) stated “This division shall apply to all buildings, including existing buildings, that are either ... 2. “Privately owned and 20,000 square feet or more; or ...” However, Sec. 91.9708.1.4 Schedule for Benchmarking Report Compliance in Ordinance 184674 (Item 1) and 185198 (Item 2), stated “...with gross floor area greater than 20,000 square feet ...”. **Clarification:** This section in both Ordinances includes buildings that are **of 20,000 square feet...** This text will be corrected in a subsequent code amendment.

The following EBEWE Ordinance documents are as they were originally posted by the Los Angeles City Clerk:

1. [Ordinance No. 184674](#), effective 1/29/2017, established the EBEWE Program. The Compliance Due Dates specified in this ordinance were amended by Ordinance No. 185198 (see below).
2. [Ordinance No. 185198](#), effective 11/22/2017, provided amendments to various sections of the LAMC, including the portion of EBEWE Ordinance No. 184674 regarding Section 91.9708.1. Schedule for Benchmarking Report Compliance.
3. [Ordinance No. 185586](#), effective 7/16/2018, amended Table 9708.2 of Section 91.9708 of the LAMC to correct administrative dates. This amendment changed the First Compliance Due Date Year listed in the Schedule for Audits and Retro-Commissioning Report Compliance Table from 2019 to 2020.
4. [Ordinance No. 186480](#), effective 12/19/2019, amended Table 9708.2 of Section 91.9708 of the LAMC to correct administrative dates. This amendment changed the First Compliance Due Date Year listed in the Schedule for Audits and Retro-Commissioning Report Compliance Table from 2020 to 2021. The schedule is based on the last digit of the Assessor Identification Number (AIN) -- refer to the full code section to determine the applicable compliance date.

5. [Ordinance No. 186789](#), effective 11/12/2020, made certain clarifications and corrections related to the Benchmarking and Audits and Retro Commissioning (A/RCx) requirements of LAMC Division 97 and simplified the A/RCx Compliance Schedule (Subsection 91.9708.2) – refer to the Ordinance for full details:
- Clarifications included adding/expanding definitions (e.g., Treatment Facility, Indoor Water Use, and Cooling System); and providing specific reasons for granting extensions of time to comply with the EBEWE Ordinance.
  - The A/RCx Compliance Schedule was revised to be based on the last digit of the LADBS Building ID (a unique identifier) rather than the last digit of the Assessor Identification Number (AIN, also known as the Property Tax Bill Number). This change was necessary to address conflicting A/RCx compliance dates for buildings with multiple AINs. The LADBS Building ID is provided on all EBEWE related Notices to Comply and can also be found on the EBEWE Benchmark Compliance Status posted on line at <https://www.ladbsservices2.lacity.org/EBEWECompliance>.