

Chula Vista, California

Building Energy Saving Ordinance (BESO)

The Chula Vista Building Energy Saving Ordinance (BESO) requires covered buildings to meet energy performance standards and/or complete energy audits and retro-commissioning. High Performing Buildings can be exempted by achieving ENERGY STAR® Certification in the preceding year, having a verified ENERGY STAR Score of 80+ or, if not eligible for an ENERGY STAR Score, having a verified energy use intensity (EUI) of 18 or less.

Learn More: [Program Website](#) [Covered Buildings List](#) [Regulation Text](#)

Covered Buildings

The ordinance applies to commercial, industrial and multifamily properties over 20,000 sq. ft. Multifamily properties with individually metered units have different requirements than nonresidential and master-metered multifamily properties.

Compliance Pathways

- 1. Performance Pathway:** High Performing Buildings may be exempted from audits and retro-commissioning if a qualified professional verifies benchmarking data and certifies that:
 - The property achieved an ENERGY STAR Score of 80+ during the preceding year or, if the building type is not eligible for an ENERGY STAR Score, then an energy use intensity (EUI) of 18 or less.
 - The property achieved ENERGY STAR Certification during the preceding year.
 - The property had a LEED Operations and Maintenance Certification for three out of five of the preceding years.
- 2. Prescriptive Pathway:** Nonresidential buildings and master-metered multifamily properties are required to either meet performance targets or perform audits and achieve minimum improvements.

Compliance Pathways, Continued

- 3. Multifamily Prescriptive Upgrades:** Multifamily residential properties constructed prior to 2006 with separately metered units paid by tenants must implement prescriptive measures but are not required to meet performance targets.

Exemptions & Provisions

New Construction

Properties occupied for fewer than five years are not required to comply.

Other Conditions

Exemptions are available for properties facing qualifying conditions, including financial distress, low or no occupancy and scheduled demolition.

The ordinance does not cover buildings with fewer than five residential units.

Penalties & Enforcement

Failure to correct a notice of noncompliance may result in a fine ranging from \$750 to \$2,500 depending on building size.

Yardi Energy Solutions®

Yardi offers a comprehensive suite of energy solutions that simplify compliance, enhance operational efficiency, and reduce energy costs. Our offerings include:

- [Utility Invoice Processing](#) – Simplify the process of collecting and managing utility consumption data.
- [ENERGY STAR® Services](#) – Streamline benchmarking, verify whole-property data and achieve ENERGY STAR Certification for your properties.
- [Building Performance Standards](#) – Track, monitor and streamline BPS compliance.
- [Energy Procurement](#) – Optimize energy costs and reduce carbon emissions.
- [Energy Efficiency](#) – Improve building energy performance with real-time data and timely alerts, detect HVAC system issues and reduce energy waste.

Disclaimer: This document is intended for informational purposes only and does not constitute legal advice or a comprehensive compliance guide.