

BESO Assessment Requirements Chart

Please note, all buildings under 600 ft² are exempt from the Ordinance. All individually owned units within a larger building (such as an attached condominium), duplexes with both units under 600 ft² and buildings over 25,000 ft² are exempt at time of sale. See the BESO Administrative Regulations for more details.

Building Use Type	Gross Floor Area	Required Energy Assessment	ENERGY STAR® Portfolio Manager Performance Score	Assessor Qualifications
Commercial or Predominant Commercial (Multifamily use = <20% gross floor area or <5,000 ft ²)	50,000 ft ² and above	ASHRAE Level 2 <u>AND</u> East Bay Energy Watch Lighting Audit (if eligible)*	Submit Annually	At least one of: <ul style="list-style-type: none"> ASHRAE BEAP Certification AEE Certified Energy Manager or Auditor NSPE licensed Professional Engineer
	25,000 – 49,999 ft ²	ASHRAE Level 1 <u>AND</u> East Bay Energy Watch Lighting Audit (if eligible)*	Submit Annually	
	5,000 – 24,999 ft ²		Submit with Energy Report (<u>Note</u> : Deferred until next reporting period if data unavailable)	
	600 – 4,999 ft ²		Not required	
Multifamily or Predominant Multifamily (Commercial use = <20% gross floor area or <5,000 ft ²)	50,000 ft ² and above	ASHRAE Level 2 <u>AND</u> East Bay Energy Watch Lighting Audit (if eligible)*	Submit Annually, if 20 residential units or more	At least two of: <ul style="list-style-type: none"> HERS II Whole House Rater BPI Certified Multifamily Building Analyst GreenPoint Existing Home Multifamily Rater
	25,000 – 49,999 ft ²	ASHRAE Level 1 <u>AND</u> East Bay Energy Watch Lighting Audit (if eligible)*	Submit Annually, if 20 residential units or more	
	5,000 – 24,999 ft ²		Submit with Energy Report, if 20 residential units or more	
	600 – 4,999 ft ²		Not required	
Mixed Use (Both building use types = >20% gross floor area and >5,000 ft ²)	10,000 ft ² and above	Commercial <u>AND</u> Multifamily - ASHRAE Level 1 or 2 depending on square footage of use type (<u>Note</u> : Energy Report must be submitted by one Assessor) <u>AND</u> East Bay Energy Watch Lighting Audit (if eligible)*	Depends on square footage of use type - See Above	Depends on use type - See Above
	600 – 9,999 ft ²	Commercial <u>OR</u> Multifamily applied to whole building – ASHRAE Level 1 (<u>Note</u> : assessment type selection is up to Assessor’s discretion) <u>AND</u> East Bay Energy Watch Lighting Audit (if eligible)		
Houses (1-4 dwelling units, any size)	Single detached unit or townhouse style units over 600 sq. ft.	Home Energy Score <u>OR</u> Energy Upgrade California (<u>Note</u> : One HES score per unit over 600 ft ² . If both units in a duplex under 600 ft ² building is exempt.)	Not required	Home Energy Score Provider or Energy Upgrade California Contractor/Rater
	2-4 units stacked	Energy Upgrade California or Multifamily Assessment (ASHRAE Level 1)*	Not required	Energy Upgrade California Contractor/Rater or Qualified Multifamily Assessor (see above)

*Proof of enrollment in an approved whole-building energy efficiency program may be submitted in lieu of audit, such as [CESC’s Your Energy Manager](#) or the [Bay Area Multifamily Building Enhancements program](#).