

Building Energy Saving Ordinance (BESO) – Assessment Requirement Summary

Please note, all buildings under 850 ft² are exempt from the Ordinance. All individually owned units within a larger building (such as an attached condominium), duplexes with both units under 850 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 sq.ft.)	50,000 ft ² and above	ASHRAE Level 2 – Asset Score Reporting Template or equivalent	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 – Asset Score Reporting Template or equivalent	Submit Annually	
	5,000 – 24,999 ft ²		Submit with Energy Report (<u>Note</u> : Deferred until next reporting period if data unavailable)	
	850 – 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 – Energy Pro Lite or equivalent	Submit Annually	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 – Energy Pro Lite or equivalent	Submit Annually	
	5,000 – 24,999 ft ²		Submit with Energy Report, if 20 residential units or more	
	850 – 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, see above (<u>Note</u> : Energy Report must be submitted by one Assessor)	Depends on square footage of use type – See Above	Either Multifamily or Commercial
	850 – 9,999 ft ²	Commercial <u>OR</u> Multifamily applied to whole building – ASHRAE Level 1 or 2, see above (<u>Note</u> : assessment type selection is up to Assessor’s discretion)		
Houses (1-4 dwelling units, any size)	Single detached unit or townhouse style units 850 sq. ft. & over	Home Energy Score <u>OR</u> Energy Upgrade California (<u>Note</u> : One HES score per unit 850 ft ² & over. If both units in a duplex under 850 ft ² , building is exempt)	Not required	Home Energy Score Provider or Energy Upgrade California Contractor/Rater
	2-4 units stacked or front to back	Energy Upgrade California or Multifamily Assessment (ASHRAE Level 1)*		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 [Energy Upgrade California \(1-4 res units\)](#), [Bay Area Multifamily Building Enhancements program \(5+ res units\)](#), or a verified PG&E commercial program.