

City of West Hollywood

Equitable Building Performance Standard

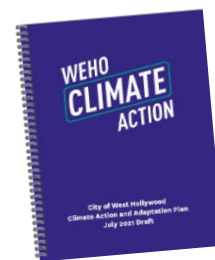
The City of West Hollywood is working to achieve carbon neutrality by 2035, adapt to climate change, and center equity and quality-of-life outcomes for the West Hollywood community. Creating an Equitable Building Performance Standard (EBPS) is a crucial strategy for achieving those goals.

Energy use from buildings is one of the City's most significant sources of greenhouse gas emissions. An EBPS is like setting a health goal for our buildings, ensuring they use energy wisely and improve performance over time. It improves our buildings' health and comfort, builds resilience, and has the potential to reduce residents' energy costs.

Imagine a city where not only the newest and most expensive buildings are upgraded and retrofitted, but also older buildings, and all residents, regardless of income, get support to make improvements for comfort and efficiency. An EBPS helps ensure that these changes are thoughtfully done so that people living in all kinds of buildings can benefit without facing unfair financial burdens. It's about improving our buildings in a way that's good for the environment and everyone who lives and works in them.

How does EBPS relate to the WeHo Climate Action?

After extensive community feedback, the City Council adopted the Climate Action and Adaptation Plan (WeHo Climate Action) in 2021. WeHo Climate Action calls for transitioning to a future without fossil fuels and consideration for buildings to become fully electric. Reaching the City's 2035 carbon neutrality goal is unattainable without implementing an Equitable Building Performance Standard.



Another critical strategy is creating a building retrofit accelerator. This "accelerator," designed alongside the EBPS policy, will offer support to help building owners comply with the new standards.

What are the benefits of an Equitable Building Performance Standard?



Creates healthier homes and buildings.



Reduces emissions and reliance on fossil fuels.



Potential for better community resiliency.



Potential to reduce energy bills to save community members money.

How did the community shape the Equitable Building Performance Standard?

Winter 2023: Prior to developing the ordinance, the city engaged with tenants and stakeholders from the building, business, and development communities.

Spring 2024: The project team met with appointed City officials and local climate leaders to gather input on how an EPBS could benefit tenants, building owners, and local businesses. Through 1-1 meetings, webinars, and in-person events at farmers' markets and community events, the team created a draft ordinance.

Summer 2024: The community provided additional feedback through Engage WeHo (www.engage.weho.org/buildingperformance).

Winter-Spring 2025: The City released the draft ordinance on Engage WeHo for public comment and hosted office hours, pop-ups, and workshops to gather feedback.

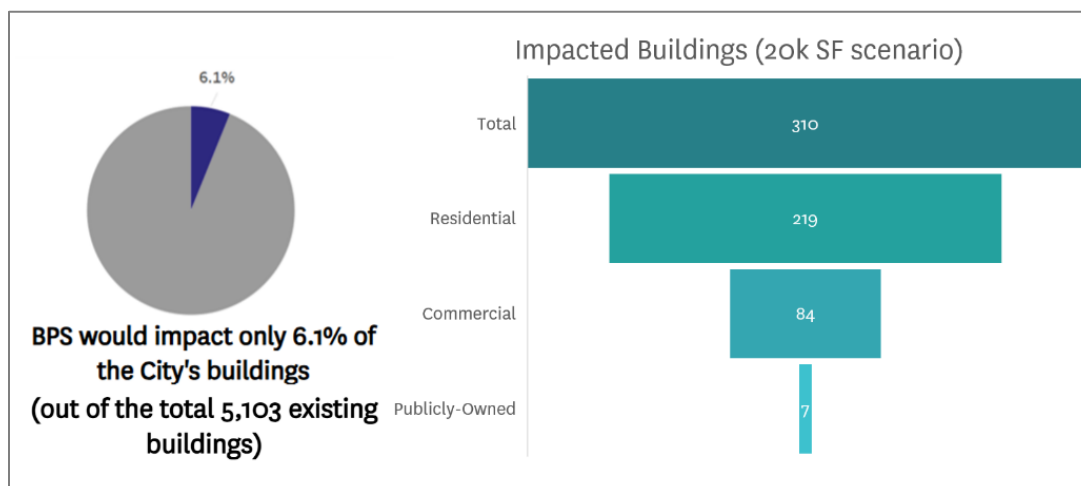
Spring 2025: The City finalized the ordinance based on community feedback.

Summer 2025: City Council Public Hearing of Building Energy Benchmarking and Performance Standards Ordinance and Additional Outreach to Impacted Buildings

Fall 2025: Anticipated City Council Adoption of Building Energy Benchmarking and Performance Standards Ordinance

What's in the Ordinance?

WHO NEEDS TO COMPLY? The ordinance will only apply to existing buildings in West Hollywood that are over 20,000 square feet, which is only 6% of the City's building stock.



HOW TO COMPLY: To comply with the ordinance, buildings over 20,000 square feet will be required to do two things:

1. Starting in 2026, building owners will be required to report their energy use every year using a free online tool. They'll share basic info about their building, like its size and type, along with details about how much energy it uses. Owners must also double-check their

data annually and get an expert to verify their data in the first year of reporting in 2026.

2. Starting in 2028 and every 4 years thereafter, buildings will need to meet energy performance targets that get more stringent over time. By 2035, the goal is to cut building emissions by 80%. Residential condominiums are not exempt from meeting performance targets.



Building owners can meet the performance targets in two ways. They can either (1) hit the energy-saving targets by the deadlines or (2) create a plan (called a Building Performance Action Plan or “BPAP”) to show how they’ll make improvements, like adding better equipment or making other changes to save energy, and by when. These plans will need to be approved by the City and demonstrate progress toward meeting the performance targets. After 2036, plans like these won’t be allowed anymore, so buildings will need to meet the targets directly.

Questions or comments? Email Christine Shen, Senior Planner at cshen@weho.gov