

OpenBlue

Net Zero Buildings

Chula Vista's Building Energy Saving Ordinance



What is the law about?

The [Building Energy Saving Ordinance \(BESO\)](#) sets minimum improvement requirements and certain prescriptive upgrade requirements for large buildings in Chula Vista, CA. Buildings covered by BESO must annually report their energy data to the city by May 20th each year, which is then publically disclosed.

BESO covers a variety of properties in Chula Vista:

- Non-residential buildings over 20,000 sq. ft.
- Residential buildings over 20,000 sq. ft.
- A campus of two or more buildings totaling more than 20,000 sq. ft. that are owned by the same party and have a single primary function

Performance and prescriptive requirements for covered buildings come in a series of phases, depending on the type of building and its use.

1. Every ten years, non-residential buildings or residential buildings with significant common areas must meet certain weather normalized energy use intensity (EUI) targets or perform an ASHRAE Level 1 audit and a round of building retro-commissioning.
2. Every five years, residential buildings built before 2006 without significant common areas must complete prescriptive conservation measures.
3. Every ten years, non-residential buildings or residential buildings with significant common areas must meet minimum weather normalized site EUI targets.

What it means for you

- The requirements for BESO depend largely on the building's size, type and baseline performance.
- Owners of residential or non-residential buildings over 20,000 sq. ft. need to report their energy data every May.
- Energy audits and retro-commissioning must be performed by a qualified third-party professional.
- Residential buildings with leases that allow owners to pass on the costs of compliance to tenants must amortize those pass throughs over time.
- A building is exempt from BESO if it's unoccupied, has a permit to be demolished, or is in significant financial distress.
- High-performance buildings that have verified ENERGY STAR scores of 80 or higher, are ENERGY STAR satisfied, or have achieved LEED Existing Building certification for three of the five preceding years can be exempted from some requirements.
- It's important to run the data quality check on ENERGY STAR Portfolio Manager each year before submitting your benchmarking report.
- You can learn more about the BESO requirements at [Chula Vista's website](#).

How we can help

Partner with Johnson Controls to develop an excellent sustainability and resiliency program to comply with Building Performance Standards laws. We'll build your business case to meet your needs, and we'll help balance the traditional conflict between cost savings and investment. We offer a wide assortment of building systems that can help you reduce your facility's emissions. We blend technical and operational expertise with our reputation for quality.

Step 1: Assess your facility.

We look at current and anticipated use to understand present energy usage, plan for energy needs, and review indoor air quality. We also make sure all your systems are right sized for your facility, which is essential for efficient operation.

Step 2: Help build your business case.

Our team develops models specific to your equipment and facility, giving you a clear picture of potential efficiency gains and lifecycle cost improvements. We draw on our industry know-how to incorporate additional opportunities to optimize performance.

Step 3: Recommend next steps.

We lay out a step-by-step plan for you to modernize against your goals and budget. We give you a menu of options and recommendations that make sense for your facility, and we include a range of smart technologies, such as tools to support predictive maintenance.

HVAC Equipment and Hydronic Systems

We offer the largest portfolio of HVAC equipment and controls in the world. With expertise in mechanical retrofitting existing systems, our team performs audits of the current equipment and identifies deficiencies that prevent you from meeting regulations and best practices in indoor air quality. From there our experts will design and recommend solutions to meet today's energy, decarbonization and healthy buildings initiatives.

Building Automation Systems and Controls

Our next generation building automation systems make it possible to extend automated control to every building system from a single platform. We make everything from simple, configurable controls to highly programmable automation systems for entire facilities. Our systems allow you to improve control of your key systems and improve desired outcomes against your goals for indicators such as CO2, Energy Use Index (EUI), kWh, emissions intensity.

Accessible Digital Tools

Our suite of tailored, AI-powered digital solutions optimize building performance through predictive maintenance, remote diagnostics, emission management, goal and targets, and more. Leverage our OpenBlue platform to integrate with Metasys and third-party BMS to deliver optimal building outcomes, ensuring compliance with building performance standards while also balancing comfort, air quality, costs and emissions.

Water Usage Reduction

We supply the expertise and funding mechanisms to provide water and energy conservation solutions for businesses. By helping decrease water leakage and operational costs, we can reduce water consumption by up to 50 percent. Water heaters can be upgraded from fossil fuel fired to electric, or we can provide high efficiency or indirect options. Our experts are able to calculate the most effective ways to reduce water usage in sinks and toilets.

Lighting

We partner with the world's premier lighting innovators to revolutionize interior and exterior lighting. Our experienced lighting engineers have designed and executed hundreds of millions of dollars in lighting projects around the world. By integrating the lighting systems to work in conjunction with existing building systems the result is a holistic system better suited for energy efficiency, convenience and security. From clinics to classrooms, these intelligent lighting systems provide advantages well beyond energy savings to help buildings run more efficiently.

Your partner in sustainability and net zero

As leaders in sustainability and net zero, our approach brings together expertise with leading capability to deliver energy efficient outcomes through our building and infrastructure management services. Upon review of your goals and your facility, our team advises on all aspects of ESG and sustainability to provide a comprehensive roadmap of actions and solutions to meet the critical milestones.

Ready to get started?

Contact your local Johnson Controls representative or visit johnsoncontrols.com/BPS

