

greener, greater buildings plan

The Greener, Greater Buildings Plan will reduce our carbon footprint and save consumers \$700 million in annual energy costs.

Buildings generate 75% of New York City's greenhouse gas emissions. Improving their energy efficiency is critical to protecting our environment.

The Greener, Greater Buildings Plan is helping New York City educate building owners and dramatically cut our energy use. This summarizes the Plan's four laws to improve energy efficiency in buildings.

Energy + Water Use Benchmarking Local Law 84/09

Property owners are required to conduct an annual assessment of their buildings' water use and electricity, gas and oil usage. Owners must file this information through an Environmental Protection Agency software program — and the NYC Department of Finance will post these results online. Information on privately owned, non-residential buildings will be available for viewing in September 2012.

This law applies to all privately owned buildings larger than 50,000 gross square feet and City-owned buildings larger than 10,000 gross square feet. Private building owners must annually benchmark their buildings beginning in May 2011.

NYC Energy Conservation Code Local Law 85/09

The NYCECC regulates the energy-efficient design of building envelope, lighting and mechanical systems, as well as inspections and testing during construction. New buildings and all alterations must comply with the NYCECC. With nearly 1,000,000 buildings and properties under the Department's jurisdiction, this is an important step forward in making New York more sustainable — enabling us to lead the nation in energy efficiency standards. Local Law 85/09 was updated in 2010 with Local Laws 01/11 and 48/10.

Energy Audits + Retro-Commissioning Local Law 87/09

A building's heating and ventilation systems, hot water, air conditioning, lighting and electrical systems must remain energy-efficient over time. Owners of large buildings must conduct an energy audit once every ten years to identify potential energy upgrades to base building systems. They must also undertake energy-efficient maintenance practices as part of a retro-commissioning process.

Beginning in 2013 and on a staggered schedule, every 10 years owners must submit an Energy Efficiency Report comprised of the energy audit and retro-commissioning studies. This law applies to buildings larger than 50,000 gross square feet. To assist property owners, the Department of Finance will send reminders three years before the deadline.

Lighting + Electrical Upgrades Local Law 88/09

Older lighting systems that do not comply with current energy efficiency standards must be updated to meet the NYCECC standards for newly installed systems. This law applies to interior lighting, exterior lighting, lighting controls, tandem wiring and exit signs in all buildings larger than 50,000 gross square feet. (Individual dwelling units and most areas in houses of worship are exempt from this requirement.)

Building owners are also required to provide meters or sub-meters for commercial tenants in all buildings larger than 50,000 gross square feet. See Local Law 88/09 Article 311 to determine if a tenant space must be metered or sub-metered.

While property owners may perform these upgrades and installations incrementally, they must document this work and maintain records of it. These requirements must be completed and reported to the Department no later than December 31, 2024. Owners will save more money in electric costs by making these improvements earlier.