

SUMMARY OF LOCAL LAW 86, THE GREEN CITY BUILDINGS BILL

Item	Category	Requirement
New buildings, major alterations and substantial reconstruction of existing buildings		
1	Estimated construction cost \geq \$2,000,000 (schools and hospitals excluded)	Achieve LEED Silver or higher rating
2	Schools (G) and hospitals (H-2) w/estimated construction cost \geq \$2,000,000	Achieve LEED Certified or higher rating
3	Estimated construction cost of \$12,000,000-\$30,000,000 – schools excluded	In addition to 1 above, reduce energy cost by at least 20% over LEED Credit EA1 or New York State Energy Conservation Construction Code (ECCCNYS), whichever is more stringent, as calculated in LEED; in addition, 5% more if there is a payback in 7 years
4	Estimated construction cost \geq \$30,000,000 – schools excluded	In addition to 1 above, reduce energy cost by at least 25% over LEED Credit EA1 or ECCCNYS, whichever is more stringent, as calculated in LEED; in addition, 5% more if there is a payback in 7 years
5	Schools w/estimated construction cost \geq \$12,000,000	In addition to 2 above, reduce energy cost by at least 20% over LEED Credit EA1 or New York State Energy Conservation Construction Code (ECCCNYS), whichever is more stringent, as calculated in LEED; in addition, 5-10% more if there is a payback in 7 years
Other than the above project types		
6	Boiler installation or replacement w/estimated construction cost \geq \$2,000,000	Reduce energy cost by at least 10% over LEED Credit EA1 or ECCCNYS, whichever is more stringent, as calculated in LEED Credit EA1
7	Lighting system installation or replacement w/estimated construction cost \geq \$1,000,000	Reduce energy cost by at least 10% over LEED Credit EA1 or ECCCNYS, whichever is more stringent, as calculated in LEED Credit EA1
8	HVAC comfort controls installation or replacement w/estimated construction cost \geq \$2,000,000	Reduce energy cost by at least 5% over LEED Credit EA1 or ECCCNYS, whichever is more stringent, as calculated in LEED Credit EA1
9	Plumbing system installation or replacement that includes installation or replacement of plumbing fixtures w/estimated construction cost \geq \$500,000	Reduce potable water consumption in the aggregate by at least 30%, as calculated in LEED Credit WE3.2, or 20% if DoB does not approve use of waterless urinals

Notes:

1. This bill does NOT apply to the following occupancies: High hazard (A), industrial (D-1, D-2), stadiums (F-2), prisons (H-1), residential (J-1, J-2, J-3), sheds (K).
2. Mayor may exempt projects accounting for up to 20% of capital dollars in each FY.
3. This bill applies to capital projects of entities that are not city agencies if 50% or more of the project is funded by city treasury, and to all such projects for which the city funds \geq \$10,000,000.
4. Capital projects accounting for at least 50% of capital dollars by city agency in a fiscal year must apply to USGBC for LEED rating.
5. Annual report required.
6. The Mayor must promulgate implementing rules.
7. Effective January 1, 2007, capturing projects that achieve final design after the effective date. (This bill does NOT apply to projects funded before January 1, 2007.)