

# G.Works

## New York City Local Law Summary

### GREENER, GREATER BUILDINGS PLAN NEW YORK CITY LEGISLATION – PASSED 12/9/2009

#### **Benchmarking Energy and Water Use**

##### **Local Law 84**

- Benchmarking results must be reported no later than May 1, 2011, and every year thereafter.
- Non-compliance fines will not be assessed until August 1, 2011.
- Compliance requires the use of the EPA's Portfolio Manager.
- Water Benchmarking will be managed by NYCDEP, commencing 2012, and is voluntary for 2011.
- Owners must maintain records for three years of the following: the EPA's confirmation letter, records of energy calculations used in Benchmarking, and proof of submitting non-residential energy data collection forms, regardless of data use in the Benchmarking process.

#### **NYC Energy Conservation Code**

##### **Local Law 85**

- Effective July 1, 2010.
- No longer allows IECC compliance exemptions for renovations impacting less than 50% of a building system.
- The NYC DOB will not issue permits without documentation of compliance, including energy analysis.

#### **Energy Audits and Retro-commissioning of Base Building Systems**

##### **Local Law 87**

- Buildings must submit an energy efficiency report once every ten years. The first subset will be due by December 31, 2013.
- The energy audit must be an ASHRAE Level II Audit conducted under the supervision of an energy auditor, and the retro-commissioning study must be completed by a certified retro-commissioning agent.
- The energy audits and retro-commissioning studies apply to buildings' central systems, including the building envelope, HVAC, domestic hot water, electrical and lighting systems.

#### **Lighting Upgrades and Installation of Electrical Sub-meters**

##### **Local Law 88**

- Upgrades and installation must be completed by January 1, 2025.
- All large, non-residential buildings to upgrade lighting systems to meet the ECC standards.
- Electrical sub-meters must be installed in commercial tenant spaces that are over 10,000 SF.
- Compliance report must be prepared by either a registered design professional, a licensed master or special electrician.

See our extended summary of the Greener, Greater Buildings Plan legislation, and how it affects you. Contact us for more information.

**G.Works** WE MAKE IT EASY TO BE GREEN

100 Broadway 23<sup>rd</sup> fl, New York, NY 10005 [www.g-works-group.com](http://www.g-works-group.com); [info@g-works-group.com](mailto:info@g-works-group.com)