

## ENERGY USE AND EFFICIENCY

### Comments on Renewable Portfolio Standard

In September 2003, the City Council submitted comments to the New York State Public Service Commission on the development and implementation of a Renewable Portfolio Standard for electricity sold in New York State, which addressed the types of energy resources that should be considered “renewable” and the installation of such resources within and availability of such resources to high load areas, such as New York City.

### Local Law 1 of 2007

In January of 2007, the City Council passed Intro. No. 18-A [Local Law 1 of 2007], requiring the City to regularly assess all of its facilities with 500 kilowatts or greater peak demand to determine whether cogeneration and natural -gas based distributed generation projects are suitable at such facilities to achieve greater energy efficiency, which addresses major issues facing the City including meeting increasing energy demand, protecting public health and diminishing the environmental impacts associated with the emission of pollutants from power plants.

### Greener, Greater Buildings Plan

On Earth Day 2009, the City Council and Mayor introduced the revolutionary Greener, Greater Buildings Plan to increase energy-efficiency in existing buildings. These buildings account for approximately 80 percent of New York City’s carbon emissions, with annual energy costs estimated at \$15 billion. Towards achieving the City’s goal to reduce greenhouse gas emissions 30% by 2030, which was set forth in PlaNYC and codified in Local Law 55 of 2007 (later amended to Local Law 22 of 2008), the Greener, Greater Buildings Plan included four legislative components dealing with energy audits and retro-commissioning, lighting upgrades, benchmarking energy and water efficiency of buildings, and the City’s energy code. Collectively, over the coming years these bills are expected to reduce the City’s carbon footprint by roughly 4.75 percent, save New Yorker’s hundreds of millions of dollars per year in energy costs, and to create nearly 18,000 “green” jobs across all five boroughs.

### Local Law 84 of 2009

In December 2009, the City Council passed Intro. No. 476-A [Local Law 84 of 2009], which requires City to annually benchmark the energy and water use of all City-owned or leased buildings over 10,000 square feet in size. The legislation also requires owners of any building over 50,000 square feet in size, or two or more buildings on the same tax lot that together exceed 100,000 gross square feet, to annually benchmark the energy and water use of their buildings. The results of this benchmarking will be made public by the Department of Finance, after which the owners and operators of these buildings can see how well they function compared to similar ones. This benchmarking tool will also enable prospective buyers and renters to use the Department of Finance’s databases to understand the value of real estate and the relative efficiencies of various buildings. This type of analysis and transparency supports building owners who maintain efficient buildings and work with tenants to manage energy consumption.

### Local Law 85 of 2009

In December 2009, the City Council passed Intro. No. 564-A [Local Law 85 of 2009], which creates the New York City Energy Conservation Code (NYCECC), enabling the City to update and enforce a more stringent energy code than the State does. The NYCECC will apply to all building renovations, closing a loophole in the State Energy Conservation Construction Code that exempts renovations of 50% or less of the building system or subsystem from compliance

with the energy code. By capturing renovations that would not otherwise be required to comply with the State Energy Code, the enactment of this legislation is expected to reduce the City's carbon emissions by 1 to 1.5 percent over the next 20 years, making a significant contribution to New York City's mandated reduction of 30% of carbon emissions by 2030.

#### Local Law 87 of 2009

In December 2009, the City Council passed Intro. No. 967-A [Local Law 87 of 2009], which requires owners of a building of 50,000 square feet or more, or two or more buildings on the same tax lot that together exceed 100,000 gross square feet, to conduct energy-audits once every 10 years to identify: 1) all reasonable measures, including capital improvements, that would, if implemented, reduce energy use and/or the cost of operating the building; 2) for each measure, the associated annual energy savings, the cost to implement, and the simple payback period; 3) the building's benchmarking output; 4) a break-down for initial usage and predicted energy savings by system after implementation of proposed measures; and 5) a general assessment of how the major energy consuming equipment and systems used in tenant spaces affect the energy consumption of the base building systems. Further, this legislation requires building owners to invest in energy conservation measures, or recommissioning, that improve maintenance and operations of existing systems and yield a simple payback in energy and financial savings of seven years or less.