CODEGREEN

New York City Energy and Emissions Local Laws For Existing Buildings

2009 Greener Greater Buildings Plan

2019 Climate Mobilization Act

Local Law 87 Energy Audits & Retro-Commissioning	Local Law 84 & 133 Annual Energy & Water Benchmarking	Local Law 88 Lighting Upgrades & Tenant Submeters	Local Law 33/95 Building Energy Letter Grades	Local Law 97 Carbon Emissions Limits
Applies To	Applies To	Applies To	Applies To	Applies To
● Privately owned buildings >50,000sf ●Two or more buildings on the same lot with a total area over 100,000sf ●Condominiums owned by same board with total area over 100,000sf	● Privately owned buildings >25,000sf ●Two or more buildings on the same lot with a total area over 50,000sf ● Condominiums owned by same board with total area over 50,000sf		● Privately owned buildings >25,000sf ●Two or more buildings on the same lot with a total area over 50,000sf ● Condominiums owned by same board with total area over 50,000sf	
Exemptions & Variances	Exemptions & Variances	Exemptions & Variances	Exemptions & Variances	Exemptions & Variances
Certain exemptions for LEED and Energy Star labeled Buildings Buildings less than 10 years old can defer first reporting deadline by 10 years	Buildings that change ownership are exempt from filing the benchmark for the year ownership transferred. They must submit the benchmark for the first full calendar year of ownership.	Residential dwelling units are exempt (Common areas that serve residential spaces are not exempt) Assembly spaces in houses of worship	Buildings where the following spaces constitute 10% or more of the building area are eligible to apply for exemption from the letter grade and the posting requirements: TV Studio, Data Center, Trading Floor	Buildings 40% over 2024 limits with "special circumstances" can apply for adjustment by 1/1/25. "Good Faith Effort" buildings can create decarbonization plan to meet 2024 limit by 2027 and 2030 limits on time. (see reverse for details)
Requirements	Requirements	Requirements	Requirements	Requirements
Perform ASHRAE 2 Energy Audit of base building HVAC, lighting, hot water, and building envelope. Private buildings are NOT required to implement measures. Perform Retro-Commissioning (RCx) tuning and adjustment of HVAC equipment to optimize performance. File Energy Efficiency Report covering Audit and RCx with DOB.	Report Building Energy Star Score. Collect and input building operations data including all energy and water use into the EPA's online Portfolio Manager Tool.	Upgrade Lighting Systems in all common areas and commercial tenant areas to comply with NYCECC. Install Submeters for all commercial tenant over 5,000sf Issue Monthly Statements to Tenants showing their electricity consumption and charges. File a report with the DOB certifying that sub-meters have been installed in all covered tenant spaces.	Post Energy Grade Label. Starting in 2020 covered buildings must post the NYC Building Energy Efficiency Rating Label including Grade and Energy Star Score at every major entrance. (Energy Label template issued by DOB annually)	Buildings must meet annual carbon emissions limits starting in 2024 or alternative compliance options for certain building types. Buildings that meet affordable housing definition must perform prescriptive measures (see reverse for emissions limits by building type)
Schedule	Schedule	Schedule	Schedule	Schedule
Energy Efficiency Report due every 10 years starting in 2013. Deadline year is based on the last digit of the building Block number. (Block number ending in 5 due in 2015 and 2025, etc)	Benchmark Scores must be reported annually by May 1st Starting 2011 for buildings >50,000sf Starting 2018 for buildings >25,000sf	Lighting upgrades, submeter installations, and DOB report filing must be completed by January 1, 2025	First grades will be based on 2019 calendar year energy performance submitted to DOB by May 1, 2020. Energy Label available for download Oct 1, must be posted by Oct 31.	Starting May 1, 2025, all buildings must submit an annual report showing carbon emissions compliance for the prior year, stamped by a design professional
Penalties / Fines	Penalties / Fines	Penalties / Fines	Penalties / Fines	Penalties / Fines
First year non-compliance: $3,000 Every year thereafter: $5,000	$500/quarter for failure to submit	$1,500/yr failure to submit each report $500/yr per tenant not submetered	$1,250/year and required to post F Letter Grade at building entrance.	$268 per metric ton above the limit (annual)

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NYC Local Law Services

CodeGreen's Comprehensive Energy Compliance Services

Compliance Evaluation and Strategy

CodeGreen will evaluate your building systems and performance against all NYC Energy Local Laws:
LL97 Emissions Limits | LL88 Lighting & Submetering | LL84 Energy Benchmarking | LL95 Letter Grades | LL87 Energy Audits
Our engineers will develop a compliance strategy with near-, medium- and long-term to reduce and avoid fines
We maximize all federal, state and local incentives to reduce your out of pocket costs

Implementation

CodeGreen's engineers will oversee required retrofits, upgrades, submeter and lighting installations to ensure compliance

Compliance Submission

Even if your building is fully compliant with LL97 and LL88 in 2025, you still need a registered professional to stamp and submit.
We will sign, stamp and submit your building for compliance to the DOB for LL97, LL88 as well as LL84.

Ongoing Support and Annual Compliance

Leveraging our Abisko™ Platform, we will track your building's ongoing performance and submit for compliance annually

GHG Emissions Limits by Building Space Use

LL97 Rules assign emissions limits by Energy Star Property Types

	Carbon Limit (kgCO2e/sf)	
Energy Star Property Type	2024-2029	2030-2034
Data Center	23.81	14.79
Hospital	23.81	7.34
Laboratory	23.81	26.03
Restaurant	11.81	4.04
Hotel	9.87	3.85
Entertainment/Public Assembly	9.87	2.96
Refrigerated Warehouse	9.87	2.85
Financial Office	8.46	3.7
Manufacturing/Industrial Plant	7.58	1.42
Office	7.58	2.69
Retail Store	7.58	2.1
Multifamily Housing	6.75	3.35
Distribution Center	5.74	0.99
Non-Refrigerated Warehouse	4.26	0.88

Compliance Timeline (all laws)

Due/Effective Date	May 1, 2011	December 31, 2013	May 1, 2018	Oct 31, 2020	Jan – Dec 2024	January 1, 2025	May 1, 2025	Jan-Dec 2030	May 1, 2031
Requirement	Private buildings >50,000sf report energy and water benchmark annually	First Energy Efficiency Reports due (every 10 years based on BBL)	Private buildings >25,000sf report energy and water benchmark annually	Private buildings >25,000sf post Energy Efficiency Grade at all building entrances	First annual performance period for initial LL97 GHG limits	Complete lighting upgrades, sub-meter installs, issue monthly tenant electric statements	First annual LL97 reporting deadline for initial GHG limits	First annual performance period for second LL97 GHG limits	First annual LL97 reporting deadline for second GHG limits
Applicable Local Law	LL84	LL87	LL133	LL95	LL97	LL88	LL97	LL97	LL97

Local Law 33/95 Letter Grade Assignments

Energy Grade	Energy Star Score
A	85-100
B	70-84
C	55-69
D	1-54
F	Non-Compliant
N	No ES Score or Exempt

Contact CodeGreen to find out how these laws will impact your property

CodeGreen provides comprehensive energy management and sustainability consulting for organizations, building owners, tenants, and investors covering over 150 million square feet of real estate in New York City and 600 million square feet nationwide. We help clients to run more energy efficient, sustainable, resilient and healthy buildings to reduce risk, improve the environment, and protect long-term investments.

ENERGY STAR AWARD 2023
PARTNER OF THE YEAR
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