ENERGY AND PRESERVATION POLICY IN NYC
URBAN GREEN COUNCIL VALUES

Excellence: We strive for innovative high-quality programs and ideas.

Inclusion: The diverse voices and backgrounds of our employees, board of directors, members and partners make us stronger.

Collaboration: We believe consensus delivers better solutions and teamwork is essential to our success.

Engagement: We promote a culture of performance, participation and curiosity.
LL97 OF 2019: BUILDING EMISSION LIMITS

Ian Graham, PE
Deputy Director of Building Emission
NYC Department of Buildings
NYC Climate Mobilization Act

LOCAL LAWS 92 AND 94
green roofs and/or solar PV systems for certain buildings

LOCAL LAW 95
building energy efficiency grades

LOCAL LAW 96
sustainable energy loan program (ie. PACE)

LOCAL LAW 97 (PLUS AMENDMENTS)
commitment to achieve reductions in greenhouse gas emissions by 2030 & 2050
By 2030, the Climate Mobilization Act will achieve:

- 6 million tons of CO$_2$e reduced
- 26,700+ jobs created
- 150 hospitalizations avoided per year
- 50 to 130 deaths prevented per year
LOCAL LAW 97
the commitment to achieve certain reductions in greenhouse gas emissions by 2050

BUILDINGS LARGER THAN 25,000 GSF:
Greenhouse gas emissions limits must be met starting in 2024
Convened an Advisory Board and Working groups to address open issues in the law

GHG emissions limits for all buildings >25,000 square feet

Study for a building carbon trading scheme

City operations GHG reductions of 40% by 2025 and 50% by 2030
By May 1, 2025, building owners must report emissions from CY 2024

Emissions are reported every year thereafter for each full calendar year

The emissions limits are more stringent beginning in CY 2030

The 2030-2034 limit aligns buildings with the City’s 40X30 goal

For 2035 and beyond, limits will be set by DOB rulemaking based on recommendations from the Advisory Board

Prescriptive energy conservation measures for rent regulated housing
LOCAL LAW 97
the commitment to achieve certain reductions in greenhouse gas emissions by 2050

**GHG coefficients**

<table>
<thead>
<tr>
<th>Energy Source</th>
<th>2024-2029 (tons CO₂e/kBtu)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility electricity</td>
<td>0.0000847</td>
</tr>
<tr>
<td>Additional rules for campus-style electricity systems that share on-site generation, but make use of the utility distribution system and for buildings not connected to the utility distribution system to come</td>
<td></td>
</tr>
<tr>
<td>Natural gas combusted on-site</td>
<td>0.00005311</td>
</tr>
<tr>
<td>#2 fuel oil combusted on-site</td>
<td>0.00007421</td>
</tr>
<tr>
<td>#4 fuel oil combusted on-site</td>
<td>0.00007529</td>
</tr>
<tr>
<td>District steam</td>
<td>0.00004493</td>
</tr>
<tr>
<td>Other, including distributed energy resources</td>
<td>TBD</td>
</tr>
</tbody>
</table>
Each property has a “GHG budget” based on the occupancy classifications of the spaces within the property.

A registered architect or engineer will need to calculate the building’s GHG budget and report annual GHG emissions total for the property.

GHG emissions that exceed the building’s GHG budget is subject to penalty at $268 per metric ton of CO2e.
Prescriptive Measures for Affordable Housing

- Adjusting temperature set points for heat and hot water
- Repairing all heating system leaks
- Maintaining heating systems
- Installing individual temperature controls or insulated radiator enclosures with temperature controls
- Insulating all pipes for heating and/or hot water
- Insulating steam system condensate tank or water tank
- Installing indoor and outdoor heating system sensors and boiler controls
- Replacing or repairing all steam traps
- Installing or upgrading steam system master venting
- Upgrading lighting
- Weatherizing and air sealing
- Installing timers on exhaust fans
- Installing radiant barriers behind all radiators
LOCAL LAW 97
the commitment to achieve certain reductions in greenhouse gas emissions by 2050

Buildings
nyc.gov/buildings
What is the Landmarks Preservation Commission?

The Landmarks Preservation Commission is the mayoral agency responsible for protecting and preserving New York City’s architecturally, historically, and culturally significant buildings and sites.

We designate buildings and sites as landmarks and then regulate changes made to them.
Current Priorities

• Diversity and inclusion in designations
• Ensure effective outreach both for our regulatory work and in garnering support for designation
• Fairness, transparency, and efficiency in regulations
• Addressing sustainability and resiliency issues in all aspects of agency work
11,000 preservation applications

Approximate number of preservation applications in 2020
94-97% staff-level approvals

Approximate percentage of applications that do not require a public hearing
What kinds of projects are usually staff-level?

- Restoration work
- Certain non-visible additions
- Window replacements and mechanical equipment
- Modest barrier-free access improvements
- Interior work
3-6% commission review

Approximate percentage of applications seen by LPC Commissioners
Rules of the New York City Landmarks Preservation Commission, Title 63, Rules of the City of New York

Effective January 22, 2018

Barrier-Free Access

Sustainability & Resiliency
Getting A Permit

• Utilize the LPC Permit Guidebook to learn about our review process, regulations and how to submit a complete application.

• Review the Rules to understand if the proposed work is eligible for staff level review.

• Submit the correct application form and all supporting materials.
LPC: Energy and Preservation Policy

- LPC supports efforts to improve the energy-efficiency of buildings throughout NYC
- Long history of approving proposals for work involving environmental and technological advancements
- Rules amendments adopted in January 2019
- LPC recognizes that landmarks change and evolve
Thank you!

Cory Herrala
Director of Preservation
cherrala@lpc.nyc.gov
Resources to Address Energy and Preservation Policy in NYC

Elizabeth Kelly
Assistant Deputy Director, Strategic Initiatives
NYC Mayor’s Office of Climate and Sustainability
December 9, 2021
NYC’s Pathway to Decarbonization

- 68% of NYC’s emissions comes from buildings
- 90% of NYC buildings will still be here in 2050
- NYC aims to be carbon neutral by 2050
  - Building decarbonization policies
  - Free technical assistance
  - Economic development
  - Equitable recovery and transition
What Is NYC Accelerator?

A City program to help control costs, meet local law compliance, boost building performance, increase energy savings, and reduce carbon emissions across NYC buildings

- Provides free technical guidance to help the market transform how our buildings operate and are built
- Identifies building upgrade projects to help meet emissions limits established under the Climate Mobilization Act
- Offers no-cost building operator trainings and supports green workforce development
- Connects building decisionmakers directly with service providers to implement decarbonization projects
- Helps buildings identify applicable financial incentives and financing, such as NYC Accelerator PACE
How Can NYC Accelerator Help You?

Typical Customer Experience

1. Learn About Program
2. Building Needs Assessment
3. Decide on Energy Conservation Measures
4. Implement Measures
5. Stay in Touch
Available Resources and Programs

● Utilities
  ○ Con Edison
    ■ Multifamily Energy Efficiency Program
    ■ Small to Medium Business Program
    ■ Commercial & Industrial Program
  ○ National Grid
    ■ Multifamily Program
    ■ General Rebate Program
  ○ Public Service Enterprise Group (PSEG)
    ■ Commercial Partners Program

● Agency
  ○ Housing Preservation & Development (HPD)
    ■ Electrification Pilot
    ■ Solar where feasible
    ■ Green Housing Preservation Program
Available Resources and Programs

● State
  ○ New York State Energy Research Development Authority (NYSERDA)
    ■ Multifamily Performance Program
    ■ FlexTech
    ■ On-site Energy Manager & Real Time Energy Management Program (OSEM & RTEM)
    ■ Clean Carbon Planning & Retrofit

● Other Financing Options
  ○ Commercial Property Assessed Clean Energy (C-PACE) Financing
  ○ New York City Energy Efficiency Corporation (NYCEEC)
Contact Us

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Phone: 212-656-9202
THANK YOU