NYC GREEN CODES
LEGISLATION AT A GLANCE

GCTF Proposal
Re-tune Large Buildings Every Seven Years

Implemented
Local Law 87 of 2009

Summary
Even the best-designed building systems drift away from optimal performance over time, due to broken parts, changes in use, and the accumulation of small changes in procedures and equipment.

This law requires owners of buildings larger than 50,000 square feet to retro-commission base building systems and conduct an energy audit every ten years.

New Requirements or Changes
Effective: December 28, 2009.

New Article 308 of the New York City Construction Codes:

- Applies to building over 50,000 gross square feet on the year corresponding with the last digit in the building's tax block number.

- Every 10 years beginning in 2013, covered buildings must submit an energy efficiency report demonstrating completion of an energy audit and retro-commissioning of base building systems


Amendments to Chapter 9 of the New York City Charter:

- City-owned buildings are required to implement the following capital improvements recommended under the energy audit required by Local Law 87: (1) all improvements with a simple payback of seven years or less; or (2) improvements that, when combined, would equal or exceed the energy reduction of the improvements with a seven year payback.

Enforcement
This law is enforced by the Department of Buildings, with notifications sent to covered buildings three years before their energy efficiency report is due. Failure to submit the report by December 31 of the reporting year is Major (Class 2) DOB violation with a penalty of $3,000 in the first year and $5,000 for each additional year until the report is submitted.
Implementation