



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.

An aerial photograph of New York City, showing a dense urban landscape with numerous skyscrapers and buildings. The Hudson River is visible on the right side of the image. A semi-transparent blue banner is overlaid across the middle of the image, containing the title and speaker information.

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

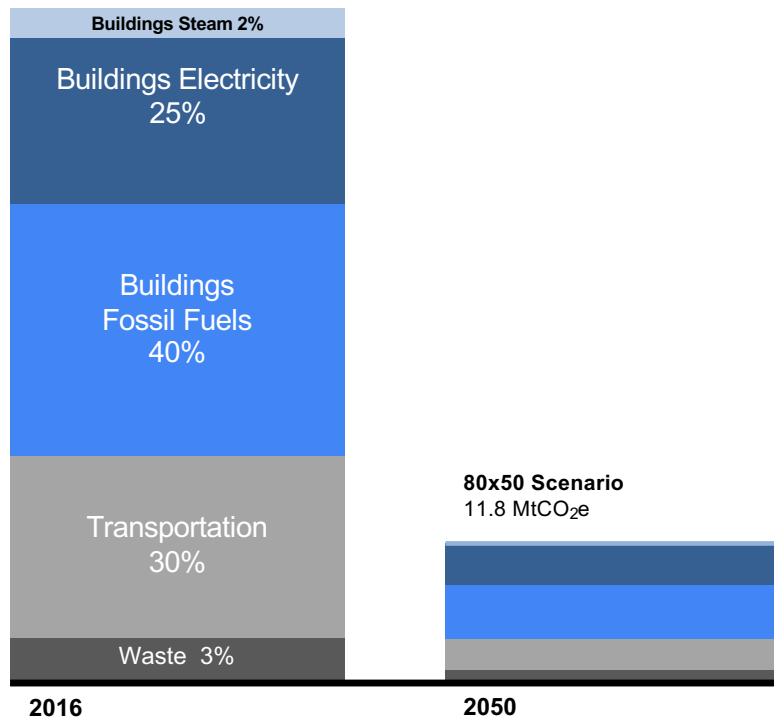
LOCAL LAW 96

sustainable energy loan program (ie. PACE)

LOCAL LAW 97 (PLUS AMENDMENTS)

**commitment to achieve reductions in greenhouse gas emissions
by 2030 & 2050**

NYC EMISSIONS: 51.7 MtCO₂e



By 2030, the Climate Mobilization Act will achieve:

- **6 million tons of CO₂e 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



LOCAL LAW 97

the commitment to achieve certain reductions in greenhouse gas emissions by 2050

- 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

LOCAL LAW 97

the commitment to achieve certain reductions in greenhouse gas emissions by 2050

- 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

Energy Source

2024-2029
(tons CO₂e/kBtu)

Utility electricity

0.0000847

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

Natural gas combusted on-site

0.00005311

#2 fuel oil combusted on-site

0.00007421

#4 fuel oil combusted on-site

0.00007529

District steam

0.00004493

Other, including distributed energy resources

TBD

LOCAL LAW 97

the commitment to achieve certain reductions in greenhouse gas emissions by 2050

- 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

Landmarks Preservation Commission

Energy and Preservation Policy in NYC

December 9, 2021

A nighttime photograph of the New York City skyline. The Empire State Building is the central focus, illuminated with vibrant rainbow lights. To its right, the Chrysler Building is also brightly lit. The surrounding city is a dense collection of buildings, some with lights on, set against a dark blue twilight sky.

Empire State Building and
Chrysler Building, Individual
Landmarks

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%

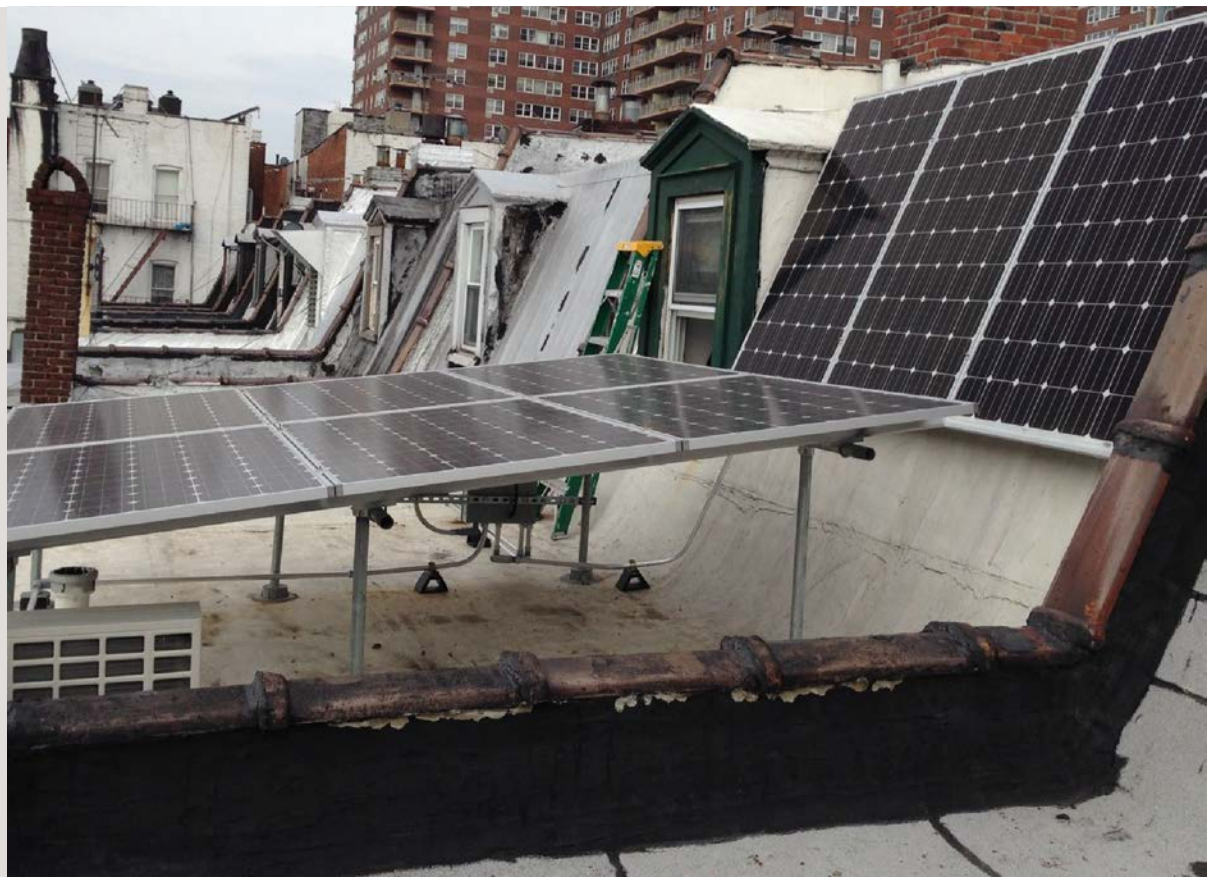
**staff-level
approvals**

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, 2019

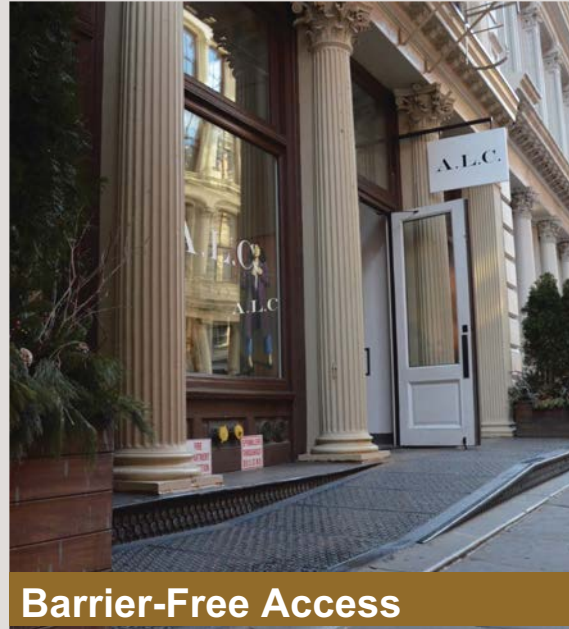
Bill de Blasio, Mayor
City of New York

Sarah Carroll, Chair
New York City Landmarks Preservation Commission

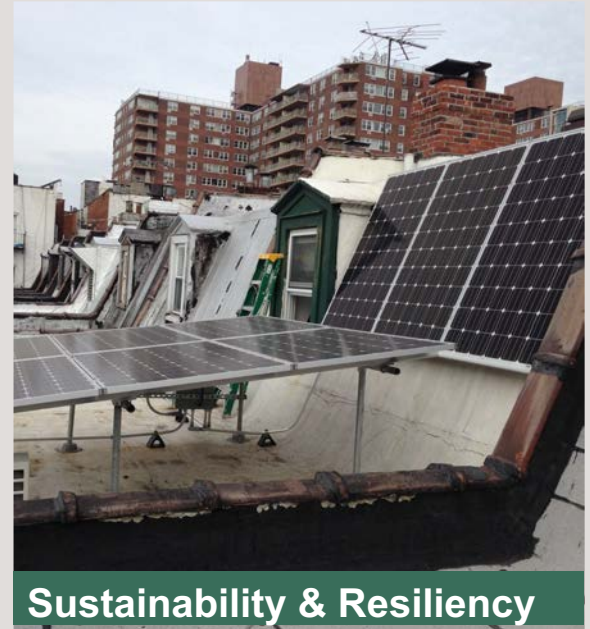
NYC Landmarks Preservation
Commission

1 Centre Street
9th Floor North
New York, NY 10007

Phone (212) 669 7700
Fax (212) 669 7560
nyc.gov/landmarks



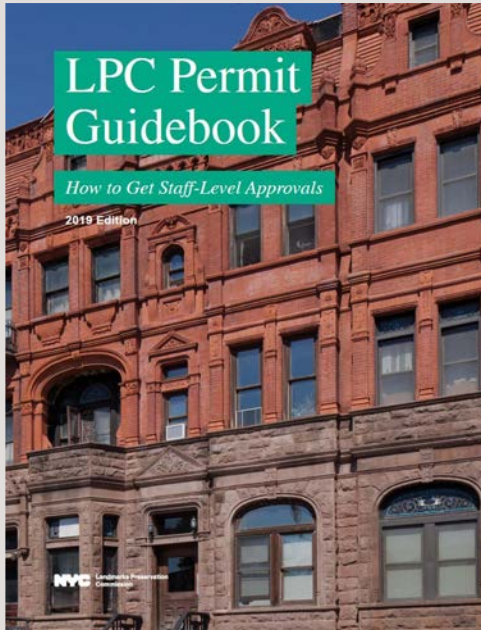
Barrier-Free Access



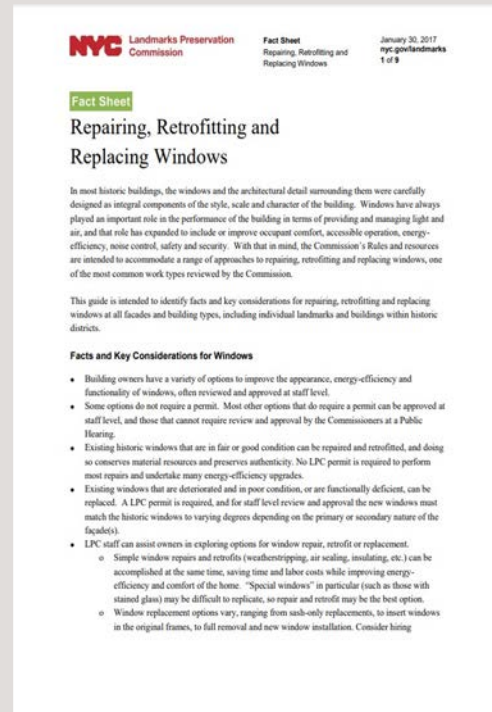
Sustainability & Resiliency

Getting A Permit

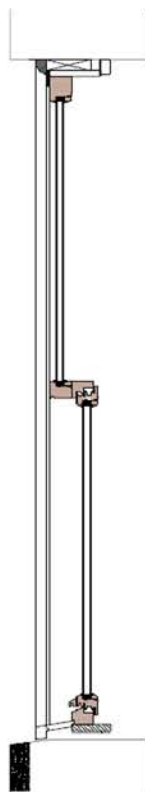
- Utilize the **LPC Permit Guidebook** to learn about our review process, regulations and how to submit a complete application.
- Review the **Rules** to understand if the proposed work is eligible for staff level review.
- Submit the correct application form and all supporting materials.



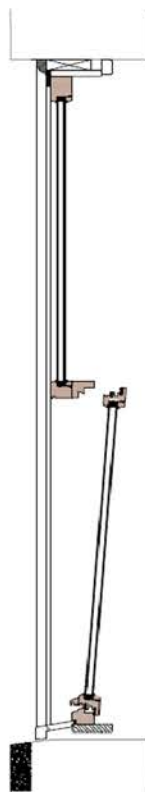
Permit
Guidebook



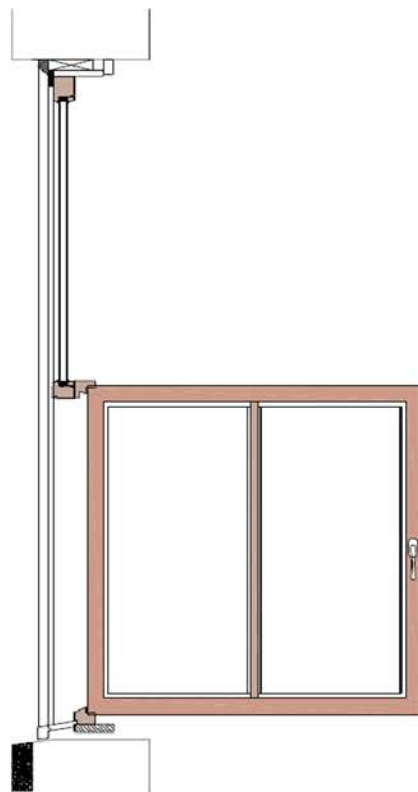
Fact Sheet: Repairing,
Retrofitting and
Replacing Windows



WINDOW STATUS: closed



vent mode (hopper)



clean mode (casement)

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

1 Centre Street, Individual
Landmark



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?

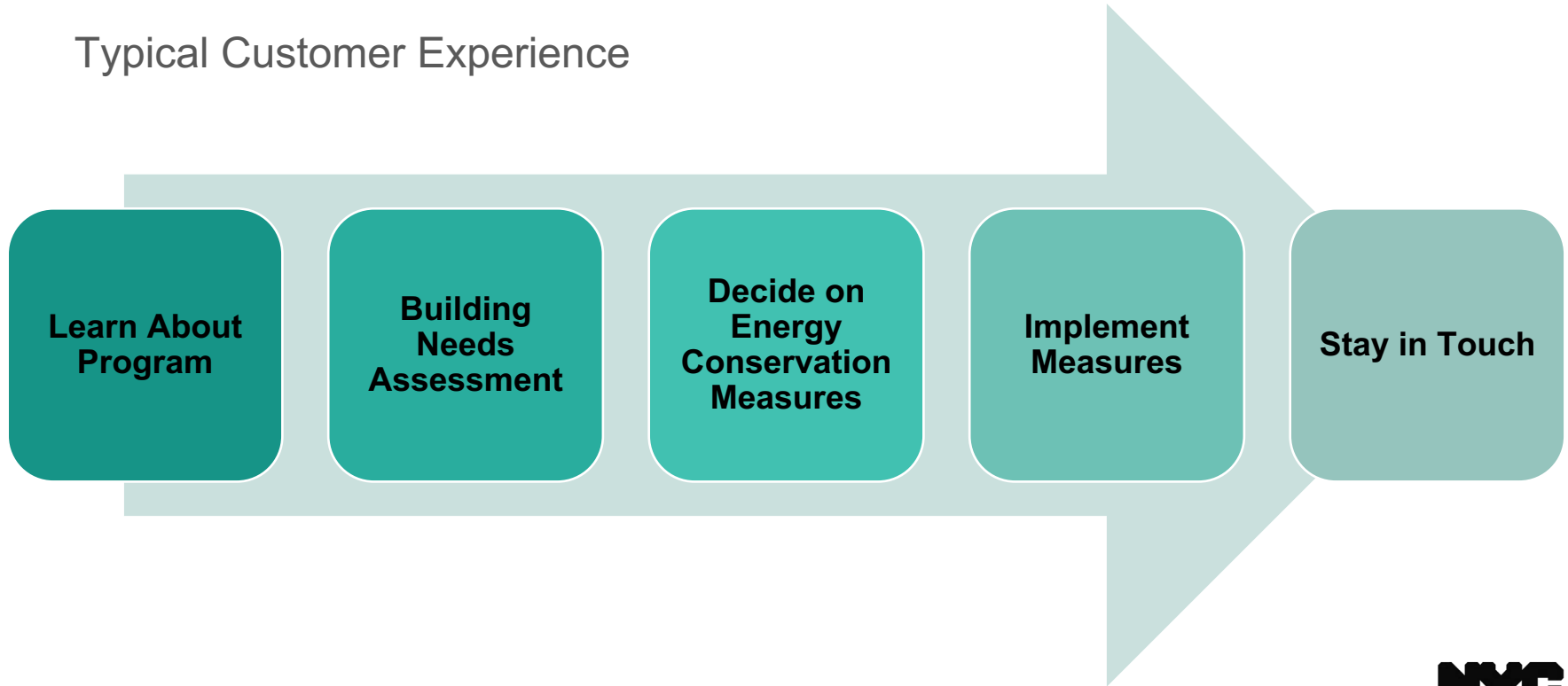
A City program to help control costs, meet local law compliance, boost building performance, increase energy savings, and reduce carbon emissions across NYC buildings

- 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



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

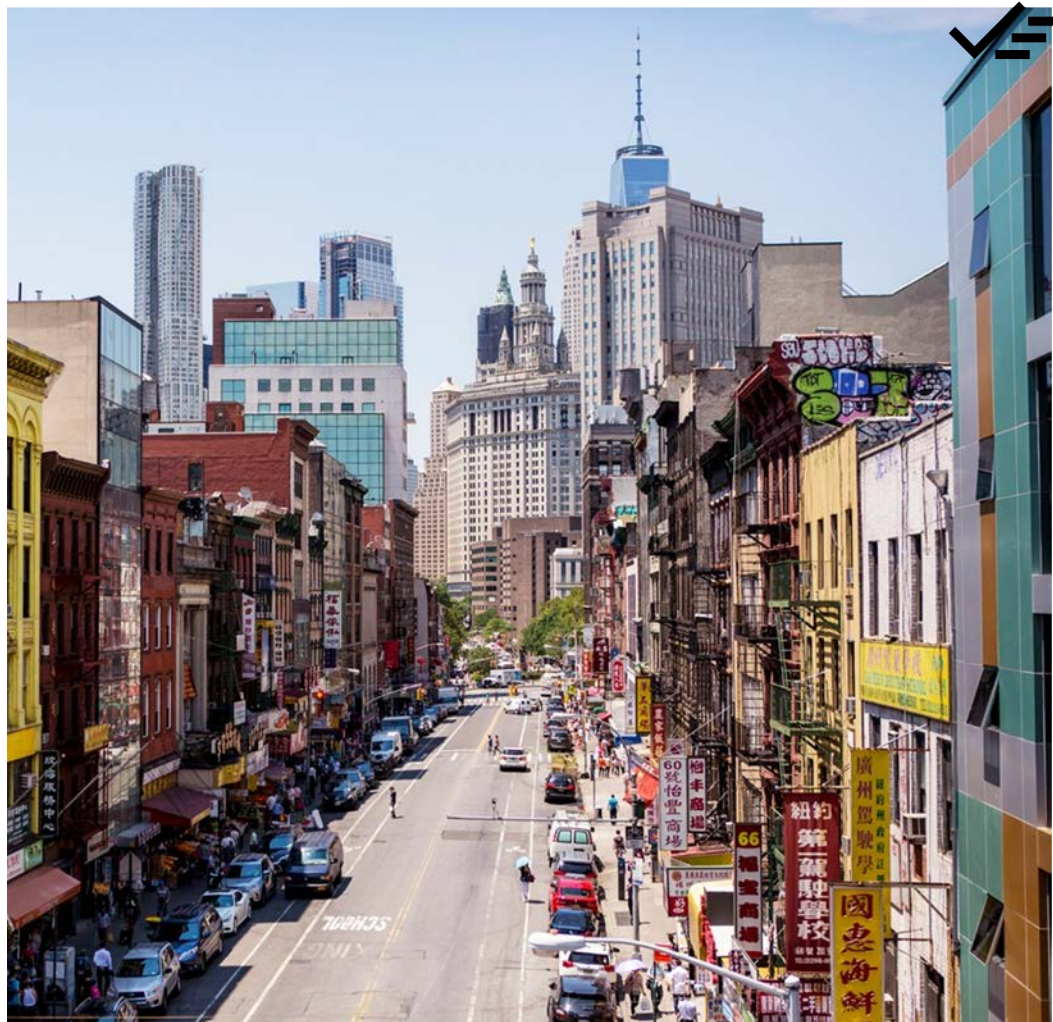


Web:

www.nyc.gov/accelerator

Email: info@accelerator.nyc

Phone: 212-656-9202



An aerial photograph of New York City, showing the dense urban landscape of Manhattan. Central Park is a large, lush green area in the center, surrounded by tall buildings. The Hudson River is visible on the left, with the George Washington Bridge spanning it. The text 'urban green' is overlaid on the left side of the image, and 'THANK YOU' is overlaid on the right side.

urban
green

THANK YOU