

New York City Council passed Local Law 97 on May 18th, 2019.

Here are things you should know:

NYC's Goal and Requirements.

In lieu of the “Green New Deal” passing back in April, New York readapted its Intro 1253 to what is now the Local Law 97 directly impacting NYC building owners. The Intro 1253 initiates carbon emission limitations for buildings over 25,000 square feet, as well as offering compliance alternatives for different kinds of buildings. The ultimate goal is to reduce 40% of building-based emissions by 2030. Buildings over 25,000 square feet must adhere to the annual carbon intensity limits during each compliance period (2024-2029 and 2030-2034). City-owned buildings, affordable housing, hospitals, and religious centers will be subjected to compliance alternatives if they cannot meet carbon intensity limits.

Occupancy Group	Space Used	2024 – 2029	2030 – 2034
B - Ambulatory Health	Medical Office	23.81	11.93
M - Mercantile	Retail	11.81	4.3
A - Assembly	Assembly	10.74	4.2
R1 - Hotel	Hotel	9.87	5.26
B - Business	Office	8.46	4.53
E - Educational	School	7.58	3.44
R2 - Residential	Multifamily Housing	6.75	4.07
F - Factory	Factory	5.47	1.67
S - Storage	Storage/Warehouse	4.26	1.1

To that note, building owners must submit emission reports processed by a registered design professional every year, beginning 2025, or consequently pay massive fines. Fines will be \$268 per metric that carbon intensity levels exceed in addition to failing to submit and falsifying reports.

Under Local Law 84, passed May 19th, 2019, buildings meeting the 25,000 square footage and over should already be submitting their “Energy Star Benchmarking” reports through an Energy Star Portfolio Manager tool. Although reporting will differ under Local Law 97, this will be a great starting point moving forward when comparing to 2024 and 2030 limits.

Some Important Information

Many questions have come to light after the passing of Local Law 97.

How do I calculate my building's emission limits?

How do I calculate my annual fine?

How do I reduce my emissions?

How do I prepare for compliance?

Calculating your emission limit

Find your building type (refer to chart) and multiply the limit by your building's gross square footage.

Calculating your annual fine

Convert your building's carbon footprint from Kg to metric tons (by dividing by 1,000). Then multiply the difference between the limit and your actual carbon footprint by \$268.

The best solution for preparing to reduce carbon emission rates is to initiated long term energy and carbon reduction strategies, in addition to, implementing energy upgrades over the course of ten years. Building owners can begin to meet their respective carbon intensity limits by 2030. There are no quick solutions to speed up these processes. However, by assessing reduction initiatives for the future and completing the Local Law 87 audits, you will be at a better advantage.

Major energy consumers are building owners with tenants. Tenants, statistically, contribute to 50% of the building's energy usage. In collaboration with your building's tenants and providing energy saving solution, lowering their energy bills can help with the overall intensity limits by 2030. NYSERDA also has an incentive program, the "Commercial Tenant Program", that can pay for a majority if not all of the costs to identify energy reduction opportunities for new and existing tenants' spaces.

ACT NOW

Develop a plan and execute energy reduction strategies.

Call on us at Arcadia to see how we can support your property management team to comply with these new requirements and build a cleaner and greener New York.

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