

Benchmarking & Sustainability in NYC

Benchmarking Law

- Part of Greener, Greater Buildings Plan (GGBP)
www.nyc.gov/GGBP
- Signed by Mayor Bloomberg in December 2009
- Local Law 84 of 2009 - Benchmarking energy & water usage
- Local Law 85 of 2009 - NYC Energy Conservation Code
- Local Law 87 of 2009 - Energy audits & retro-commissioning
- Local Law 88 of 2009 - Lighting & electrical upgrades

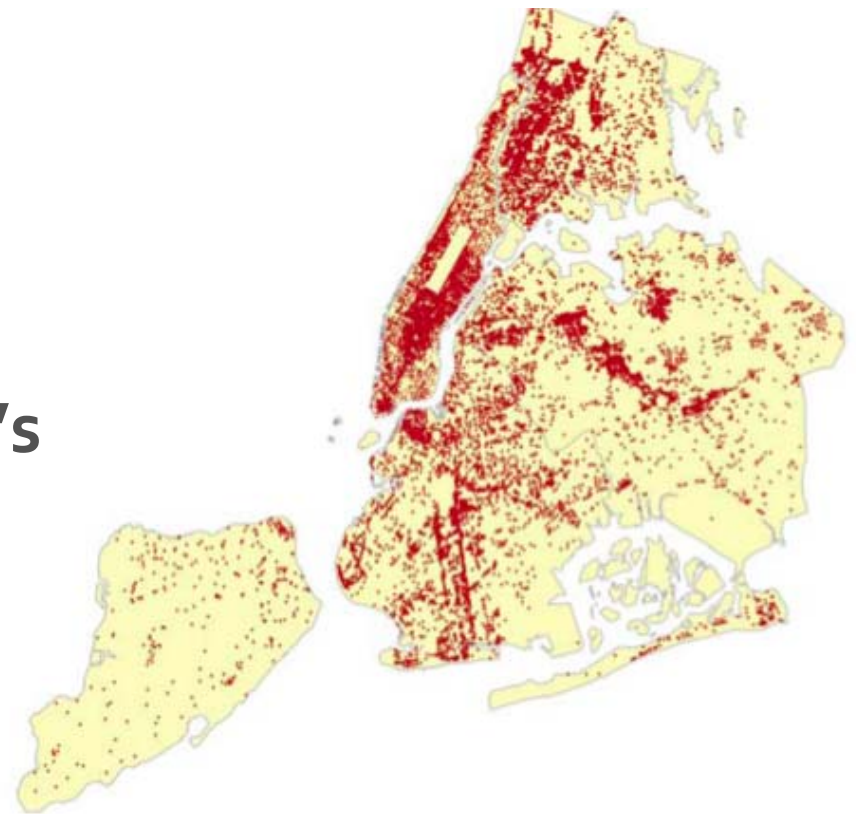
Benchmarking Law

- 75 – 80% of NYC carbon emissions come from buildings compared with 39% nationally
- The intention is to transform the building market in NYC for both lease and sale properties
- Measure, diagnose and develop informed capital plan



Benchmarking Law

- 2% of NYC's buildings are > 50,000 square feet
- This population, approximately 24,000 buildings, account for:
 - Nearly one half of NYC's total floor space
 - 45% of NYC's carbon emissions
- These types of buildings are located all of NYC's 5 boroughs



What is a Covered Building?

- According to the Department of Finance:
 - One building larger than 50,000 square feet
 - Two or more buildings on same tax lot larger than 100,000 square feet
 - Two or more buildings in condo ownership larger than 100,000 square feet



NYC Greener, Greater Buildings Laws Notice



*****AUTO**MIXED AADC 112

T45 P3-13073

Owner Name:
Property Address:
Borough, Block, Lot:

December 2010

REQUIREMENT TO BENCHMARK ENERGY USAGE
Please read below for details on how to comply with Local Law 84

Dear

The building(s) on your lot must be assessed for energy consumption by May 1st, 2011, and every May 1st thereafter in accordance with **Local Law 84 of 2009**, the "benchmarking law".

For a detailed explanation of the benchmarking law visit www.nyc.gov/GGBP.

Benchmarking Requirements:

- Benchmarking is a process to assess the energy consumption of one or more buildings by inputting data into the United States Environmental Protection Agency's (EPA) free online tool called Portfolio Manager.
- The data required includes 12 months of energy use, square footage, hours of use, plus other information as prompted by the tool.
- Your building(s) must be benchmarked by May 1st, 2011 using energy information (utility bills, etc.) from January 2010 through December 2010.
- Buildings may begin the process of benchmarking today, but will need to both electronically access the Portfolio Manager tool and submit their data to the City of New York through a link to be made available at www.nyc.gov/GGBP after January 1st, 2011.

Other Requirements:

In addition, the building(s) on this lot *must also comply* with the following New York City Greener, Greater Buildings Laws:

- Local Law 87 of 2009: **Audits and Retro-commissioning**, by 2014, and every ten years thereafter;
- Local Law 88 of 2009: **Lighting Upgrades and Sub-metering**, by January 1st, 2025

For more information on the NYC Greener, Greater Buildings Laws keep visiting www.nyc.gov/GGBP, because the site will be periodically updated.

Thank you in advance for your cooperation with the City on these important green initiatives. If you have any questions regarding compliance with the Greener, Greater Buildings Laws, please email: sustainability@buildings.nyc.gov.

What Does the Law Require?

- Covered buildings must complete an annual assessment of energy and water use – “Benchmark” - by May 1 of every year beginning in 2011
- Benchmarking must account for all of a building’s energy use – electricity, natural gas, fuel oil & steam – for the previous calendar year (12 months)
- Owners are required to request separately metered energy use information from their non-residential tenants

Benchmarking Law

- Public disclosure of benchmarking results:
 - City buildings – September 2011
 - Non-residential buildings – September 2012
 - Residential buildings – September 2013
- Sample data displayed publically must include:
 - Energy use index (EUI) for residential buildings – energy use per square foot
 - Energy star rating for non-residential buildings



Benchmarking

- The law requires that energy data be uploaded into the “benchmarking tool”
- EPA Portfolio Manager:
 - www.energystar.gov
 - Online and paper-free
 - Free of charge
 - Use your existing account

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Portfolio Manager Overview

Supporting Documents

- [Professional Engineer's Guide](#) (2MB) provides information to assist the licensed building professional in reviewing a rated building as part of the application for the ENERGY STAR. Here you will find the procedures for evaluating the acceptability of a building's indoor environment and verifying the building and energy data entered into Portfolio Manager.
- [Technical Descriptions of Models in the Rating System](#) provide detailed information on the statistical foundation of the ENERGY STAR ratings for eligible space types.
- [Methodology for Incorporating Source Energy Use](#) (118KB) provides an explanation of the distinction between site and source energy consumption methodologies. The document also provides details on the policy for incorporating renewable energy, the philosophy behind the use of national factors, and specific calculations used to derive each conversion factor.
- [Technical Description of Greenhouse Gas Emission Calculations](#) (141KB) provides detailed information on the methodology used to calculate greenhouse gas emissions (in carbon dioxide equivalents — CO₂e) in Portfolio Manager.
- [FAQs: On-site Solar and Wind Energy in Portfolio Manager](#) (70KB) provides responses to common questions regarding the addition of on-site solar and wind energy to Portfolio Manager in August 2009.
- [2001 Class Study](#) (111KB) and [1999 Class Study](#) (953KB) both provide detailed information about the characteristics of buildings that earned the ENERGY STAR in 1999 and 2001. These papers present important data that verifies the validity of the national energy performance rating system.
- [Indoor Air for Schools](#)

Portfolio Manager Login

Username:

Forgot your username?

Password:

Forgot Your Password?

New User? Register

Login

Selected Resources

- [Learn How The Rating System Works](#)
- [Take the Portfolio Manager Tour](#)
- [Review Eligibility Requirements](#)
- [Read Technical Descriptions of Rating Methodology](#)
- [Review Supporting Documents](#)
- [Find Service Providers Offering Automated Benchmarking Services](#)
- [Apply for the ENERGY STAR](#)
- [Portfolio Manager FAQs](#)

Getting Started for...

- Government
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- Industrial
- K-12
- Real Estate/ Multifamily
- Retail
- Small Business
- Congregations
- Service & Products Providers
- Utilities & Energy Efficiency Program Sponsors

Using the Portfolio Manager Tool

- What if I don't obtain all energy use data for my residential building?
- **Option 1: Extrapolation Method**
 - Enter as "actual" data
 - Only used when you have billing or meter data by energy type for a minimum of 10% of apartments in each apartment line of the building
 - Use formula in rule.
- **Option 2: Default Value Method**
 - Enter as "temporary" data
 - Use default values in table 1 of rule

Using the Portfolio Manager Tool

- What if I don't obtain all energy use data for my non-residential building?
- Default Value Method:
 - Enter data into the Portfolio Manager Tool as "temporary" energy data
 - Use default values in table 2 of the rule
 - $\text{Default Value} \times \text{Gross Floor Area} \times 12 \text{ months} = \text{Temporary Energy Data}$
 - The use of default values for non-residential tenant space will expire after the Benchmarking Report submission due on May 1, 2012

Using the Portfolio Manager Tool

- **Special circumstances:**
 - **Water use – Buildings provided with automatic meter-reading equipment by DEP will have their water use data entered by DEP**
 - **New buildings – Owners of new buildings must benchmark beginning in the first full calendar year following the receipt of the first Temporary Certificate of Occupancy**
 - **Buildings with change in ownership – New building owners must benchmark beginning the first full calendar year following the change in ownership**

Using the Portfolio Manager Tool

So, I've Entered All My Data into the Portfolio Manager tool, what next?

- Go to: www.nyc.gov/GGBP
- Scroll to the Submitting Benchmarking to the City section
- Follow the step-by-step instructions



- **Submitting Benchmarking to the City:** To submit completed benchmarking for compliance with the law you must use the NYC LL84 Benchmarking 2010 Compliance Report available [HERE](#). The web link will prompt a user to log into their Portfolio Manager account. By accessing their account through this web link, a custom report for New York City LL84 compliance will be available. The report needs to be completed electronically in your Portfolio Manager account for each lot required to benchmark. The report will then be electronically submitted to the City of New York. Detailed instructions are below.
 - Step by Step Submission Instructions: Click [here](#) to read detailed instructions on how to complete the benchmarking process and submit to the City for compliance with Local Law 84.
 - To read a copy of the report instructions that pop-up when you access the compliance report in Portfolio Manager, click [here](#).
 - Please note that the report does collect many data points for each building. In many cases a data field with show an "N/A" because that data point does not apply to your building. Keep in mind none of this year's benchmarking information will be made public. By law, the City is required to do an analysis of the benchmarking data and that is what it will be used for.

Records Retention

After I have submitted all my data, what do I need to do?

- The law requires that you keep the following items for 3 years from the submission deadline date, May 1:
 - The confirmation email from EPA stating you submitted your Benchmarking Report
 - Proof of request made to non-residential tenants for their energy use information
 - Back-up information regarding energy-use inputs
 - Copy of energy input data entered into the Portfolio Manager tool

Failure to Benchmark

- The Law classifies failing to submit your Benchmarking Report as a lesser violation
- Failure to submit your Benchmarking Report = a violation and \$500 fine
- For 2011, no violations will be issued prior to August 1. For 2012 and after, violations will be issued starting May 1
- Continued failure to submit your Benchmarking Report will result in additional violations being issued every 3 months for which the report is not submitted
- The maximum penalties that can be issued per year are \$2,0000

	Total	Open
Complaints	5	0
Violations-DOB	27	0
Violations-ECB (DOB)	11	0
Jobs/Filings	40	
ARA / LAA Jobs	1	
Total Jobs	41	
Actions	14	

OR Enter Action Type:

OR Select from List:

Select..

AND

Other Agency Violations	Total
Only FDNY and DEP Asbestos violations issued on or after January 1, 2008 are available on BISWeb	
Violations-ECB (FDNY)	0
Violations-ECB (DEP Asbestos Only)	0

Challenging a Violation


- You can challenge a violation issued for failing to submit your Benchmarking Report
- Challenges must be made in writing to the Department within 30 days of the postmark date on the violation
- Proof in support of challenge may include the following:
 - Proof from DOF that building is not required to Benchmark
 - Proof that your Benchmark Report was submitted on time – the EPA confirmation email
 - Proof of change in building ownership

Getting Help

- **DOB Informational Sessions:**
 - Partnership with Urban Green Council to provide public with overview of the Greener, Greater Buildings Plan and step by step instruction on the Benchmarking checklist
- **Benchmarking Help Center:**
 - Call 311 to connect with live assistance in setting up a Portfolio Manager account
- **Additional Guidelines & Instructions:**
 - Includes service notices and updates to website content to provide most up to date information

Resources

- The Benchmarking section on the Department's website, www.nyc.gov/buildings
- Includes:
 - Link to the Greener, Greater Buildings Plan website
 - Frequently Asked Questions
 - Information on Live Educational Outreach sessions on Benchmarking & other Greener, Greater Buildings topics
- Email sustainability@buildings.nyc.gov



The screenshot shows the NYC Buildings website interface. At the top, there is a search bar and navigation links for Residents, Business, Visitors, and Government. Below the header is a large banner for "CONSTRUCTION SAFETY WEEK" with the dates "April 25 - 29, 2011". A sidebar menu on the left contains various categories, with "SUSTAINABILITY" highlighted by a red circle. A dropdown menu for "SUSTAINABILITY" is open, listing sub-items: Benchmarking, CoolRoofs, Green Roofs, Microturbines, Solar Panels, Bicycle Access, Sustainability Board, Resources & Links, and Presentations. To the right of the dropdown is a "Sustainability Benchmarking" section with a photo of energy meters. Below this is a "Benchmarking Updates" section with a "Benchmarking Rule" update and a "Benchmarking Compliance Report Submission" section. At the bottom right, there is a "Understanding the Greener, Greater Buildings Plan & Benchmarking" section with event details.

CONSTRUCTION SAFETY WEEK
April 25 - 29, 2011

Sustainability Benchmarking

Benchmarking provides owners, tenants and operators with a greater understanding of their buildings' energy and water consumption.

Benchmarking Updates

Benchmarking Rule
The new Benchmarking Rule has been officially adopted.
[View the Rule \(PDF\)](#)

Benchmarking Compliance Report Submission
The link to submit your Benchmarking Report to the City is now available on the Greener, Greater Buildings Plan website, www.nyc.gov/GGBP. To register and/or access your account, use the [EPA's Portfolio Manager](#). After you enter your data, follow the instructions on the Green, Greater Buildings Plan website to submit your Benchmarking Compliance Report. Reminder, all reports must be submitted to the City by May 1, 2011.

Understanding the Greener, Greater Buildings Plan & Benchmarking
On April 20, 2011, the Department will hold a free information session for New Yorkers on the Greener, Greater Buildings Plan and the new benchmarking requirement for buildings 50,000 square feet or greater. To register for the event, please visit the [Urban Green Council's website](#).

Date & Time:	Location:
April 20, 2011	Department of Buildings 280 Broadway New York, NY 10007
9:30am	6th Floor Training Room

Resources

Greener, Greater Buildings Plan website:

- www.nyc.gov/GGBP

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THE NEW YORK CITY
GREENER, GREATER BUILDINGS PLAN

Buildings dominate New York City's carbon footprint. Approximately 75 percent of New York City's carbon emissions stem from energy used in buildings, and today's existing buildings will make up 85 percent of all real estate in 2030.

Therefore, increasing the energy efficiency of the city's existing buildings has been, and will continue to be, a central PlanNYC focus. Indeed, the full effects of the City's energy efficiency efforts launched to date are expected to reduce annual citywide greenhouse gas emissions by 4.5 million metric tons of CO₂e by 2030, which is equivalent to nearly 7.5 percent of citywide 2005 baseline emissions. To address the critical area of energy use in existing buildings, the City has enacted a set of efficiency requirements for existing private and public sector buildings. In December 2009, Mayor Bloomberg signed the four legislative components of the Greener, Greater Buildings Plan, the most comprehensive set of efficiency laws in the nation. Together these laws remove a loophole in the energy code to ensure that it applies to all construction projects, require annual energy efficiency benchmarking that will be disclosed to the public, and mandate a set of cost-effective energy efficiency upgrades and evaluations of the city's largest buildings, both public and private. By focusing primarily on 24,000 of the city's largest buildings, which constitute roughly half of citywide square footage and 45 percent of citywide greenhouse gas emissions, the Greener Greater Buildings Plan will result in an emissions reduction of almost five percent. It will also reduce citywide energy costs by \$700 million annually by 2030 and create roughly 17,800 construction-related jobs over ten years.

This site is being updated regularly to reflect new information. If you do not see information that you are looking for, please check back at a later time. Viewing PDFs requires Adobe Reader.

Where to get training

Training related to benchmarking (LL84)

- **Web Materials:** Below are links to materials from the Environmental Protection Agency (EPA) on their benchmarking tool Portfolio Manager
 - [Benchmarking Starter Kit](#) - Useful information for getting started
 - [Portfolio Manager Overview](#) - Learn about the tool and its features in more detail
 - [Live and Self-guided Training](#) - Live web conference schedule, animated presentations, pre-recorded trainings, and self-guided presentations
- **Live Training:** The Association for Energy Affordability is offering in person training on the Portfolio Manager Tool. The training will also cover how to comply with New York City's benchmarking mandate. [See flyer for more information](#)
 - For class dates and to register [visit AEA's website](#)

Benchmarking

Why should I Benchmark?

Because you can't manage what you
don't measure

