Local Law 31 and 32

NYC Charter Chapter 9: Capital Projects and Budget
Section 224.1: Green Building Standards

The **Capital Green Building Program** is an effort by the City of New York to carry out the provisions of the capital green building laws in order to ensure most capital projects owned or funded by the City are designed and constructed to be more energy efficient.

In 2016, the New York City Council adopted Local Laws 31 and 32. These laws amended Local Law 86 of 2005, one of the nation's first green building laws.

These laws require stringent green building design standards for city-funded capital projects and requires them to significantly reduce energy consumption.

Local Law 31 requires city-owned capital projects to consume less energy than similar existing building types.

Local Law 32 requires more stringent LEED® design and other designated standards for city-funded capital projects (amendments to Local Law 86 of 2005).

Charter Section 224.1 is labeled, "Green Building Standards", and codifies the laws within the New York City Charter and Administrative Code.

The Mayor's Office of Environmental Coordination (MOEC) is authorized by Executive Order 97 of 2006 to exercise the powers and duties of the Mayor in conjunction with LL86 and Charter Section 224.1, which now also includes oversight of LL31 and LL32.

Through the Capital Green Building Program MOEC collaborates with agencies to identify if their projects are subject to the laws and assesses and verifies subsequent compliance. MOEC is required to report to the New York City Council on an annual basis on multiple components related to city capital projects.

These green building standards have specific project applicability criteria that is determinative of the design and construction requirements. Applicability of the law and its requirements is dependent on estimated construction cost (indexed to inflation annually), building use group and project type, among other criteria.

Criteria and Requirements

LEED® Rating

Most capital projects with an estimated construction cost of $2,000,000 or more involving the construction of a new building, addition to an existing building, or the substantial reconstruction of an existing building, across most occupancy groups, are required to be designed and constructed to achieve a LEED® gold or higher rating, or other alternative green building standards.

Low Energy Use Intensity Building

Across most occupancy groups, similar city-owned projects are required to be designed as a low energy intensity building. A low energy intensity building is one designed and constructed such that its energy use intensity is the less stringent of the following;

(1) 50 percent of the design energy intensity of the more stringent of (a) the median source energy use intensity for contemporary buildings according to benchmarking data or (b) standards established for similar buildings according to ASHRAE 90.1-2013.

(2) A source energy use intensity of 38 kBTU/yr per square foot of floor area and for additions to, or substantial reconstructions of, existing buildings, a source energy use intensity of 42 kBTU/yr per square foot of floor area.

Energy Cost Reductions

Non-city owned projects (or city-owned projects without an envelope scope) estimated construction costs of $12,000,000 or more are required to reduce energy costs to by 20 percent. Projects with an estimated budget of $30,000,000 must reduce energy costs by 25 percent. Energy cost must be reduced by an additional five percent if it the payback on such investment through savings in energy cost would not exceed seven years.

System Installations or Replacements

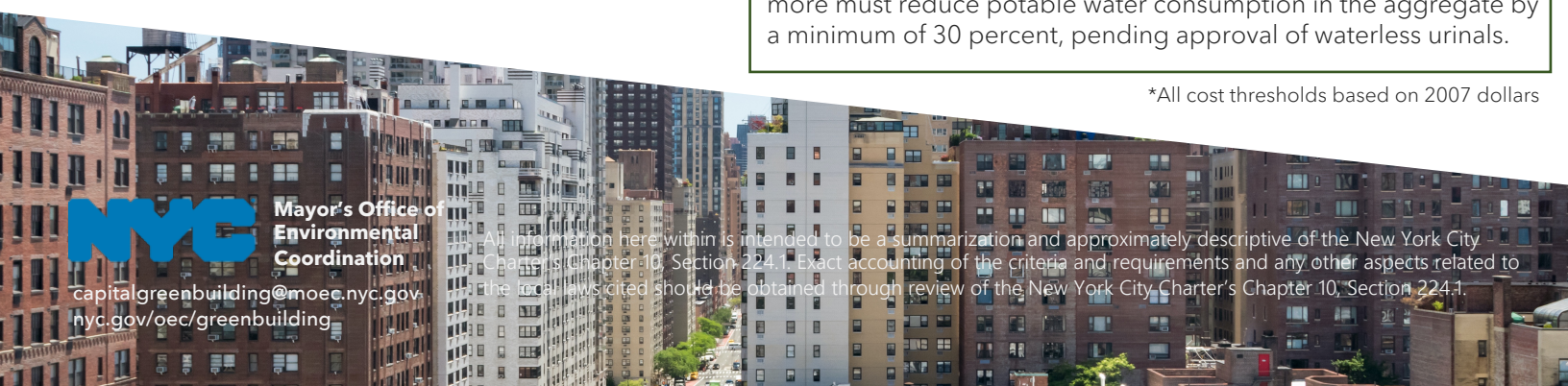
Capital projects that solely involve or include a system upgrade, are subject to specific requirements, dependent upon the type of project and the estimated installation or replacement cost.

Boiler	$2,000,000 or more	10 percent
Lighting	$1,000,000 or more	10 percent
HVAC	$2,000,000 or more	5 percent

Plumbing Systems

Each project involving the installation or replacement of plumbing systems at an estimated construction cost for such of $500,000 or more must reduce potable water consumption in the aggregate by a minimum of 30 percent, pending approval of waterless urinals.

*All cost thresholds based on 2007 dollars



Mayor's Office of Environmental Coordination
capitalgreenbuilding@moec.nyc.gov
nyc.gov/oec/greenbuilding