

# GREENER, GREATER BUILDINGS PLAN

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## Audits and Retrofits

### Summary of proposed legislation - Earth Day 2009

#### General

Smart energy-saving retrofits pay for themselves, but knowing which ones work in an individual building requires an analysis called an energy audit. This legislation will require large buildings to conduct an energy audit once every ten years, and to make those improvements that pay for themselves. The law will apply to a building's central systems, ensuring that buildings realize savings and individual tenants face minimal impacts.

#### Requirements

This legislation will apply to buildings on tax lots with 50,000 or more gross square feet of built area.

On a random rotating schedule, which will repeat every ten years, buildings covered by this law will be required to perform an energy audit of the building's central systems and to perform those improvements which have been determined to be cost-effective by the audit process. There are 22,000 buildings covered by this legislation, and roughly 2,200 will come due every year. Two types of improvements will be required: retro-commissioning measures, which are essentially tune-ups of existing equipment, and retrofit measures, which are replacements of outmoded equipment with more efficient models. Buildings with demonstrated superior energy efficiency will not have to conduct audits.

In order to ensure standard procedures and quality control of the audits, the bill references a national standard (ASHRAE) for the audit process and allows the Department of Buildings to define necessary training and experience requirements for auditors and any specific procedures for performing and documenting audits. This definition will be created in conjunction with the Green Workforce Development Working Group. Similarly, requirements will be developed to ensure that retro-commissioning agents are also qualified. To make sure that the audits are current enough to be relevant while also allowing owners sufficient time to perform the work, the bill allows a three year window of time between the completion of the audit and the completion of all retrofitting and retro-commissioning work.

The first 10% of covered buildings will not come due until the end of 2013; the legislation rewards early adopters and promotes the development of an experienced work force, by grandfathering in buildings that choose to comply early or have done aggressive energy upgrades since 2006. Buildings that are unable to secure financing for the work, or that experience unanticipated delays during construction, will be eligible for extensions.

#### Benefits

The city's largest buildings account for approximately 45% of the city's energy consumption, and much of that is in the building's central systems – such as the lights in the hallways or heat and hot water distributed to apartments or offices. Cost-effective improvements to these systems are projected to reduce citywide CO<sub>2</sub> emissions by roughly 2.5-3.0% by 2030, which is the largest individual impact of all the proposed legislation. The decreased energy consumption will also lower energy costs, reduce the pressure on the city's electrical and gas grids, and decrease air pollution in the city. Auditing and retrofitting will create thousands of construction-related jobs.

#### Effective Date

The bill will go into effect immediately. However, no energy efficiency report will be required to be submitted to the Department of Buildings prior to December 31, 2013.



New York City Council  
Speaker Christine C. Quinn



City of New York  
Mayor Michael R. Bloomberg

A GREENER, GREATER NEW YORK

To learn more visit [www.nyc.gov/planyc2030](http://www.nyc.gov/planyc2030) and [www.council.nyc.gov](http://www.council.nyc.gov)

This piece of legislation is part of an overall package – the Greener, Greater Buildings Plan – that will foster the continuing improvement of large buildings in New York City. It will reduce energy consumption, save money, create jobs, decrease air pollution, and shrink the city's carbon footprint.