

Greener, Greater Buildings Plan requires buildings over 50,000 gross square feet to upload their energy and water consumption to the Environmental Protection Agency's Energy Star Program.

On December 9, 2009, New York City passed major legislation known as the "Greener, Greater Buildings Plan" that places New York City at the forefront of municipal efforts to improve the energy efficiency of existing buildings.

The legislation consists of a new NYC Energy Conservation Code and three additional regulatory bills. Apart from the NYC Energy Conservation Code, which applies generally to all city buildings, the remaining three bills apply to all buildings over 50,000 gross square feet (aka covered buildings). Covered buildings also include two or more buildings on the same tax lot that together exceed 100,000 gross sq. ft. and buildings over 10,000 sq. ft. where the City pays part or all of the electricity bills

Local Law 84: Benchmarking Energy & Water Use

- The water and energy benchmarking bill requires owners to annually benchmark the buildings' energy and water usage, beginning no later than May 1, 2011, using 2010 usage data.
- Benchmarking compares subject building performance to other similar properties and creates a baseline from which to improve.
- New York City has designated the Environmental Protection Agency's (EPA's) Energy Star program as the methodology for benchmarking NYC buildings.
- Benchmarked information will be publicly disclosed on the internet each year.

Buildings must be inspected and data must be input into the EPA's benchmarking tool and updated periodically. In certain situations, data must be obtained directly from tenants and the onus is on the landlord to secure this data.

UtiliSave's© Energy Management Solutions is pleased to inform you of the **Benchmarking Solution Services** we will be providing our clients which will make this new requirement painless and hassle free. UtiliSave can take the burden off you and handle the data gathering, initial setup, annual uploading and ongoing tracking to ensure that you are in compliance with every facet of the law. UtiliSave's benchmarking compliance services includes:

- Collecting comprehensive energy bill data
- Comprehensive physical inspection of each building
- Classifying the building's operations and space types
- Generating a Benchmarking Report for each building
- Monthly updating of data
- Filing necessary compliance documentation with the city



Summary of New York City's Energy Benchmarking Requirement

1. This law mandates annual energy and water benchmark reports for privately owned buildings over 50,000 square feet in size.
2. Qualifying buildings must submit the first benchmarking report on May 1, 2011, and submit reports annually no later than May 1.
3. Benchmarking of water use is required only if Department of Environmental Protection automatic meter reading equipment has been in place for the entire previous calendar year.
4. For building owners with separately metered commercial tenants, the owner of the building must request information on a commercial tenant's separately metered energy use for the previous year, and the tenant is obliged to provide this information.
5. Owners must request information between January 1st and January 31st of the reporting year, and tenants must provide information by February 15.
6. If owners receive notice that a tenant is planning to vacate, owners must request the relevant information and the tenant is obliged to provide it.
7. Failure of any tenant to report information requested will not relieve the owner of obligation to benchmark using available information.
8. Owners must preserve records needed to benchmark the building for three years, and make documents available upon request by Department of Buildings.
9. It is unlawful for the owner of a covered building to fail to benchmark the building.
10. Utility companies (Con Ed, National Grid) are encouraged to directly upload utility bill data, which relieves owners or tenants of reporting obligations.
11. Water usage information for metered covered buildings will be directly uploaded by the Department of Environmental Protection.

Benchmarking for residential and commercial buildings must be submitted by May 1, 2011. Let us help you comply with this mandated energy benchmark ordinance. For more information about UtiliSave's **Benchmarking Solution Services** please contact Elliot Schreiber VP, Sales & Marketing, at 718-382-4500 ext 234 or Dimitri Wittal VP, Business Development, at ext 249.