

NYC's New Energy and Carbon Laws Local Laws 97 & 95 of 2019

Building Greenhouse Gas Emissions Limits (LL97) & Building Energy Labels (LL95)

NYC's 80x50 Target: Reduce Greenhouse Gas (GHG) Emissions by 80% by 2050

Most buildings over 25,000 sf are now required to:

- Report Building Energy Usage Annually;
- Display an A-D Building Energy Performance Label (from ~Fall 2020); &
- Stay within a prescribed Carbon Budget (starting 2024; tougher from 2030)

Penalties for failure to comply can be substantial!

How Can We Help?

- LL97 **Due Diligence**
- LL97 Preparation and Energy Studies for **Existing Buildings**
- LL97 Analysis for **Design Projects** and/or **Tenant Space**
- LL97 **Lease** Language Review
- Retro-commissioning to optimize **Existing Building Operations**

FOR FURTHER INFORMATION Please Contact::

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Local Law 97 of 2019

Further Information...

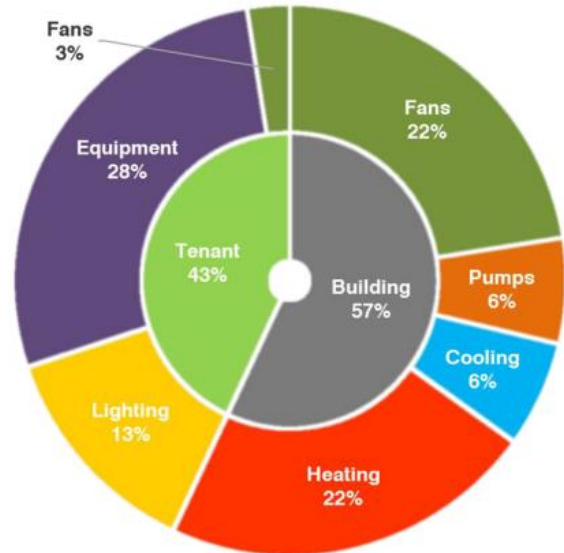
GHG Emissions Limits:

For Class 'B' Buildings (incl. Commercial Office):

- 2024 – 2029: 8.46 kgCO₂e / sf
- 2030 – 2035: 4.53 kgCO₂e / sf

Penalties and Fees:

- Failure to Report: \$0.50 / sf per month
- Energy Usage: \$268 / tCO₂e over limit per yr.



GHG by End Use for an office building in NYC

CHECKLIST – PREPARE YOUR BUILDING FOR LL97:

MANAGEMENT

Benchmarking, Lease Language & Compliance

- Know your building's emissions limits and eligibility for adjustments or exclusions
- Write Local Law 97 into tenant leases
- Develop compliance procedures

ENGINEERING

Upgrading to a Low Carbon Building

- Identify and design upgrades to reduce or eliminate future penalties
- Implement upgrades before the 2024 and/or 2030 limits come into force
- Retro-commission regularly to keep building tuned for optimal performance

PROCUREMENT

Budgeting & Cost Saving Strategies

- Budget for upgrades, credits & penalties
- Secure NYC Renewable Energy Credits, &/or carbon credits, at below cost of penalties
- Pay any residual Local Law 97 penalties

**RDE know LL97, and we know NYC buildings.
We can help get your building ready!**

Local Law 97 of 2019 Sample Penalty Costs:

19 WEST 44TH ST

- 300,000 sf, pre-war office building
- 7.7 tCO₂e in 2016



PROJECTED ANNUAL PENALTIES

2024 – 2029:	2030 – 2034:
\$0 per year*	\$255,000 per year*

+ \$150,000 per month if building fails to file report

* Assuming no change to energy use versus reported 2016 usage.

CLASS A OFFICE BUILDING, PARK AVE.

- 1,800,000 sf, mid-century building
- 11.3 tCO₂e in 2016



PROJECTED ANNUAL PENALTIES

2024 – 2029:	2030 – 2034:
\$1,400,000 per year*	\$3,300,000 per year*

+ \$900,000 per month if building fails to file report

* Assuming no change to energy use versus reported 2016 usage

RDE CLIENTS:

Real Estate:

- Tishman Speyer Properties
- Durst
- TIAA-CREF
- Time Equities Inc.
- Olnick Organization
- Fisher Brothers
- Moinian Group
- Capstone Equities
- CommonWealth Partners
- George Comfort & Sons
- Muss Development Group

Technology:

- Google
- Ericsson

Financial & Professional Services:

- Bank of America
- Morgan Stanley
- Swiss Re
- White & Case LLP
- Gensler

Institutional, Healthcare & Non-Profit:

- Queens Public Library
- Emblem Health
- Chapin School
- Con Edison
- Ford Foundation

Consumer:

- Calvin Klein
- Tommy Hilfiger
- Coca Cola Company
- PepsiCo
- NBA