



Construction Safety Week 2011

Benchmarking & Sustainability in NYC
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April 29, 2011 – 280 Broadway, 6th Floor Training Room

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Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.



Course Objectives

- **Participants will learn the components concerning the codes & standards of Greener Greater Buildings Plan**
- **Participants will receive practical instruction of the requirements of the Benchmarking rule**
- **Participants will review additional resources available to complete & implement Benchmarking requirements**
- **Participants will gain an understanding of the policy and anticipated next steps of the Greener Greater Buildings Plan**

- **Benchmarking Law – What's the “Big Picture”?**
- **Portfolio Manager – How Do I Benchmark?**
- **The Rule – How Do I Use Portfolio Manager?**
- **Resources – Where Can I Get Help?**

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

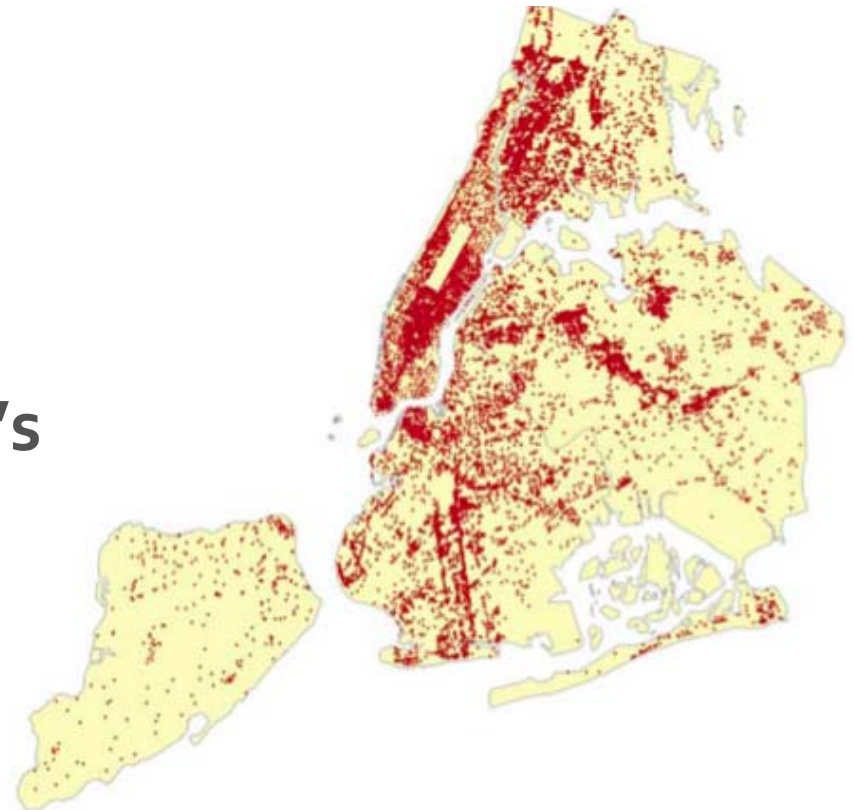
Benchmarking Law

- 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

The screenshot shows the EPA Energy Star website's 'Portfolio Manager Overview' page. The page has a blue header with the Energy Star logo and the text 'SUPERIOR ENERGY MANAGEMENT CREATES ENVIRONMENTAL LEADERS'. Below the header is a navigation bar with buttons for 'Products', 'Home Improvement', 'New Homes', 'Buildings & Plants', and 'Partner Resources'. The 'Buildings & Plants' section is active, showing a breadcrumb trail: 'Home > Buildings & Plants > Portfolio Manager Overview > Supporting Documents'. The main content area is titled 'Portfolio Manager Overview' and lists 'Supporting Documents' with links to various guides and methodologies. On the right side, there is a 'Portfolio Manager Login' form with fields for 'Username:' and 'Password:', and a 'Login' button. The form is circled in orange. Below the login form is a 'Selected Resources' section with links to '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', and 'Portfolio Manager FAQs'.

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

- 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

- **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.

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

- **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

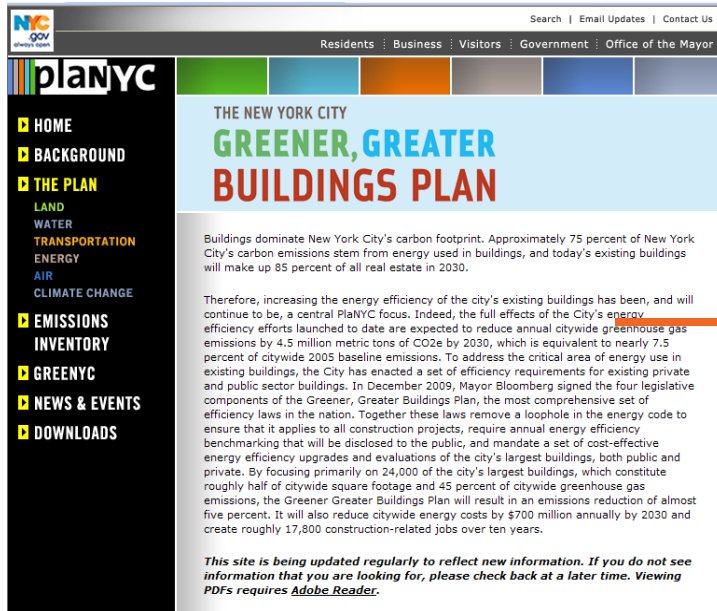
- The Benchmarking section on the Department's website, www.nyc.gov/buildings
- Includes:
 - Link to the Greener, Greater Buildings Plan website
 - Frequently Asked Questions
 - Information on Live Educational Outreach sessions on Benchmarking & other Greener, Greater Buildings topics
- Email sustainability@buildings.nyc.gov

The screenshot shows the NYC Buildings website interface. At the top right, there is a search bar and navigation links for Residents, Business, Visitors, and Government. A banner for 'CONSTRUCTION SAFETY WEEK' (April 25 - 29, 2011) is displayed. On the left, a vertical navigation menu lists various categories, with 'SUSTAINABILITY' highlighted in blue and circled in red. Below this menu, a sub-menu for 'SUSTAINABILITY' is visible, listing items such as Benchmarking, CoolRoofs, Green Roofs, Microturbines, Solar Panels, Bicycle Access, Sustainability Board, Resources & Links, and Presentations. To the right of the navigation menu, there is a section titled 'Sustainability Benchmarking' with a background image of energy meters. This section contains text about benchmarking, a 'Benchmarking Updates' heading, a 'Benchmarking Rule' section with a PDF link, a 'Benchmarking Compliance Report Submission' section with a link to the Greener, Greater Buildings Plan website, and an 'Understanding the Greener, Greater Buildings Plan & Benchmarking' section with details about an information session on April 20, 2011, including the date, time, and location.

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

Greener, Greater Buildings Plan website:

- www.nyc.gov/GGBP



The screenshot shows the NYC Greener, Greater Buildings Plan website. The header includes the NYC logo and navigation links for Residents, Business, Visitors, Government, and Office of the Mayor. The main content area features the title "THE NEW YORK CITY GREENER, GREATER BUILDINGS PLAN" and a paragraph stating: "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." Below this is another paragraph explaining the plan's goals and legislative components. A sidebar on the left lists navigation options: HOME, BACKGROUND, THE PLAN (with sub-links for LAND, WATER, TRANSPORTATION, ENERGY, AIR, CLIMATE CHANGE), EMISSIONS INVENTORY, GREENYC, NEWS & EVENTS, and DOWNLOADS. A red arrow points from the text in the main content area to the right-hand slide.

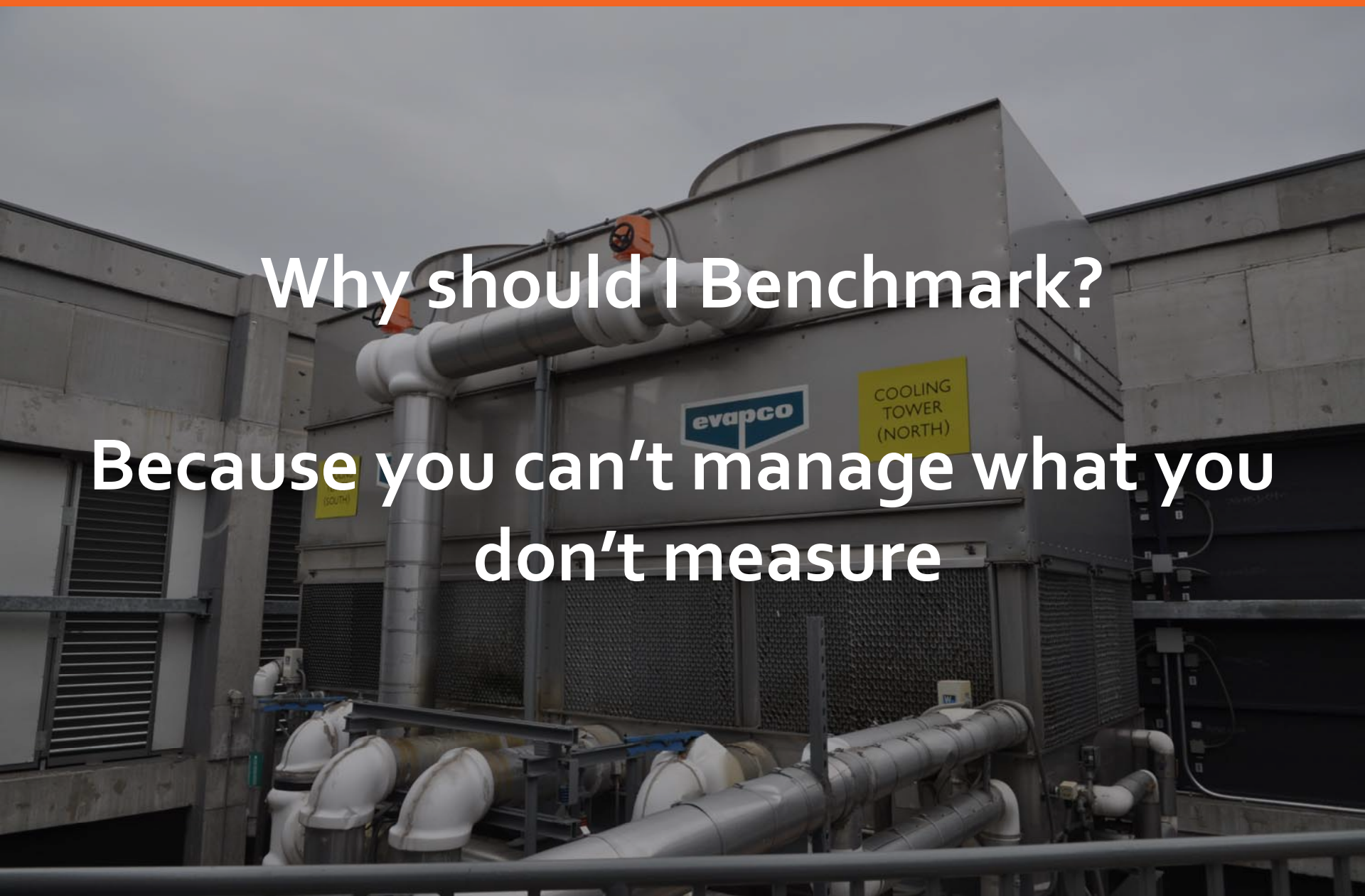
Where to get training

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](#)

Why should I Benchmark?

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



Questions?

This concludes the American Institute of Architects
Continuing Education Systems Course

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