Local Law 87 - New Energy Audit Standard

Syed M. Abidi, PE, CEM, CBCP, LEED AP BD+C
Deputy Director – Sustainability Enforcement Unit
New York City Department of Buildings

December 10th, 2019

The information in this document is only a summary and overview and is not intended to substitute for the full text and meaning of any law, rule, or regulation. The City disclaims any liability for errors that may be contained in this document and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this document and/or the information contained herein. The City reserves the right to take action at variance with this document. This document shall not be construed to create a substantive or procedural right or benefit enforceable by any person. The information contained in this document is current only as of the publication date of this document. © 2019 City of New York by and through the Department of Buildings. All rights reserved.
The commercial building energy audit industry being largely unregulated, energy audits vary greatly in scope, rigor and quality

Inconsistent practices for conducting and reporting energy audits for commercial buildings

Guidelines or best industry practices are open to subjective interpretations

Missing a common scope of work for use by building owners and auditors

1) Project and Team Information
2) Building Operating Schedule
3) Space Function Summary Schedule
4) Baseline Building Key Operating Parameters (Measured/Existing)
5) Building Description - Conditional Assessment
6) Utility Billing Analysis (Base Building + Tenant)
7) List of Mechanical Equipment and Lighting Inventory
8) List of Testing Equipment Used
9) Master List of Findings & ECMs List
10) Energy Savings Calculations
11) Economic Analysis
12) Pre and Post End Use Breakdown Schedule
Basis & Purpose of Rule Amendment

Replace the guidelines in the reference section with ANSI-approved standards for procedures required to perform energy auditing and retro-commissioning in a uniform manner.
Energy Audit Reference

An ASHRAE Level II Energy Audit must be performed on the base building systems of a covered building prior to filing an EER

- Provides consistent practices for conducting and reporting energy audit findings for commercial buildings
- Defines procedures required to perform Energy Audit Levels 1, 2, and 3
- Provides a common scope of work for these audit levels for use by building owners and others
- Establishes minimum reporting requirements for energy audit findings

**Sampling Protocol**  
**Key Operating Parameters**

**Marginal Cost**  
**Establishing Targeted EUI**

**Scope of Systems**
Contents and Procedures of Energy Audit

The scope of the energy audit must be at a minimum equivalent to the procedures, requirements, and reporting described for a Level II energy audit.

1. The Table of contents of the audit report must include all of the sections provided in the Level II energy audit report outline in Informative Annex D of standard 211-2018, or subsequent edition.

2. The energy audit report and certification form must be uploaded through the web-based Energy Audit template tool.
Online Energy Audit Tool

Beginning this year, 2019, the Energy Audit Excel tool has been replaced by the online EA Template. The Energy audit Tool (excel workbook will no longer be accepted for submission)

The following documents are required to be uploaded through the web-based platform, now referred to as the Energy Audit template:

- A PDF of the final Energy Efficiency Report (ASHRAE Level II audit report and Retro-Commissioning Report) that is required to be provided to the building owner

- A PDF of the signed and completed EERC1 Professional Certification: Energy Auditor and owner statements

Select the “Submit to City ,” button which will forward your submission to New York City Department of Buildings. You will then receive an email with the Building Name, Submission ID, and a Submission Date.

Once received, submit a PDF copy of that email and the Retro-Commissioning Data Collection Tool (Excel Workbook) and EERC2 Professional Certification: Retro-Commissioning Agent and Owner Statement (PDF) to LL87@buildings.nyc.gov to complete the LL87 submission.
Procedure to Submit an EER

Make sure to submit a complete EER:

- EERC1 Form
- EERC2 Form
- Energy Audit Template Tool Report
- Retro-Cx Spreadsheet Tool
- Final Energy Audit Report
- Final Retro-Cx Report
- DERPA Report (starting 2020)
- (DEEP Energy Retrofit Plan Analysis tool)

This rule shall take effect 30 days after its publication; provided, however,

That the amendments made by section one, two, and four through nine shall take effect on January 1, 2020

For any additional References or Questions please contact us at:

LL87Questions@buildings.nyc.gov

Questions are answered in the order they are received