
New York City will have the most sustainable skyline in North America

Buildings are responsible for two-thirds of New York City's greenhouse gas emissions. The city's rooftops are an underutilized asset, and can play a valuable role reducing carbon emissions and cleaning our air and water. Mayor de Blasio and the City Council drafted complementary laws (Local Laws 92 and 94 of 2019) requiring all new

buildings and those buildings undergoing major roof renovations to be covered with solar panels, green roofs, or some combination of the two. The bills also require all buildings to reduce urban heat hazards. **New York City may now have the most comprehensive sustainable roofing policy in the world.**

Impacts:

- 35 MW of new solar capacity annually, equivalent to taking 9,000 households off the grid
- Over 1 million tons of greenhouse gas emissions reductions by 2030
- More than 800 jobs created each year
- Up to 1 million additional gallons of stormwater managed every year
- Millions of square feet of cool roofs each year

Accelerating NYC's solar deployment can:

- Reduce energy costs, especially when paired with a green or cool roof.
- Deliver strong financial returns, with costs declining by 25% since 2013.
- Contribute to NYC's commitments of 250 MW of solar by 2025 and 1,000 MW by 2030.

Green roofs benefit NYC by:

- Mitigating pollution from combined sewer overflows and hazardous urban flooding.
- Creating wildlife habitat in the urban jungle and green space for New Yorkers to enjoy.
- Promoting roofs that last twice as long as traditional roofs and reduce heating and cooling costs.

Read the bills here:

- [Local Law 92](#)
- [Local Law 94](#)

Additional Resources:

- [DOB Bulletin](#)
- [ConEd NY Sun Manual](#)
- [Green Roof Researcher Alliance](#)

Bill specifics:

- Requirements apply to new construction, vertical and horizontal extensions, and major modifications to the roof requiring a permit. Standard roof membrane replacements will not trigger these requirements.
- Buildings must cover **all** available roof area in solar and/or green roofs. If a building cannot accommodate at least 4kW of solar capacity or 200 square feet of green roof, it is eligible for an exemption. For low-rise residential, the exemption threshold is 100 square feet.
- Buildings must install green roofs if solar is not feasible, and vice versa. The City may develop additional feasibility criteria beyond those included in the legislation.
- Affordable housing is provided an alternative compliance pathway for five years while HPD studies the bills' impacts. Projects with DOB permit approval prior to November 15, 2019 will not need to comply.
- Cool Roof standards are still required for roof areas that are not feasible for green or solar roofs, including on sloped roofs.

The bills are flexible, allowing property owners to choose the most cost effective option:

- Developers can reap the benefits of solar power with reduced or zero up-front cost using state, local and federal incentives and flexible ownership models.
- The NYC Retrofit Accelerator offers free, personalized advisory services to help building owners make these investments.
- The bills allow property owners to choose which option best fits their needs.

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Local Law 92 https://www1.nyc.gov/assets/buildings/local_laws/ll92of2019.pdf

Local Law 94 https://www1.nyc.gov/assets/buildings/local_laws/ll94of2019.pdf

Additional Resources:

DOB Bulletin <https://www1.nyc.gov/site/buildings/codes/building-bulletins-current.page>

ConEd NY Sun Manual <https://www.nyserda.ny.gov/All-Programs/Programs/NY-Sun/Contractors/Resources-for-Contractors>

Green Roof Researcher Alliance <https://www.greenroofsny.com/>

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