

Building Decarbonization Breakfast



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**building
energy
exchange**

31 Chambers Street
New York, NY

Opening Remarks

Julie Tighe, President, New York League of Conservation Voters

Moderator

Jon Furlong, Clean Buildings Campaign Manager, New York League of Conservation Voters

Speakers

Sara Bayer, Associate Principal, Director of Sustainability, Magnusson Architecture and Planning PC

Laura Humphrey, Director of Energy and Sustainability, L+M Development Partners

Joe Chavez, Deputy Director, Resilient & Efficient Buildings, NYC MOCEJ

May 23, 2023
8:30 to 10am

Building Decarbonization: Planning & Policy

Joe Chavez

Deputy Director, Resilient & Efficient Buildings

May 23, 2023



MOCEJ: Who We Are

- We are a team of architects, scientists, engineers, policy advisors, lawyers, and city planners working to create a city where our 8.5 million residents have access to clean air, clean water, green infrastructure, and resources to build sustainable and resilient communities.
- We recognize that climate change is **real**, it affects **everyone**, its impacts are not equally shared, and we must take bold action to **protect our planet and communities**.
- We believe that regardless of background or circumstance, all New Yorkers deserve a clean environment and **opportunities to thrive**.

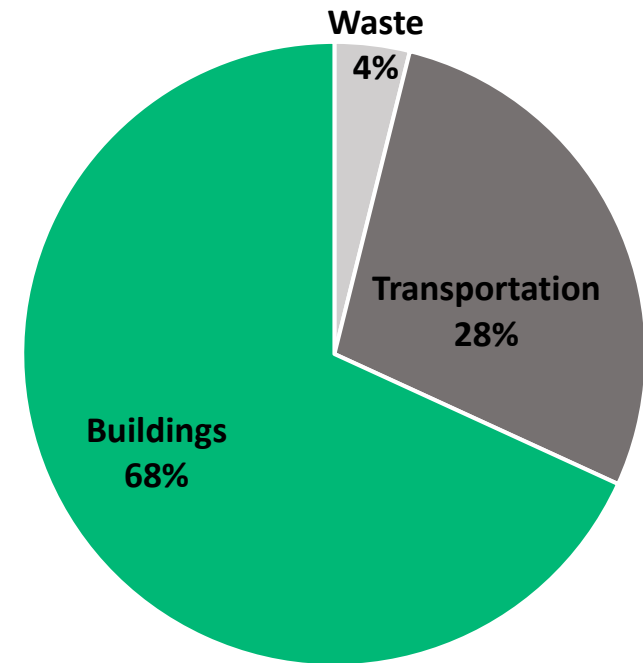
MOCEJ: Who We Are

- Our work is at the intersection of sustainability, resiliency, climate policy, public health, and racial equity
- Former office of Resiliency, Climate and Sustainability, Environmental Remediation, and Environmental Coordination
- Reorganization to increase efficiency and ensure a functional and high-quality approach to climate and environmental justice
- We develop world-leading climate policies and programs with innovation, creativity, and inclusivity to improve quality of life now and into the future, address the drivers of climate change and achieve environmentally and economically just outcomes for all New Yorkers.

New York City's Pathway to Decarbonization

- New York City has more than 1 million buildings, and more than 90% of them will still be here in 2050
- Nearly 70% of New York City's emissions come from buildings
- Fossil Fuels consumed in buildings account for 60% of emissions from buildings and 30% of total citywide emissions

NYC GHG Emissions by Sector (2021)



Timeline of Plans & Policies

Since 2007 New York City has been a global leader in climate policy & legislation



PlaNYC
Reduce citywide GHG emissions 30% by 2030

Greener, Greater Buildings Plan

- **Local Law 84** - Building Performance Benchmarking
- **Local Law 85** - New Energy Conservation Code
- **Local Law 87** - Energy Audit and Retro-commissioning
- **Local Law 88** - Lighting Retrofits and Submetering

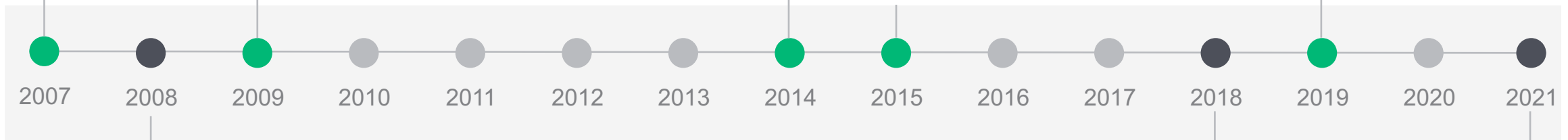
One City: Built to Last

- **Local Law 66** (80x50)
Commits NYC to 80% citywide GHG reduction by 2050

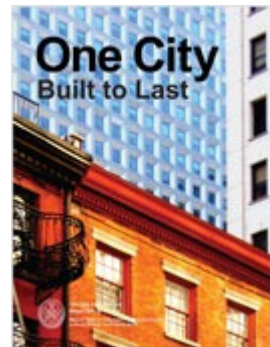
OneNYC
Expands GHG reduction targets to power generation, transportation, and waste

OneNYC 2050 & Climate Mobilization Act

- **Local Law 92 & 94** – Requires green roofs / solar pv for some new buildings
- **Local Law 95** – Updates to Building Energy Efficiency Grades (LL33)
- **Local Law 96** – Establishes Property Assessed Clean Energy financings (PACE)
- **Local Law 97** – Emissions limits for buildings over 25,000 sqft



Local Law 17
Created the Office of Long-Term Planning & Sustainability

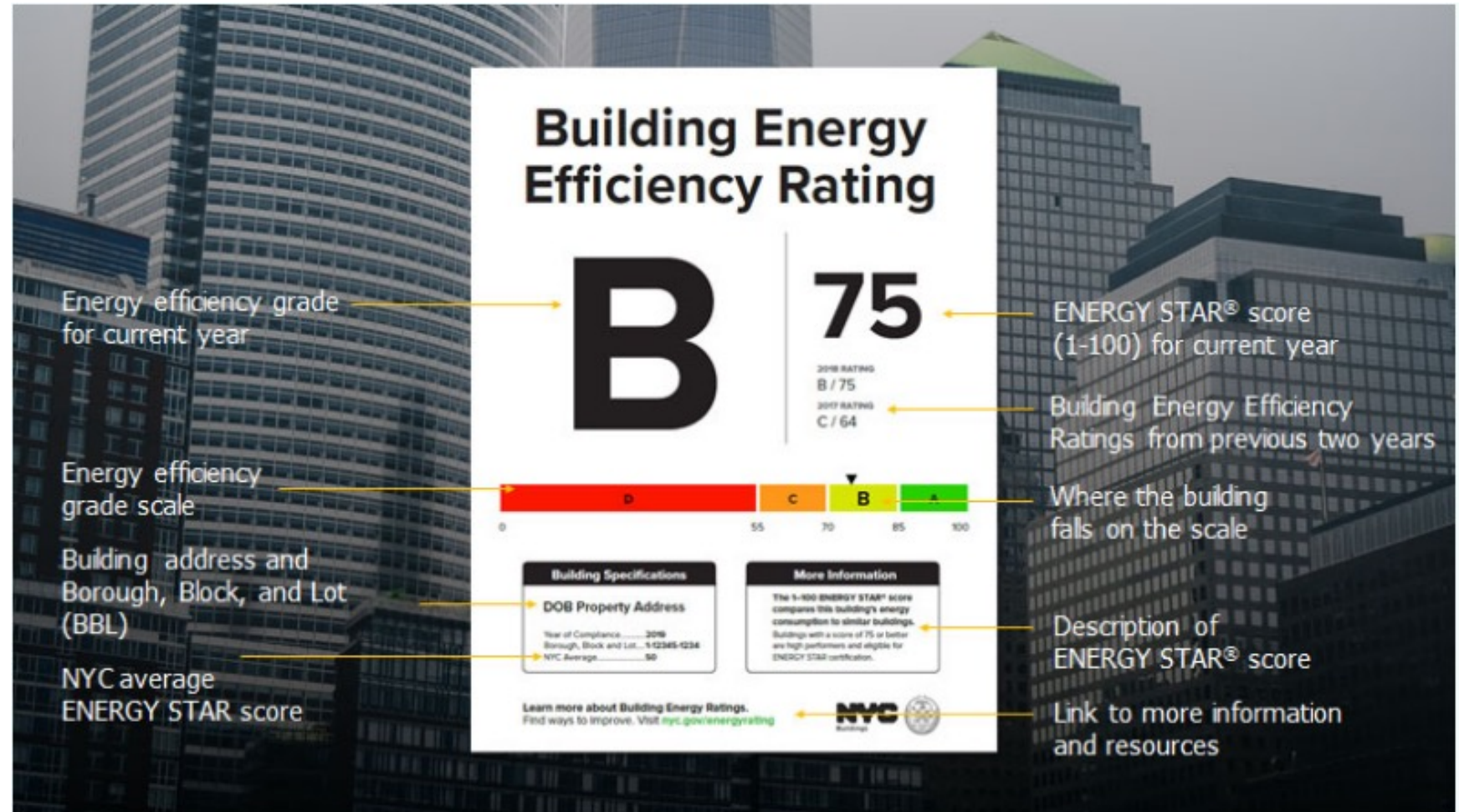


Local Law 33
Requires Building Energy Efficiency Ratings for all buildings >25,000 sqft

Local Law 154
Mandates phase out of fossil fuels in new buildings

Local Law 33/95

Requires owners of certain buildings over 25,000 square feet to obtain the **Building Energy Efficiency Rating** labels and display them near building entrances. The label includes an ENERGY STAR® score and a corresponding A-D letter grade to give New Yorkers a snapshot of the building's energy performance relative to its peers.



Local Law 97

Market Rate buildings >25,000 square feet are required to meet ambitious carbon reduction targets:

- First carbon emissions limit will be applied in 2024 2029
- Second carbon emissions limit will be applied in 2030 2034
- Lower limits will follow in 2035 and beyond to reach 80% reduction by 2050

Under existing conditions:

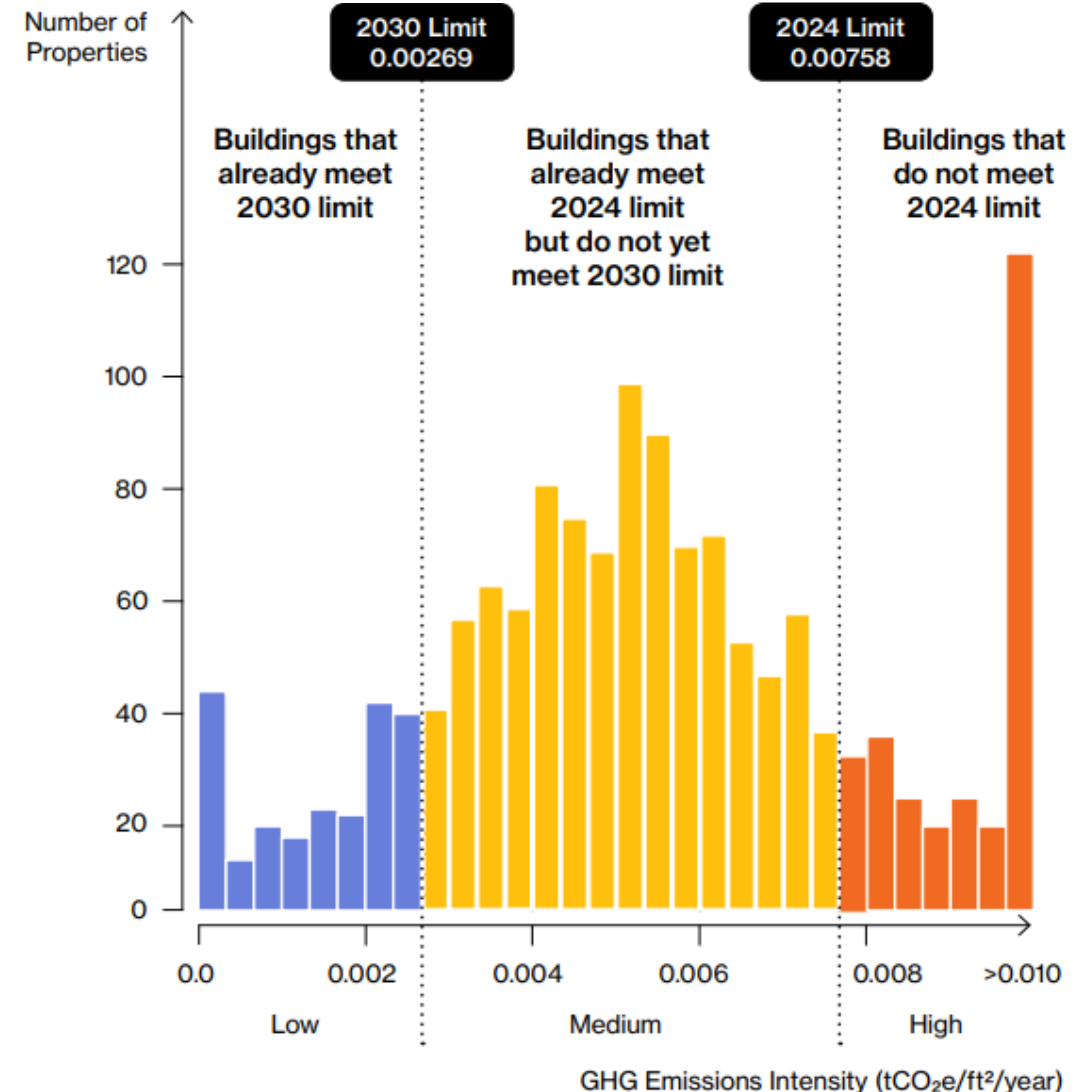
- 75% 80% of properties meet 2024 2029 LL97 limits
- 25% 30% of properties meet 2030 2034 LL97 limits

Affordable Housing buildings >25,000 square feet have varying requirements:

- Meet LL97 emission limits within a defined timeframe OR
- Implement Prescriptive Energy Conservation Measures

LOCAL LAW 97 BUILDING COMPLIANCE: COMMERCIAL BUILDINGS

The chart shows GHG emissions intensity (tCO₂e/ft²/year) for single use commercial office properties over 25,000 ft² as of 2019.



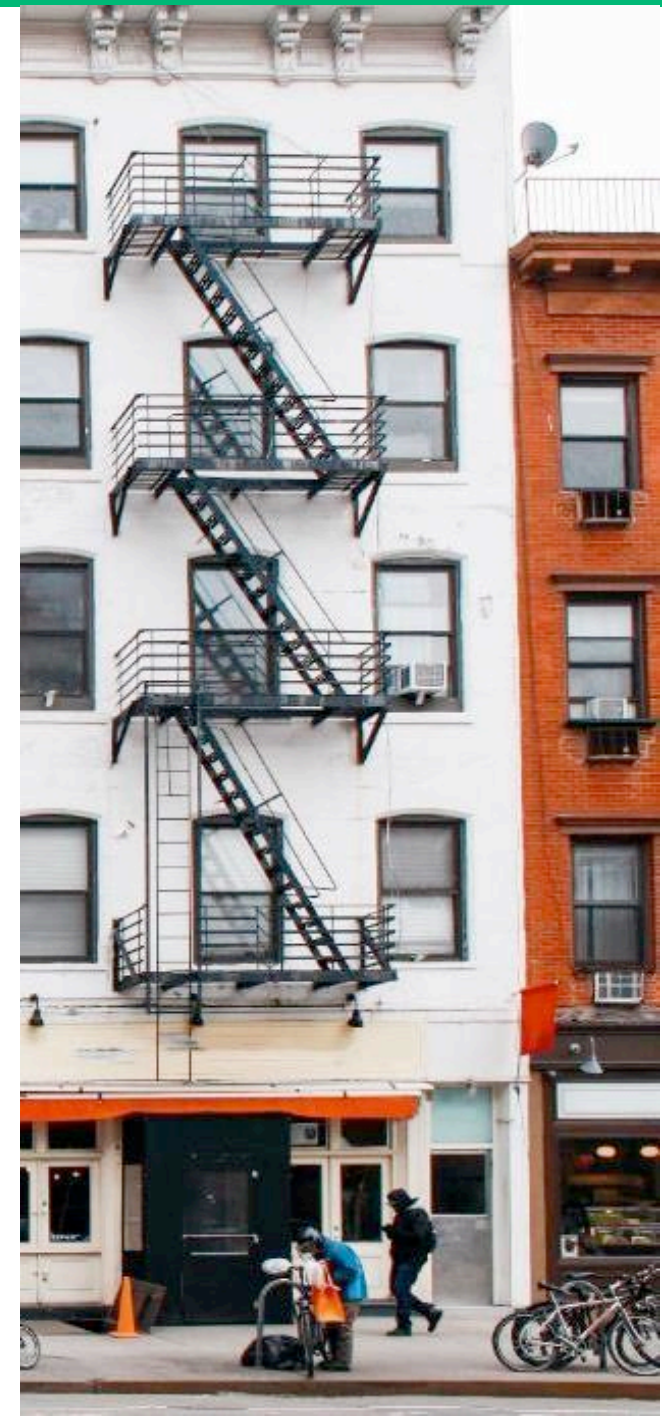
Local Law 97 Compliance Pathways

Owner demonstrates compliance with annual GHG limit

- Accurate gross floor area (gross square feet) is critical
- Starting in 2024 and by May 1 annually, file LL97 Report, certified by a Registered Design Professional
- Calculate LL97 annual penalties (LL97 calculator at www.beexchange.org/calculator)
- Exceeding carbon emissions limit: \$268 * metric tons CO₂e over limit, paid annually until compliant

Exception: If more than 35% rent regulated units, building owner may choose the Prescriptive Energy Conservation Measures (ECM) Path and “shall ensure that the following applicable ECMs have been implemented.”

Failure to Report: \$0.50/ft² per month / False Statement: \$500,000



NYC Accelerator

A New York City program to help control costs, meet compliance requirements for local laws, boost building performance, increase energy savings, and reduce carbon emissions across New York City buildings. NYC Accelerator:

- Provides free technical guidance to help the market transform how our buildings operate and are built
- Identifies building upgrade projects to help meet emissions limits established under the Climate Mobilization Act and other local building energy laws
- Offers no cost building operator trainings and supports green workforce development
- Connects building decisionmakers directly with service providers to implement decarbonization projects
- Helps buildings identify applicable financial incentives and financing, such as NYC Accelerator PACE



PlaNYC

Getting Sustainability Done



The City of New York
Mayor Eric Adams

April 2023

“ The urgent threat that climate change poses to our communities demands a similarly urgent response. It compels us to get sustainability done, because billions of dollars — and millions of lives — are at stake.

We will bring an all-of-government effort to bear against this threat, and we will deliver the solutions that New Yorkers have been promised and deserve.

NYC Mayor Eric Adams

PlaNYC 2023: Getting Sustainability Done

Protecting Us From Climate Threats

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Support building owners in complying with Local Law 97 emissions reduction goals by 2030

- Develop financing tools and innovative mechanisms to accelerate Local Law 97 compliance by 2030
- Develop trainings and certifications to support Local Law 97 compliance and implement resilience retrofits by 2024
- Expand NYC Accelerator by 2024

Thank You

Joe Chavez

Deputy Direct, Resilient & Efficient Buildings

May 23, 2023



Building Decarbonization Breakfast

panel discussion

Moderator

- Jon Furlong, Clean Buildings Campaign Manager, NYLCV

Panelists

- Joe Chavez, Deputy Director, Resilient & Efficient Buildings, NYC Mayor's Office of Climate and Environmental Justice
- Laura Humphrey, Director of Sustainability, L+M Development Partners
- Sarah Beyer, Director of Sustainability, Magnusson Architecture

questions?

thank you!