

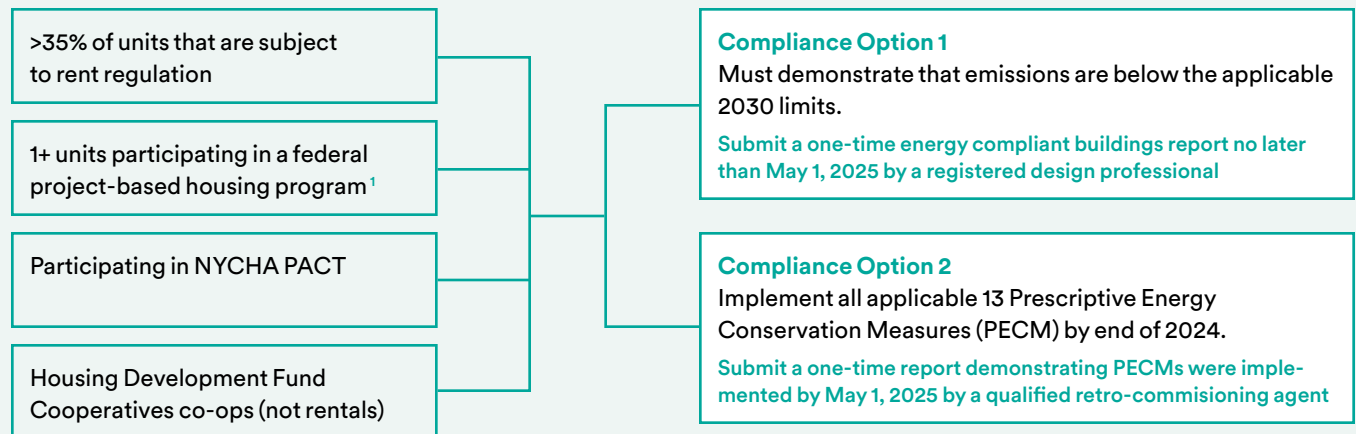
Compliance Pathways 101

Local Law 97 of 2019 (LL97) places annual limits on carbon emissions for New York’s large buildings starting in 2024. The law generally covers buildings that exceed 25,000 gross square feet, two or more buildings on the same tax lot that together exceed 50,000 square feet, and two or more buildings owned by a condo association that are governed by the same board of managers and that together exceed 50,000 square feet.

Article 321: Prescriptive Pathway

Prescriptive compliance, detailed in [NYC Administrative Code Title 28, Article 321](#), requires certain building types to meet an alternative set of requirements than most buildings covered by LL97.

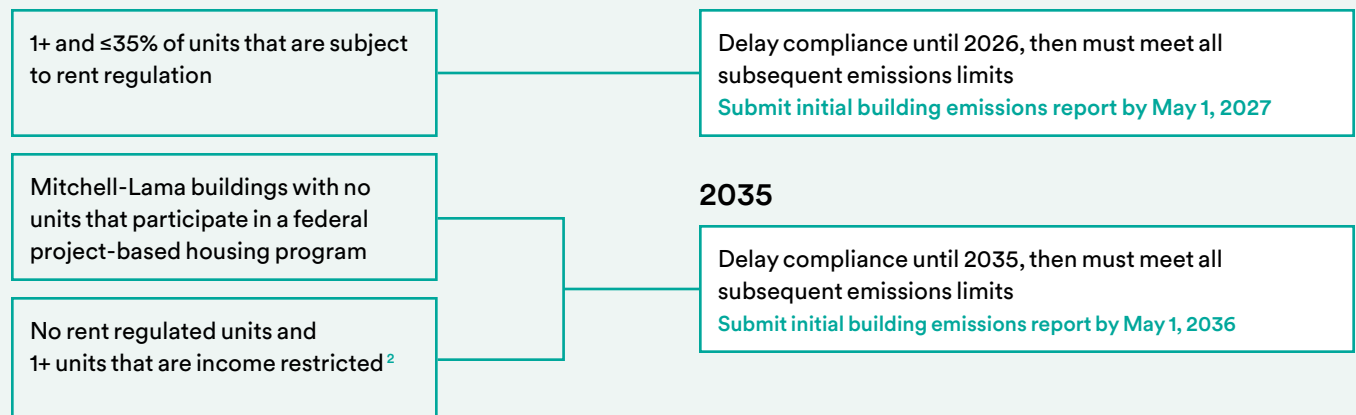
building type



Article 320: The 2026 and 2035 Pathways

Delayed compliance is afforded to certain buildings per [NYC Administrative Code Title 28, Article 320](#), in which compliance with LL97 is delayed under two possible timelines.

building type








Footnotes see reverse side →

Compliance Pathways 101

PECMs = Prescriptive Energy Conservation Measures

Buildings that are unable to meet their 2030 emissions limits will need to have their building systems upgraded, such as heating, lighting, and envelope. This suite of energy conservation measures can be executed between major renovation cycles. Important factors to consider when determining whether to follow this compliance option are the age of your building equipment and systems, the date of the last major renovation, date(s) of future renovations, and the current emissions levels. The 13 PECMs that are all required to implement by December 31, 2024 are below, categorized by building system:

	Heating & Hot Water
	Insulating all pipes for heating and/or hot water
	Adjusting temperature set points for heat and hot water to reflect appropriate space occupancy and facility requirements
	Heating
	Repairing all heating system leaks
	Maintaining the heating system, including but not limited to ensuring that the system component parts are clean and in good operating condition
	Installing indoor and outdoor heating system sensors and boiler controls to allow for proper set-points
	Insulating steam system condensate tank or water tank
	Replacing or repairing all steam traps such that all are in working order
	Installing or upgrading steam system master venting at the ends of mains, large horizontal pipes, and tops of risers, vertical pipes branching off a main
	Installing radiant barriers behind all radiators
	Installing individual temperature controls or insulated radiator enclosures with temperature controls on all radiators
	Lighting
	Upgrade lighting to comply with New York City Energy Conservation Code at time of installation
	Envelope
	Weatherizing and air sealing, where appropriate, including windows and ductwork, with focus on whole-building insulation
	Ventilation
	Installing timers on exhaust fans

- Buildings that have HUD project-based assistance (e.g. Section 8, 202, 811, CoC, etc., including buildings on NYCHA land that participate in the PACT/RAD program. The Permanent Affordability Commitment Together program provides selected developments with comprehensive renovations, enhanced property management, expanded on-site social services, and inclusion in the federal Rental Assistance Demonstration, which allows NYCHA to access federal funding to complete comprehensive repairs and maintain affordability.
- Through certain loan, grant, real property tax exemption/abatement (e.g. 420-c, Article XI, or UDAAP exemptions) or property disposition programs. Units with income restriction through the Zoning Resolution are not considered "income restricted" in this case.