

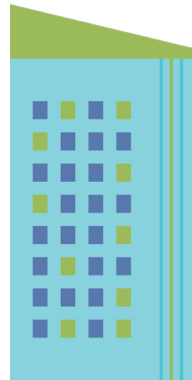


DO YOU HAVE A NEW OR EXISTING BUILDING IN NYC?  
Find out which of the various local laws apply to your building.



<25,000 SF

No local law additions



25,000 - 50,000 SF

LL84  
LL88  
LL95  
LL97



50,000 SF+

LL84  
LL87  
LL88  
LL95  
LL97

LL84

### Building Benchmarking

- >25,000 SF
- Due May 1st annually
- Report energy and water utility data to Department of Buildings via Energy Start Portfolio Manager
- Benchmarking data is disclosed via a City of New York website
- This reporting informs results for LL95 and LL 97
- Bala can assist with reporting to ensure it is accurate for all local laws it effects**

LL87

### Energy Audits & Retro-Commissioning

- >50,000 SF
- Due the same year as the last digit of your building block number (every 10 years)
- Due December 31st of that year
- An ASHRAE Level 2 Energy Audit is required with a retro-commissioning study
- Bala has certified retro-commissioning agents that can help with reporting and help owners save money in the meantime**

LL88

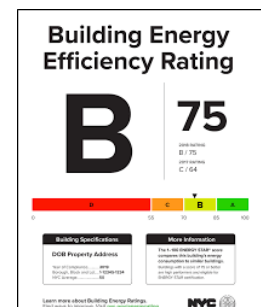
### Lighting Upgrades & Sub-Metering

- >25,000 SF
- Upgrade report due May 1, 2025
- Must upgrade lighting systems (based on lighting power allowances and control requirements from the NYC Energy Code) and install electrical sub-meters in tenant spaces
- A requirement for compliance with LL97's "Good Faith Efforts"
- Bala can assist with lighting design and electrical upgrades and ensure reports are filed on time**

LL95

### Energy Efficiency Ratings

- >25,000 SF
- Ratings assessed based on LL84 benchmarking data and the building's Energy Star score
- Rating is provided by the City on October 1st, building owners then have 30 days to post their ratings in their front windows
- Bala can assist with improving your score by reducing energy and cost for owners**





# NYC'S LOCAL LAW 97 (LL97)

LL97 sets emission limits and requires annual reporting for buildings over 25,000 SF.

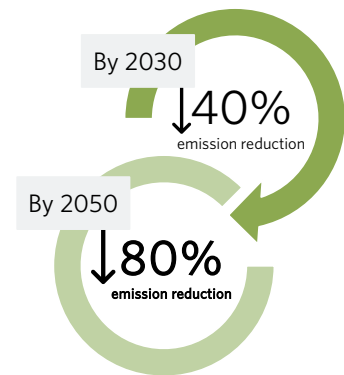
**Building owners may face fines up to \$300,000 per year as soon as 2025, based on energy use in 2024. To avoid these fines, LL97 preparation and planning needs to start now.**

## KEY FACTS

- Carbon Emission Intensity Limits apply to the following buildings:
  - Buildings over 25,000 SF
  - Two or more buildings on the same tax lot that together exceed 50,000 SF
  - Two or more condominium form owned buildings that together exceed 50,000 SF
- Annual Carbon Emission Reports for the previous calendar year due **May 1st 2025** and every May thereafter.
- Carbon emissions per square foot are defined by property type (from Energy Star) in 5-year increments starting in 2024 through 2050 (see Figure 2).
- Rent-regulated and income restricted housing report at later times (May 1st 2027 and 2036, respectively).

## NEW YORK CITY EMISSION TARGETS

FIGURE 1



## PROCESS

- Building owners must have emission reports verified by a **“Registered Design Professional”** by each yearly submission date.
- Building reports can either **“File In Compliance”** - confirming that the building abides by emission limits or **“File Not In Compliance”** and include amount of emissions that exceeds limits and is subject to penalties.

## EMISSION LIMITS FIGURE 2

Property Type	Emissions Intensity Limits by Occupancy Group (tCO <sub>2</sub> e/SF)				
	Emissions Limits (2024-2029)	Emissions Limits (2030-2034)	Emissions Limits (2035-2039)	Emissions Limits (2040-2049)	Emissions Limits (2050+)
Bank Branch	0.00987	0.004036172	0.003027129	0.002018086	0.0
Data Center	0.02381	0.014791131	0.011093348	0.007395565	0.0
Financial Office	0.00846	0.003697004	0.002772753	0.001848502	0.0
K-12 School	0.00675	0.002230588	0.001488109	0.000809607	0.0
Laboratory	0.02381	0.026029868	0.019522401	0.013014934	0.0
Multifamily Housing	0.00675	0.003346640	0.002692183	0.002052731	0.0
Office	0.00758	0.002690852	0.001652340	0.000581893	0.0
Performing Arts	0.00846	0.002472539	0.001399345	0.000000000	0.0
Restaurant	0.01181	0.004038374	0.003028780	0.002019187	0.0
Retail Store	0.00758	0.002104490	0.001216050	0.000176040	0.0

*\*Representative group of occupancy types and their emissions limits*

## EXEMPTIONS - Buildings that fall under Article 321

- For affordable housing or houses of worship
- By **December 31st, 2024**, building owners must implement prescriptive energy conservation measures (ECMs) that will help buildings reduce emissions.
- Implementation of ECMs must be certified by a **“Retro-Commissioning Agent”** in a report due May 1st, 2025.



Ask us about the new “Beneficial Electrification” Credit available to owners. Act quick and you can receive **DOUBLE CREDIT!**

### PENALTIES

- Non-compliance penalty = \$268/ton of emissions over limit
- No submission penalty = \$.50/SF/month

### COMPLIANCE FLEXIBILITY

- Tier 4 renewable energy credits (RECs) may be purchased to reduce emissions from electricity consumption.

### “GOOD FAITH” EFFORTS THAT MAY MITIGATE YOUR PENALTY FOR 2024-2029 COMPLIANCE YEARS ONLY

Owners must upload benchmarking data, submit an emissions report, be LL88 compliant, and fall within one of the following scenarios:

- Complete a Decarbonization Plan. Includes an energy audit (<50,000 SF - ASHRAE Level 1, ≥50,000 SF - ASHRAE Level 2), equipment inventory, and operations & maintenance strategies aimed at hitting required emissions reduction goals starting now until net zero by 2050. **Due May 1st, 2025.**
- The required upgrades to reach 2024-2029 emissions limits have been approved by the Department of Buildings but work has not yet been completed.
- The building is undergoing work to achieve electric readiness.
- A previous annual report during the 2024-2029 compliance period showed that the building was compliant with emissions limits.
- A critical facility (hospital, dialysis clinic, or manufacturer of vaccines) would be adversely affected by having to pay the full penalty.
- The building has been granted an adjustment by the Department of Buildings.

### BALA’S EXPERTISE AND PROCESS

Bala has an experienced team of registered design professionals and retro-commissioning agents that can help building owners navigate yearly emission reports, as well as help implement energy conservation measures.

We also offer emission reduction strategies that will yield the greatest potential benefit with the least associated operational and financial risk. Bala recognizes that every building and building owner is unique. For that reason, we created a four-step process that can be used sequentially or independently.



#### Phase 1 - Building Emissions Assessment

Walk through the building and review utility bills to analyze and project emissions out to 2050.



#### Phase 2 - Decarbonization Strategy Plan

Analyze solutions against projected emissions and compile a phased plan for your building or portfolio including cost, emissions, and operational analyses.



#### Phase 3 - Design and Implementation

Provide design documentation for upgrades, commissioning of new or existing systems, and a maintenance plan.



#### Phase 4 - Ongoing Verification

Performance and verification of operations and emissions. Includes annual reporting to comply with Local Law 97.