

Energy Audits and RCx under NYC Local Law 87

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Overview

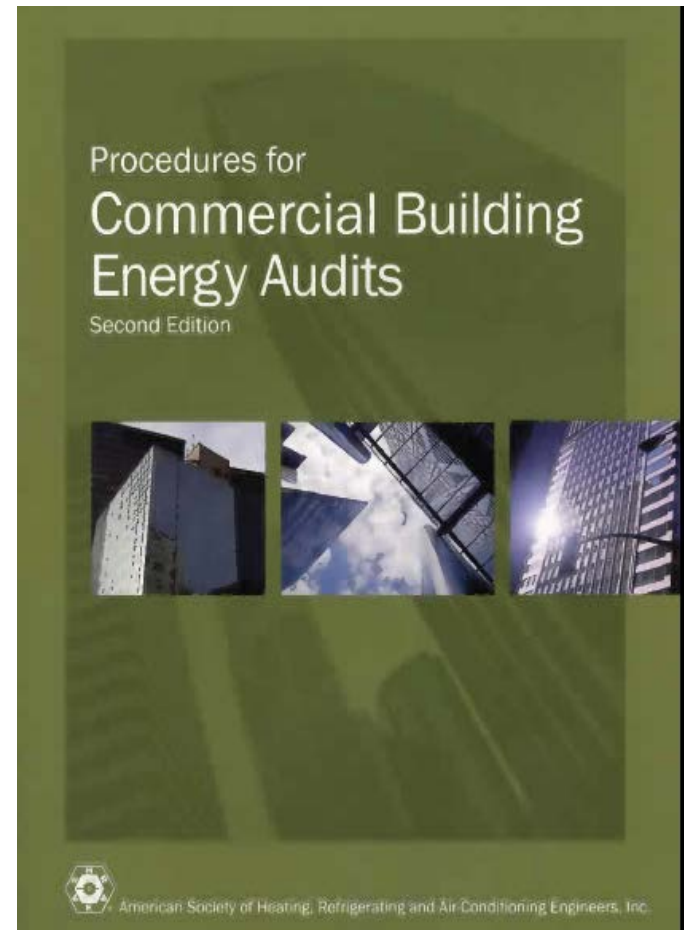
- Who does them
- What is involved
- What should you get
- What cost & value
- What timeframe

Who does them

- Engineers. Architects, specialized consultants, product vendors, utilities
- Certifications - separate for audits and for RCx
- LL 87 requires PE or RA plus audit-specialized certification on team
- Resources: AEE, ASHRAE, BCA, NYSERDA program lists (FlexTech, MFP)

What's involved

- Pulling together your energy bills
- Commitment of your building staff
- Access
 - A few days for audit, extended period for RCx
- LL 87 applies to base building systems only. Just overview of tenant equipment.
- DB filing of findings.



What you should get

Audit

- Review of energy bills and analysis of use
- Survey and inventory of building equipment, some testing
- Analysis of opportunities and recommendations
- A clear and comprehensive report

RCx

- Review of energy bills and analysis of use
- Detailed review of equipment operation and maintenance, data-logging of equip op
- Identify and fix deficiencies
- Documentation

What cost & value

- \$0.75 - \$1.50 per square foot
 - RCx: \$0.25 - 0.50 psf + contingency for fixes
 - Audit: \$0.25 - 0.50 psf, based on size & complexity
 - *Possible cost assistance - NYSERDA*
- Typical audit recommendation project packages will save \$0.60 - \$1.50 psf (20 - 40% of building energy) and will cost \$3 - \$10 psf to implement.
- *Understanding that can be gained, PRICELESS*

What steps & timeframe

	<u>Audit</u>	<u>RCx</u>
Select	2 mo	2 mo
Contract	2 mo	2 mo
Schedule	1 mo	1 mo
Perform field	.5 mo	3 mo
Perform analysis and Report	2 mo	1 mo
Overall	7.5 mo	9 mo

These are “normal” times, not taking into account possible chaos in the marketplace in first years of the law.

Questions?