
NYC Benchmarking Law

Large and Mid-size Benchmarking Overview



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Today's Agenda

1. Benchmarking - What is it? Why?
2. The NYC Benchmarking Law
3. How to Comply
4. Benchmarking Resources

What is Benchmarking?

- Benchmarking is the process of evaluating energy and water efficiency in buildings.
- By measuring, tracking, and comparing energy and water consumption using standard metrics, building owners can assess the relative efficiency of their buildings compared to other similar buildings.
- Annual reporting allows building owners and managers to track year over year energy use.
- Data provides the City with a means to track progress towards 80 X 50, the City's goal of reducing greenhouse gas emissions by 80% by 2050.
- Benchmarking gives the City an indication of where to concentrate energy reduction programs and incentives.

Benefits of Benchmarking



Benchmarking gives building owners greater access to free City programs and other resources that provide tailored support based on buildings' energy and water use data, including:

- Technical guidance
- Assistance in energy and water upgrades
- Financing opportunities

Benefits of Benchmarking



686.5

Weather Normalized Source EUI
(kBtu/ft²)

ENERGY STAR Score: 1

Year built: 1908

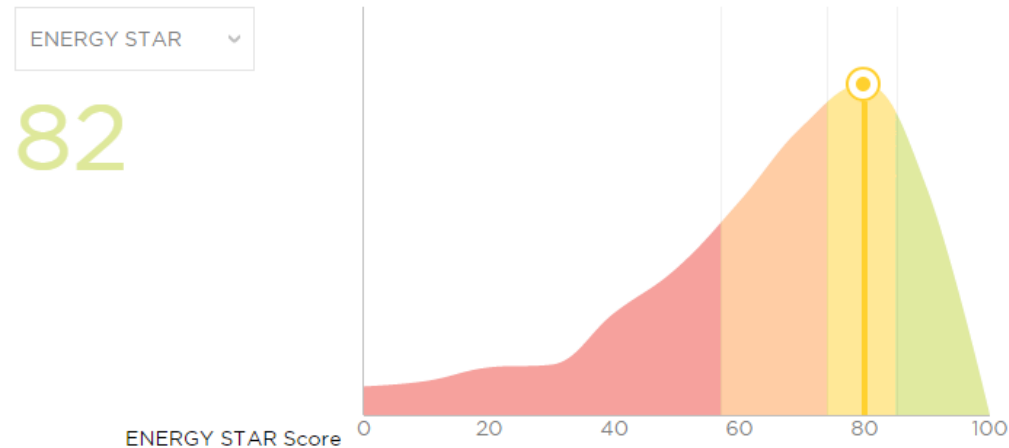
Gross Floor Area: 138,748 ft²

Number of buildings on lot: 1

Number of floors in primary building: 12

PERFORMANCE

This property compared to the distribution of ENERGY STAR Score for NYC Office properties (2013 data)



Benchmarking provides data for analytical tools to guide real estate and investment decisions, including:

- NYC Energy & Water Performance Map:
www.nyc.gov/benchmarking
- Metered NYC:
www.metered.nyc
- efficienSEE Calculator:
www.nyceec.com/efficiensee

Benefits of Benchmarking

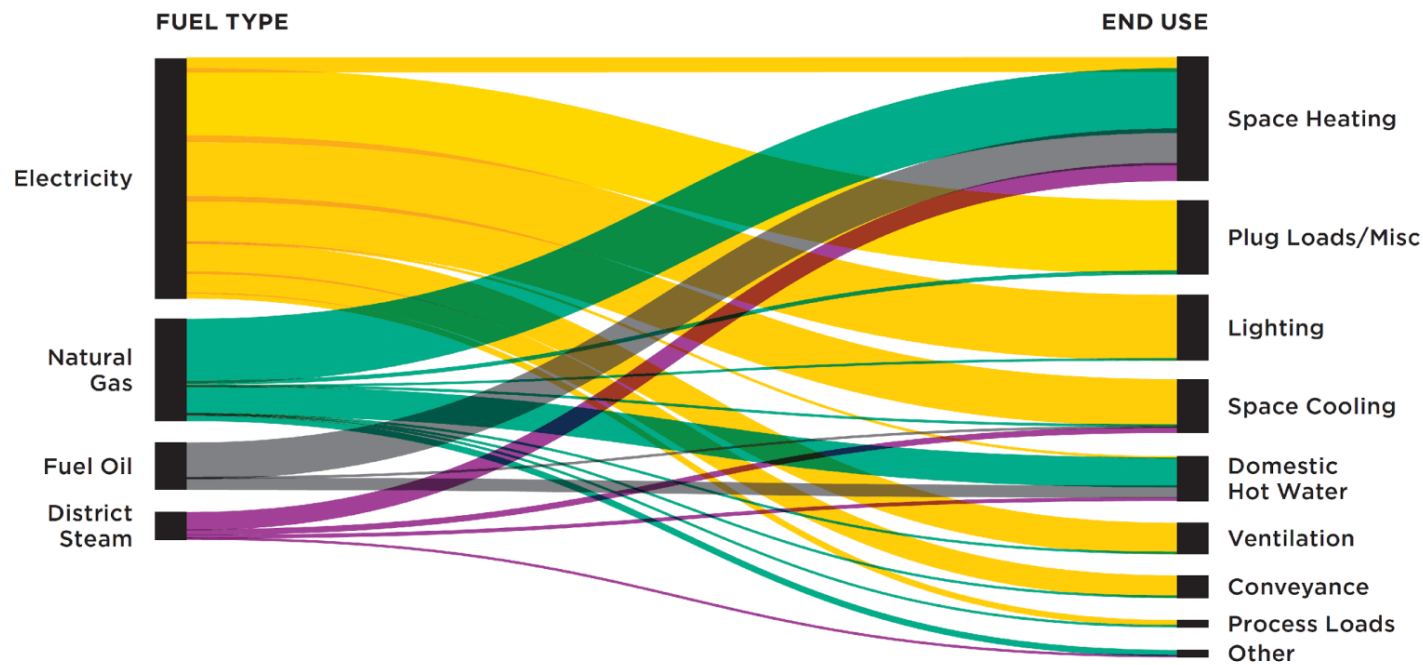


Figure 4: Flow of Fuel Types to End Use (LL84 and LL87 data) ¹⁴

Electricity represents more than half of the audited source energy, while space heating, fueled mainly by natural gas, represents the largest end use. (Urban Green Council)

Benchmarking provides data for research into citywide trends and energy efficiency opportunities by answering questions such as:

- Which energy sources are used for what end uses?
- How has energy use changed over time?
- How do different building types, sizes, ages, etc. compare?

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Large Building Benchmarking Eligibility

- Eligibility is determined by the Department of Finance:

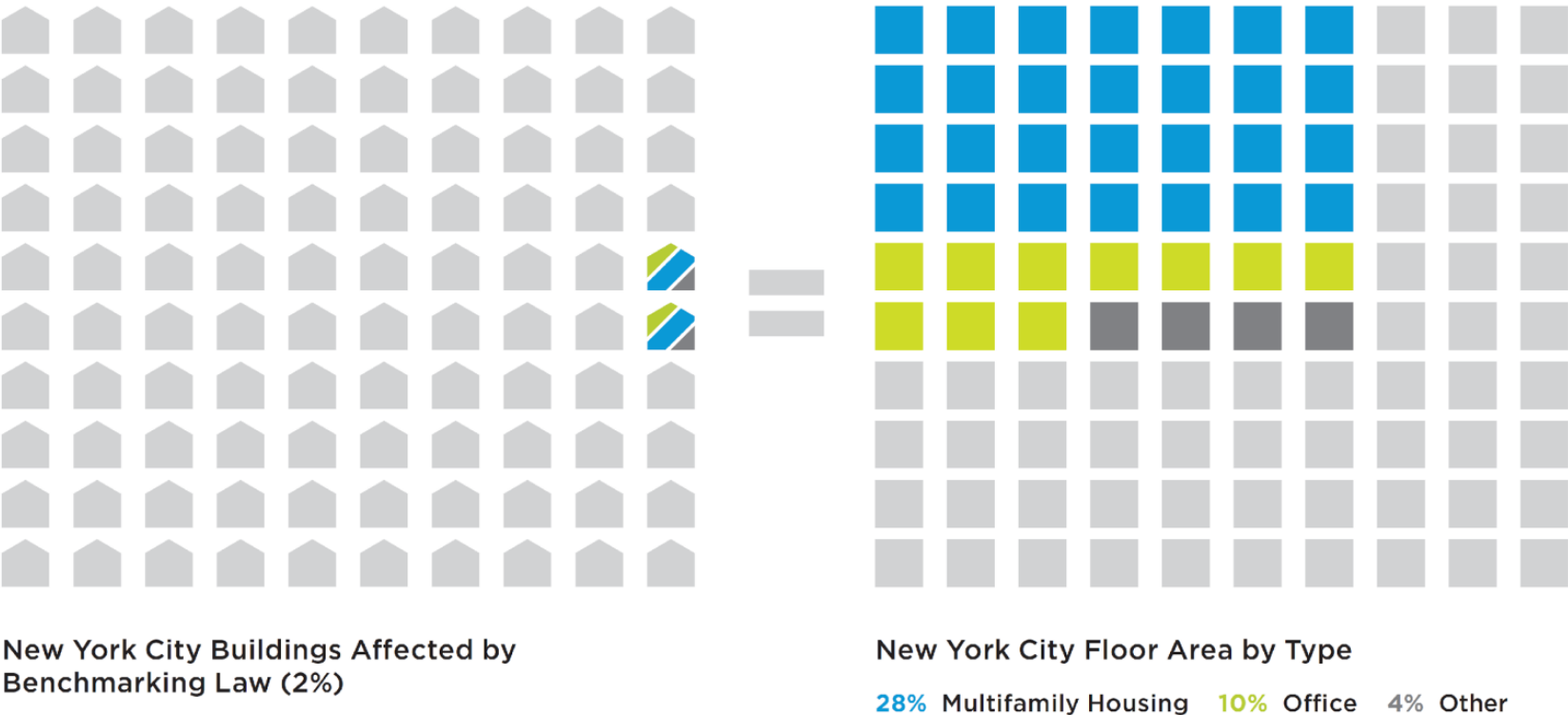
City-owned Tax Lot	Privately-owned Tax Lot	Condominium
Building > 10,000 sq. ft.	<ul style="list-style-type: none">• Single building > 50,000 sq. ft.• Multiple buildings > 100,000 sq. ft.	Two or more buildings > 100,000 sq. ft.

- Notification of requirement to benchmark is sent with the annual tax bill.
- Covered Buildings List is published in February, 3 months before the May 1 deadline.

Large Building Benchmarking Overview

Figure 2: The Number of Privately Owned, LL84 Benchmarked Properties and Their Floor Area by Type of Use.

Though they represent only 2 percent of New York City properties, privately owned, benchmarked properties account for 42 percent of New York City's total square footage. (Urban Green Council)



Mid-size Benchmarking Overview



- Signed by Mayor Bill de Blasio on October 31, 2016.
- Expands covered buildings to include buildings larger than 25,000 sq. ft. to start benchmarking in 2018.
- Con Edison and National Grid will provide automated upload of energy data.

Mid-size Buildings Eligibility

- **Required to benchmark energy use:**

- If automated upload of energy data is available.
- Con Edison and National Grid are expected to provide this service in 2018.

- **Required to benchmark water use:**

- If DEP has installed an Automated Meter Reader and it was operational throughout the reporting year.

- **You may get a 60-day extension for a mid-size building if:**

You notify the Department of Buildings or the NYC Benchmarking Help Center 60 days before the deadline.

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Steps to Comply

1. **Find out if you must comply:** Receive a notice in the mail in November or check the Covered Buildings List online in February.
2. **Collect your data:** Use worksheets to collect information about your building, and (in 2017 only) request aggregated energy data from utilities.
3. **Describe your building:** Provide details about the building and how it is used in ENERGY STAR Portfolio Manager© (ESPM) at www.energystar.gov/portfoliomanager.
4. **Connect with DEP:** If you are required to benchmark water use, share your property to automatically collect water use data.
5. **Enter data:** Enter the annual energy use for the building into ESPM. Building owners can manually enter aggregated data or upload it from a spreadsheet. Con Ed and National Grid will have an automated upload service available in 2018.
6. **Submit data:** Generate a summary report in ESPM and send it to the City.

Data Collection Worksheet



Portfolio Manager - What data is required?

In order for Portfolio Manager to calculate metrics about your property, you must provide several key pieces of information about your property's operation, in addition to your energy, water or waste data. The information required varies by the type of property and whether or not your property is eligible for an [ENERGY STAR Score](#).

Data Required for All Properties

Property Name	_____
Property Address	_____
Total Gross Floor Area of Property	_____ Sq. Ft./Sq. M.
Irrigated Area	_____ Sq. Ft./Sq. M./ Acres
Year Built/Planned for Construction Completion	_____
Occupancy	_____ %
Number of Buildings	_____

Helpful Hints for All Properties

- Definitions for Property Use Details are available in the [Portfolio Manager Glossary](#) (in the Help section, or <https://portfoliomanager.energystar.gov/pm/glossary>).
- Some properties may contain multiple Property Uses within a single building (e.g. office, data center, and parking; OR K-12 School and Swimming Pool). In most cases, EPA recommends you enter as few Property Uses as possible. More information about when to enter a separate Property Use is in this [FAQ](#).
- For properties with multiple tenants within the same property use (e.g. Office), these tenants should be entered separately only when the number of Weekly Operating Hours differs by more than 10 hours. For example, say an Office Building has a Gross Floor Area of 100,000 square foot (SF) where 75,000 SF operates 60 hours a week and 25,000 SF operates 80 hours a week. Enter these as two separate Property Uses (one 75,000 SF property and one 25,000 SF property).

Multifamily Housing Uses

Data Collected for Multifamily Housing Uses

The following information is required to get an ENERGY STAR Score ([if eligible](#)):

[Gross Floor Area](#) _____

[Total Number of Residential Living Units](#) _____

[Number of Residential Living Units in a Low-rise Setting \(1-4 stories\)](#) _____

[Number of Residential Living Units in a Mid-rise Setting \(5-9 stories\)](#) _____

[Number of Residential Living Units in a High-rise Setting \(10 or more stories\)](#) _____

[Number of Bedrooms](#) _____

The following information is optional and not used to calculate a score; it may inform future analysis and score revisions by EPA and/or may help you manage and compare your properties:

[Resident Population Type](#) _____

[Government Subsidized Housing](#) _____

[Number of Laundry Hookups in All Units](#) _____

[Number of Laundry Hookups in Common Area\(s\)](#) _____

Collecting Energy and Water Data

- Aggregated energy use can be obtained from utilities (Con Edison, National Grid, PSEG).
- Requirement to benchmark water is indicated in the Covered Buildings List.
- DEP has defined procedures to share your property. Once your property is shared, DEP will:
 - Create a meter.
 - Automatically upload water use data.
- This is a one-time only process; data is loaded automatically in subsequent years.

NYC-specific requirements

See instructions at www.nyc.gov/benchmarking

- Building identifiers (BBL and BIN) must be entered.
- BBL is used to check compliance.
- NYC-specific reporting template must be uploaded into Portfolio Manager.

Non-Compliance and Data Quality

- Non-compliant properties (based on BBLs that have not been submitted) are typically sent violations by mail a few weeks after the deadline has passed.
- Benchmarking submissions are checked for completeness and accuracy, and undergo a review process to verify key data.
- If a submission is identified as having a deficiency, the submitter receives an email asking to correct the error(s) and re-submit.
- After May 1st, non-compliance may result in a \$500 fine.
- Additional \$500 penalties will be imposed after each subsequent quarterly deadline:

Deadline	First Late Deadline	Second Late Deadline	Last Deadline
May 1 st	August 1 st	November 1 st	February 1 st

Challenges and Violations

If you think you shouldn't have to comply:

- Owners who want to challenge their requirement to benchmark (because of square footage, e.g.) can contact DOF by email.
- Owners whose property was under construction should contact DOB.
- Owners who want to challenge their violations can contact DOB by email or phone.
- BHC has DOF and DOB contact information, and refers callers accordingly.

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NYC Documentation

www.nyc.gov/benchmarking

Compliance Instructions

Collecting data from utilities and DEP

Resources

How to get help

NYC Benchmarking Law

The [NYC Benchmarking Law](#) requires owners of large buildings to annually measure their energy and water consumption in a process called benchmarking. The law standardizes this process by requiring building owners to enter their annual energy and water use in the U.S. Environmental Protection Agency's (EPA) online tool, [ENERGY STAR Portfolio Manager®](#) (opens in new window) and use the tool to submit data to the City. This data informs gives building owners about a building's energy and water consumption compared to similar buildings, and tracks progress year over year to help in energy efficiency planning.

Benchmarking data is also [disclosed publicly](#), analyzed in [reports](#), visualized in the [NYC Energy and Water Performance Map](#), included in energy efficiency policy development efforts such as the [Buildings Technical Working Group Final Report](#), and used to develop free resources such as the [NYC Retrofit Accelerator](#) and [Community Retrofit NYC](#) to help building owners use less energy and save money.

Starting in 2018, owners of mid-size buildings that are larger than 25,000 sq ft and smaller than 50,000 sq ft will be required to benchmark for the first time. Learn more by reading the [NYC Benchmarking Law Frequently Asked Questions](#).

The annual benchmarking process consists of the following steps:

1. Check the Covered Buildings List for your property every year.
2. Set up an account in ENERGY STAR Portfolio Manager® if you do not have one.
3. Enter or review building characteristics and uses.
4. Collect whole building energy data (and water data, if required) from utilities.
5. Record your energy and water usage in Portfolio Manager®.
6. Confirm and enter BBL and BIN information.
7. Check your data for errors and completeness.
8. Submit usage data to the City by May 1 through Portfolio Manager®.

Building owners are subject to a penalty if usage data is not submitted by May 1 every year.

For additional information, please visit the links below:

[Compliance Instructions](#)
[Energy and Water Data](#)
[Resources](#)
[Deadlines and Violations](#)
[Data Disclosure and Reports](#)
[NYC Benchmarking Help Center](#)

Portfolio Manager Help

Portfolio Manager Help



[Learn More about Portfolio Manager](#)

Get fact sheets, quick reference guides and other information about how the tool works.



[Search FAQs](#)

Browse or search our Frequently Asked Questions.



[Check the Glossary](#)

Look up terms used throughout Portfolio Manager.



[Take or View a Training](#)

Sign up for a session or view a recording on a wide variety of topics.



[Ask a Question](#)

Send a question or comment to our staff.



[Web Service Documentation](#)

If you exchange data via web services, check out the documentation or get email updates.

Don't forget, we're out there with you! Network with us and other folks who are using Portfolio Manager.



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[Follow Us on Twitter](#)



[View Our YouTube Channel](#)

Technical References

Are you into the math of it all? Learn more about how Portfolio Manager calculates metrics.



[Source Energy](#)



[Greenhouse Gas Emissions](#)



[ENERGY STAR Score](#)



[US National Median](#)



[Canadian National Median](#)



[Accounting for Climate & Weather](#)



[Green Power](#)



[Thermal Conversion Factors](#)




[Negative Energy Consumption](#)



[Estimating Fuel Mix & Cost](#)

[Get more documentation on the ENERGY STAR website.](#)

 Detailed descriptions for individual property types are available in English at: www.energystar.gov/ScoreDetails. French documents for Canadian models only are available by contacting info.services@nrcan-mcan.gc.ca.

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Jump Start

NYC Benchmarking Help Center

New to benchmarking? A ten-minute call to the NYC Benchmarking Help Center can get you started. We will:



Help you set up an account in ENERGY STAR Portfolio Manager®



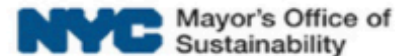
Create a custom worksheet to help you gather information about your property



Teach you how to collect energy and water data from utilities

Once you've gathered your information, call the NYC Benchmarking Help Center to learn how to enter it into Portfolio Manager and prepare for next steps.

The NYC Benchmarking Help Center is ready to answer your benchmarking questions. Call 212-566-5584 or write to questions@benchmarkinghelpcenter.org.



The Greener Greater Buildings Plan Digest

- Updates and news about GGBP laws and programs.
- Published every 1-2 months.
- Events and training opportunities.
- Subscribe at <http://eepurl.com/ckFejzv>.

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Greener Greater Buildings Plan Digest

Editor's Note: Welcome to the Greener Greater Buildings Plan (GGBP) Digest! The GGBP Digest seeks to support the energy policies of NYC as laid out in the Greener Greater Buildings Plan by providing information and opportunities to building owners and managers that will help them achieve greater energy efficiency and energy reduction as the City aims to reduce greenhouse gas emissions by 80% by 2050. Please help us reach as many building owners and managers as possible by encouraging them to subscribe [here](#).

Highlights

PSEG Sets April 1st Deadline
for Requesting Benchmarking Data

Benchmarking Help Center Launches
New "Jump Start" Program

News

**PSEG Sets April 1st Deadline for
Requesting Benchmarking Data**

NYC Benchmarking Help Center



**Questions@benchmarkinghelpcenter.
org**

(212) 566-5584

M-F 9am-5pm

www.benchmarkinghelpcenter.org

- One-on-one support to understand NYC Benchmarking Law requirements.
- Navigate US EPA ENERGY STAR Portfolio Manager®.
- Understand how to request energy and water data from utilities.
- Coordinate trainings, presentations, assistance, etc.
- Address all benchmarking related questions or problems.

Thank you!



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