

Consumer Power Advocates

January 18, 2011

The document below contains notes on some of the requirements of the Greener Greater Buildings Plan. The Mayor's Challenge for Hospitals hosted an information session regarding these requirements last week. The most immediate impact of the regulations is related to benchmarking. All buildings greater than 50,000 square feet, other than small apartment complexes, will be required to file benchmarking reports in Portfolio Manager in May 2011. We have reported on these requirements in the past and a summary of the legislation can be found at: http://www.luthin.com/Scripts/ne_articles.php.

While formal rules will be published by the City by the end of the month, below are some requirements that were discussed that should be of interest to hospitals and universities.

- The filing requirements of the benchmarking exercise are driven by the Block and Lot of the facility not the utility account number. If you have a campus and all of the buildings are on a single lot, they should all be combined into a single Portfolio Manager file. Conversely, buildings on a single utility meter that are served from an internal distribution system would require separate Portfolio Manager files even though they are on the same meter/account as other buildings. If there is no submetering, energy usage will have to be estimated based on square footage or other meaningful metrics.
- All properties, i.e. Lots, should have received a letter from the Department of Buildings notifying you of the benchmarking requirement. Keeping these handy will help you determine what needs to be benchmarked.
- All tenants in a building must have their energy usage included in your report. If you can get the account numbers from the tenants, the data can be accessed from the Con Edison web site. If not, you can get a report from Con Edison by going to the following site:
http://www.nyc.gov/html/planyc2030/downloads/pdf/aggregated_consumption_data_from_coned.pdf. The fee is \$102.50 per building.
- Water data does not have to be entered into Portfolio Manager. The City will handle this automatically.
- The Association for Energy Affordability is holding 3.5 hour training session on benchmarking with Portfolio Manager at a cost of \$50. See:
http://www.aeanyc.org/site/c.dhJJTOzFoH/b.6441573/k.5FCE/Benchmarking_Training.htm
- A unique URL will be developed to facilitate the reporting of the Portfolio Manager files with your buildings.
- The following link:
http://www.nyc.gov/html/planyc2030/html/plan/buildings_plan.shtml is the main source for information about the plan's filing requirements including those related to other aspects of the plan such as auditing and lighting. It includes a number of good resources including a list of all of the buildings that must be benchmarked by Block and Lot:
http://www.nyc.gov/html/planyc2030/downloads/pdf/benchmarking_covered_buildings.pdf.