

OVERVIEW

Local Law 84 requires annual benchmarking and disclosure of energy and water usage information. It is one of four legislative components of PlaNYC's Greener, Greater Buildings Plan. The metrics are calculated by the Environmental Protection Agency's tool ENERGY STAR Portfolio Manager, and based solely on self-reporting by constituents. This disclosure list was compiled by the New York City Department of Finance.

Covered properties include tax lots with a single building with a gross floor area greater than 50,000 square feet (sq ft) and tax lots having more than one building with a gross floor area of more than 100,000 sq ft. The data disclosed for this fourth year of reporting is for 2013 energy and water for all covered properties under LL84 (both residential and non-residential). The public availability of energy use intensity, greenhouse gas emissions, ENERGY STAR ratings, and water usage per square foot allows for local and national comparison of a buildings' performance, incentivizes the most accurate benchmarking of energy usage, and encourages improved efficiency in buildings.

DEFINITION OF DATA FIELDS

All output data is for the benchmarked calendar year 2013 reported by August 2014. The following fields are included on the disclosure list:

- **Record Number:** Number assigned to each benchmarking submission by the Department of Finance (DOF). This value is unique for each record represented by the BBL field. Note that if there was no benchmarking submission received by the Department of Finance then there is no assigned Entry Number in the column.
- **NYC Borough, Block & Lot Number (BBL):** The 10-digit identifier of each covered property's borough, block and lot number. These numbers were originally entered either into the Portfolio Manager "NYC Borough, Block and Lot (BBL)" or "Property Notes" field by property owners, and then were cross-checked and corrected, as necessary, by the Department of Finance. The first number represents the borough, where 1 is Manhattan, 2 is the Bronx, 3 is Brooklyn, 4 is Queens, and 5 is Staten Island. The following five numbers represent the tax block. If a property has a tax block that is less than 5 digits, then zeros are added before the block number so there are five digits in total. The last four digits are the tax lot number. If a property has a tax lot that is less than four digits, then zeros are added before the lot number so there are four digits in total. For example, "4-99999-9999" indicates a property in Queens on tax block 99999 and tax lot 9999. Duplicate BBLs with duplicate BIN entries are confirmed as separate self-reported submittals entered by different parties for the same properties.
- **Co-reported BBL Status:** In cases where multiple BBLs were reported together (with aggregated energy, area, and water data), the first BBL listed is designated as "Primary," while the subsequent BBLs are designated "Secondary." For these co-reported BBLs, this disclosure list reports energy, area, GHG, and water metrics in the "Primary" BBL entry, only. "Secondary" records refer the user back to the "Primary" BBL record.
- **BBLs Co-reported:** Lists the BBLs that were reported together through the Portfolio Manager tool.
- **Reported Building Identification Number (BIN):** This is a seven-digit building identification number that was either entered into Portfolio Manager's "NYC Building Identification Number (BIN)" or "Custom Property ID 1-ID" field. This is a unique number that is assigned to every building by the Department of Buildings. Note that these entries were self-reported, and therefore may include incorrect values or text. For multiple buildings that were benchmarked together, the seven-digit BIN for each building is separated by a semi-colon. For example, "1234567;2345678." Duplicate BBLs with duplicate BIN entries are confirmed as separate submittals entered by different parties for the same properties.

- **Street Number:** The street number of the property, per Department of Finance records.
- **Street Name:** The street name of the property, per Department of Finance records.
- **Borough:** The borough, per Department of Finance records.
- **Zip Code:** The postal zip code of the property, per Department of Finance records.
- **DOF Benchmarking Submission Status:** This field indicates whether the Department of Finance received a benchmarking submission for the property as of the second quarterly deadline of **August 1, 2014**. “No: BBL not matched to a submission” indicates an omission of a benchmarking report to the City. “Yes: BBL matched to a submission” indicates the receipt of a benchmarking report. It should be noted that this is not necessarily an indication of compliance, which is confirmed by the code enforcement division in the Department of Buildings at a later date.
- **Site EUI:** The Site Energy Use Intensity (EUI), as calculated by Portfolio Manager, at the property site. This equals the amount of energy consumed at the site in thousand British thermal units (kBtus) per gross square foot (kBtu/ft^2) of the property. Site EUI values are the result of self-reported entries.
- **Weather Normalized Site EUI:** The Weather Normalized Site Energy Use Intensity (EUI) is the energy use a property would have consumed during 30-year average weather conditions in kBtus per gross square foot (kBtu/ft^2) of the property for the reporting year of 2013. Weather Normalized Site EUI values are the result of self-reported entries.
- **Source EUI:** The Source Energy Use Intensity (EUI) as the total amount of all the raw fuel required to operate a property, including losses that take place during generation, transmission, and distribution of the energy in kBtus per gross square foot (kBtu/ft^2) of the property, for the reporting year of 2013. Source EUI values are the result of self-reported entries.
- **Weather Normalized Source EUI:** The Weather Normalized Source Energy Use Intensity (EUI) is the source EUI in kBtus per gross square foot (kBtu/ft^2) of the property, normalized for weather. Weather normalization facilitates comparison between different parts of the country and corrects for year-to-year differences in weather. Weather Normalized Source EUI values are the result of self-reported entries.
- **Municipally Supplied Potable Water – Indoor Intensity:** The annual consumption of water in gallons per gross square foot (gal/ft^2) of the property for the reporting year of 2013.
- **Automatic Water Benchmarking Eligible:** Indicates if the property was eligible to use water benchmarking data uploaded by the Department of Environmental Protection via the Automatic Benchmarking Services ('ABS') feature in Portfolio Manager.
- **Reported Water Method:** Indicates whether the water usage was uploaded by the Department of Environmental Protection via the Automatic Benchmarking Services ('ABS') feature in Portfolio Manager, or self-reported by manual entry ('Manual').
- **ENERGY STAR Score:** A 1-to-100 percentile ranking for specified building types, as calculated by Portfolio Manager, with 100 being the best score and 50 the median. It compares the energy performance of a building against the national Commercial Buildings Energy Consumption Survey (CBECS) database, and independent industry surveys for that building type. This rating is normalized for weather and building attributes in order to obtain a measure of efficiency.

- **Total GHG Emissions:** The total direct and indirect greenhouse gases emitted due to energy used by the property, reported in metric tons of carbon dioxide equivalent (MtCO₂e). The carbon coefficient is based on New York City's EPA Emissions & Generation Resource Integrated Database (eGRID) sub-region.
- **Direct GHG Emissions:** The total direct greenhouse gases emitted by the property, reported in metric tons of carbon dioxide equivalent (MtCO₂e) for the reporting year.
- **Indirect GHG Emissions:** The total indirect greenhouse gases emitted by the property, reported in metric tons of carbon dioxide equivalent (MtCO₂e) for the reporting year.
- **Reported Property Floor Area:** Self-reported total gross square footage (ft²) of the property.
- **DOF Property Floor Area:** Gross square footage of the property, per DOF records.
- **Primary Property Type – Self Selected:** The self-reported property type, as selected from the property type options available in Portfolio Manager. This is not necessarily consistent with the property type designation in Department of Finance records.
- **DOF Number of Buildings:** The total number of buildings located on the tax lot per Department of Finance records.