

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:

- **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.
- **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.
- **DOF Number of Buildings:** The total number of buildings located on the tax lot per Department of Finance records.
- **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.

- **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.
- **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/ft²) of the property. 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/ft²) of the property, for the reporting year of 2013. Source EUI values are the result of self-reported entries.
- **National Median Site EUI:** The National Median Site Energy Use Intensity (EUI) is the median reference point for a property based on the Commercial Building Energy Consumption Survey (CBECS). If a property is eligible for an ENERGY STAR score, then the national median EUI is the Site EUI that will give a specific property an ENERGY STAR score of 50. If a property does not have an ENERGY STAR score - The national median is the Site EUI from CBECS, without any normalization for either weather or operation.
- **National Median Source EUI:** The National Median Source Energy Use Intensity is the median reference point for a property based on the Commercial Building Energy Consumption Survey (CBECS). If a property has an ENERGY STAR score - The national median is the Source EUI that will give a specific property an ENERGY STAR score of 50. If a property does not have an ENERGY STAR score - The national median is the Source EUI from CBECS, without any normalization for either weather or operation.
- **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/ft²) of the property for the reporting year of 2013. Weather Normalized Site 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/ft²) 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 Use:** The annual consumption of water in total volume, in thousands of gallons, or kilogallons (kgal), for the reporting year of 2013.
- **Municipally Supplied Potable Water – Indoor Intensity:** The annual consumption of water in gallons per gross square foot (gal/ft²) of the property for the reporting year of 2013.
- **DEP Reported Water Method (Manual or Web Services):** As indicated by the Department of Environmental Protection (DEP), whether the annual water consumption was inputted via web services, or manually entered by the individual users. Web services describes the application programming interface (API) used to exchange data with Portfolio Manager. Organizations that exchange data use web services to regularly sync data with Portfolio Manager and export metrics out of Portfolio Manager. Only properties that had an

Automatic Meter Reader (AMR) installed for the entire calendar year of 2013, indicated by a “Yes” in the column “Automatic Water Benchmarking Eligible” in the 2014 Covered Building List, were required to submit their 2013 water usage.

- **Total Water Use (All Water Sources):** The annual consumption of water associated with a given time period, across all water meters of all types, in thousands of gallons, or kilogallons (kgal).
- **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.