NYC Benchmarking Law Data Quality FAQs

This guide provides information for frequently asked questions related to the nine ENERGY STAR Portfolio Manager® fields subject to review for compliance by the Department of Buildings.

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   a. What is Site EUI?
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   a. What is Source EUI?
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NYC Borough, Block, and Lot (BBL): The BBL(s) is/are missing, incomplete, inaccurate, or not on the Covered Buildings List

What is a BBL?
NYC Borough, Block & Lot Number (BBL): The 10-digit identifier of each covered property's borough, block and lot number.

In order to properly comply with the Benchmarking law, it is essential that you input the BBL correctly into ENERGY STAR Portfolio Manager®. In the "Details" tab of your property, locate the "Unique Identifiers (ID)" section, click on the "Edit" button, and navigate down to the "Standard IDs" section.

Select the "NYC Borough, Block and Lot (BBL)" field, and enter your property's BBL in the form N-BBBBB-LLLL, where:

N is the borough (Manhattan = 1; Bronx = 2; Brooklyn = 3; Queens = 4; Staten Island = 5)

BBBBB is the 5-digit block number with zeros entered to the left as needed (example: block number 845 would be 00845).

LLLL is the 4-digit lot number with zeros entered to the left as needed (example: lot number 27 would be 0027)

Example: For a building in Brooklyn that has a block number of 845 and a lot number of 27, you would enter this as: 3-00845-0027.

To see if your building is on the Covered Buildings List, follow the instructions at www.nyc.gov/ll84comply.

Property Floor Area: Data is missing or entered as zero, or data is below 50,000 sq. ft. for one building, or below 100,000 sq.ft. for two or more buildings together.

What is the Property Gross Floor Area?
The Property Gross Floor Area (GFA) is the total property square footage, measured between the principal exterior surfaces of the enclosing fixed walls of the building(s). This includes all areas inside the building(s) including supporting and below ground level areas. GFA is not the same as rentable space, but rather includes all area inside the building(s).

What should I include in GFA?
Lobbies, tenant areas, common areas, meeting rooms, break rooms, atriums (count the base level only), restrooms, elevator shafts, stairwells, mechanical equipment areas, basements, and storage rooms.

What shouldn't I include in GFA?
Exterior spaces, balconies, patios, exterior loading docks, driveways, covered walkways, outdoor play courts (tennis, basketball, etc.), parking, the interstitial plenum space between floors (which house pipes and ventilation), crawl spaces.

Why is this important?
Please refer to the guidance in section 28-309.2 of the Benchmarking Law for the definition of a Covered Building, which reads: As it appears in the records of the department of finance: (i) a building that exceeds 50,000 gross square feet, (ii) two or more buildings on the same tax lot that together exceed 100,000 gross square feet, or (iii) two or more buildings held in the condominium form of

ownership that are governed by the same board of managers and that together exceed 100,000 gross square feet.

If you think that your building should not be on the Covered Buildings List, send an email with supporting information and documentation to the Department of Finance at benchmarking@finance.nyc.gov.

Number of Buildings: Data is missing or entered as zero.

What is the Number of Buildings?
Number of Buildings is used to specify the total number of buildings that are located on a property. In the majority of cases this number will be one (1), reflecting a single building on a tax lot and there are cases where multiple buildings are standing on a single lot. This field should never be blank or zero (0), but if there is a building on your property that spans multiple lots, please send a message to the NYC Benchmarking Help Center at questions@benchmarkinghelpcenter.org or http://www.nyc.gov/html/gbee/html/plan/nyc-benchmarking-contact-form.shtml or call 212-566-LL84 for assistance.

Site EUI (kBtu/sq ft): Data is missing or data is less than 5 or greater than 1000 (Site Energy Use Intensity).

What is Site EUI?
The Site Energy Use Intensity (EUI), as calculated by ENERGY STAR Portfolio Manager®, is a building's energy use as a function of its size or other characteristics. 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.

If this value is missing or zero, you should check your energy meter entries in ENERGY STAR Portfolio Manager® to ensure that all of last year's data was entered.

Source EUI (kBtu/sq ft): Data is missing or data is less than 5 or greater than 1000 (Source Energy Use Intensity).

What is Source EUI?
The Source Energy Use Intensity (EUI) represents 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.

If this value is missing or zero, you should check your energy meter entries in ENERGY STAR Portfolio Manager® to ensure that all of last year's data was entered.

Metered Areas (Energy): Data is missing, or data does not account for the total energy consumption for the property

What are "Metered Areas (Energy)"?
Metered Areas designate what areas within your building are covered by your energy and water meters. If your energy is provided by Con Edison, National Grid, or PSEG, you should be collecting aggregated data directly from the utility (see www.nyc.gov/ll84datarequest), and you should specify that the meters cover the "whole building."

If your energy is provided from another utility, and that energy does not service your entire building, please send a message to the NYC Benchmarking Help Center at questions@benchmarkinghelpcenter.org or http://www.nyc.gov/html/gbee/html/plan/nyc-benchmarking-contact-form.shtml or call 212-566-LL84 for assistance.

If you are not entering aggregated data obtained from Con Edison, National Grid, or PSEG and different meters provide energy to different parts of your building, you must ensure that the sum of the data for each meter equals the total energy consumption. Check your meter definitions and data to see that all meters are accounted for.

Indoor Water Use (All Water Sources in kgal) and Outdoor Water Use (All Water Sources in kgal)

What do I do if my property is "Automatic Water Benchmarking Eligible"?
If your property is identified as "Automatic Water Benchmarking Eligible" on the Covered Buildings List, you must connect with the Department of Environmental Protection (DEP) in ENERGY STAR Portfolio Manager® and share your property and grant full access to DEP so they can upload water use data for you. Instructions for data collection can be found at www.nyc.gov/ll84datarequest.

If you are not sure of how to connect with DEP, visit www.nyc.gov/ll84datarequest or email DEP at Waterbenchmarking@dep.nyc.gov.