



# Local Law 84 – Benchmarking Year Two

DOB Outreach Session 2

April 24, 2012

A stylized map of New York City in shades of blue and green, showing the city's outline and major water bodies like the Hudson River and East River.

A GREENER,  
GREATER  
NEW YORK

# Today's Agenda

- Summary of first year's benchmarking
- What's new for 2012
- Cleaning up this year's data: Lessons learned from 2011
- Highlights from last year's benchmarking
- Ready to Submit Your 2011 Data?
- Benchmarking Resources
- Next Steps

# Summary of 2011 Benchmarking

- High Compliance Rate
- Quality Control
  - Over 50% by a relatively few number of consultants
  - Some common errors
  - Some anomolous data sets
  - Relatively easy to improve QC this year
- Lots of information!
  - Studies by University of Pennslyvania and New York University
  - Report by the City being published soon

# Changes for 2012: New York City and EPA

## Reporting Template

- To submit for compliance, the new 2011 Reporting Template must be used
- The link is available at [www.nyc.gov/ggbp](http://www.nyc.gov/ggbp)

## Building Identification

- NEW: The building's BIN (Building Identification Number) must be entered in the "Unique Building Identifier" field in addition to entering the BBL in the "Notes" field

## Due Date

- This year, and every year moving forward will require benchmarking to be completed and submitted by **May 1<sup>st</sup>**

# Changes for 2012: Energy Utilities

## Con Ed Data

- Still providing aggregated building data for up to 24 months for \$102.50
- No longer need to extrapolate for missing electric data
- Deadline to request from Con Ed was **April 11<sup>th</sup>**

## National Grid Data

- Requests for 2011 energy use via the Customer Service hotline or via email
- Authorization letter is required to be signed by tenants
- Deadline to request from National Grid was **April 20<sup>th</sup>**.

- **Requests after deadlines not guaranteed to be received by May 1<sup>st</sup>**

# Changes for 2012: Water Utilities

## Water Data from DEP

- **Inclusion of water data for 2011 benchmarking will not be required for May 1<sup>st</sup> compliance.**
- However, benchmarking of water usage is highly encouraged, and easy to do in 2 ways:
- **Manual Input**
  - Log in to “My DEP Account” to copy monthly consumption into Portfolio Manager
  - Easy for 1-2 buildings
- **Automated Benchmarking Services (ABS)**
  - Grant DEP access to your Portfolio Manager account
  - Automatically uploaded in ~ 24 hours
  - Ideal for multiple buildings

# Changes for 2012: Building Identification

- Enter 10-digit Borough, Block, Lot (BBL) number in the “Notes” field
- **NEW:** The 7-digit Building Identification Number (BIN) must be entered in the “Unique Building Identifier” field

Notes:

1-00001-0001;1-00002-0002;1-00003-0003



This field is optional and can be used to record any information (up to 1000 characters) pertaining to this facility.

Unique Building Identifier:

1234567;2345678;3456789



The unique building identifier is an optional field you can use to help keep track of your building and/or link it to other databases. Some example uses of the Unique Building Identifier include: a company-specific ID to export for company reports; the EISA 432 "Agency Designated Covered Facility ID" required for matching this building to the covered facility in CTS; or a local jurisdiction Building ID to comply with local laws.

# Reviewing Your Data

## Reminders

### Square Footage

- Accurate whole building square footage must be used in Portfolio Manager

### Facility Info

- “Optional” Multi-family Data Inputs are required
- Must **wait 24 hours** after last edit before releasing data

## Quality Control

- DOF square footage  $\neq$  Portfolio Manager square footage
- Facility Type must be indicated
- Studio apartments should be entered as having 1 bedroom
- Check for missing EUI, 0 EUI, very high EUI

# Reviewing Your Data: Facility Info

- Facility Type must be indicated:
  - Click “Add Space”
  - Select the appropriate Space Type from the drop-down window

The screenshot shows a software interface for adding a space. At the top, there is a dark blue header with the text "Space Use" and a yellow-bordered button labeled "Add Space". A yellow arrow points to this button. Below the header is a table with columns: "Space Name", "Space Type", "Floor Area (Sq. Ft.)", "% Floor Area", and "Alerts". The table currently contains one row with the text "No Space Defined".

Below the table is a form titled "REQUIRED" with a red asterisk icon. The form contains the following fields:

- \*Enter a Name for this Space:
- \*Select a Space Type:  (dropdown menu is open, showing a list of facility types)
- \*Enter the Effective Date:

The dropdown menu for "Select a Space Type" is open and shows the following options:

- Select a Space Type
- Select a Space Type
- Bank/Financial Institution
- Courthouse
- Data Center
- Hospital (General Medical and Surgi
- Hotel
- House of Worship
- K-12 School
- Medical Office
- Office
- Residence Hall/Dormitory
- Retail
- Senior Care Facility
- Supermarket/Grocery
- Warehouse
- Multifamily Housing
- Other
- Parking
- Swimming Pool

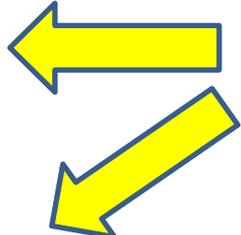
At the bottom right of the form, there are two buttons: "CANCEL" and "CONTINUE". A yellow arrow points to the "Select a Space Type" dropdown menu.

# Reviewing Your Data: Facility Info

- Multifamily Housing: Make sure you enter ALL INFORMATION requested

Space Name:

Required for Benchmarking				
Space Attribute	Space Attribute Value (Temporary values should only be used if an Actual value is not currently known) <small>What is this?</small>	Use Default Value	Units	Effective Date (when this Attribute Value was first true) <small>What is this?</small> (MM/DD/YYYY)
*Gross Floor Area	<input type="text"/> <input type="checkbox"/> For Temporary Use?	N/A	Sq. Ft. ▾	<input type="text" value="01/01/1980"/>



Optional (not used for Benchmarking)				
Space Attribute	Value	Units	Effective Date (when this Attribute Value was first true) <small>What is this?</small> (MM/DD/YYYY)	
Total number of units	<input type="text"/>	No Units	<input type="text" value="01/01/1980"/>	
Total number of bedrooms	<input type="text"/>	No Units	<input type="text" value="01/01/1980"/>	
Maximum number of floors in the tallest building/tower	<input type="text"/>	No Units	<input type="text" value="01/01/1980"/>	
Percent of gross floor area that is common space only	<input type="text"/>	%	<input type="text" value="01/01/1980"/>	
Total number of laundry hookups located in all individual apartment units (not including laundry hookups located in common areas)	<input type="text"/>	No Units	<input type="text" value="01/01/1980"/>	
Total number of laundry hookups located in a common area that are either pay-per-use or free machines	<input type="text"/>	No Units	<input type="text" value="01/01/1980"/>	
Total number of dishwasher hookups located in all buildings	<input type="text"/>	No Units	<input type="text" value="01/01/1980"/>	
Percent of the gross floor area that is heated by mechanical heating equipment (to the closest 10%)	Select ▾	%	<input type="text" value="01/01/1980"/>	
Percent of the gross floor area that is cooled by mechanical cooling equipment (to the closest 10%)	Select ▾	%	<input type="text" value="01/01/1980"/>	
Primary Hot Water Fuel Type (for units)	Select ▾	No Units	<input type="text" value="01/01/1980"/>	
Resident Population Type	Select ▾	No Units	<input type="text" value="01/01/1980"/>	
Is this Government Subsidized Housing?	<input type="radio"/> Yes <input type="radio"/> No	No Units	<input type="text" value="01/01/1980"/>	

- “Optional” Multifamily inputs **are required for LL84**
- Studio apartments should be entered as having **1 bedroom**

# Submitting 2011 data

## Reporting Template

- To submit for compliance, the new 2011 Reporting Template must be used
- The link is now available at [www.nyc.gov/ggbp](http://www.nyc.gov/ggbp)

The screenshot shows the PlanNYC website with a navigation menu on the left and a main content area. The main content area features a large image of the New York City skyline and a section titled 'Greener, Greater Buildings Plan'. Below this title, there is a note about the upcoming launch of the new website. To the right, there are sections for 'Popular Links' and 'Upcoming Events'. A yellow arrow points to a link in the 'Upcoming Events' section.

**Home**  
**About PlanNYC**  
Who We Are  
Partners  
Links  
**The Plan**  
**Outreach**  
**News and Events**  
**Publications**  
**Contact PlanNYC**

**Greener, Greater Buildings Plan**  
*NOTE: Coming soon - Launch of the new Greener, Greater Buildings Plan website. Stay tuned!*  
*This site is being updated regularly to reflect new information. If you do not see information that you are looking for, please check back at a later time. Viewing PDFs requires Adobe Reader.*  
OVERVIEW:

**Popular Links**  
» Drive Electric NYC  
» Greener, Greater Buildings Plan  
» GreeNYC  
» Million Trees  
» NYC Environmental Public Health and Sustainability Tracking Portal

**Upcoming Events**  
o [NYC LL84 Benchmarking 2011 Compliance Report](#)

- **Submitting Benchmarking to the City:** The new link to submit for 2011 is now available, to submit data by May 1, 2012:

- o [NYC LL84 Benchmarking 2011 Compliance Report](#)

To complete benchmarking for compliance with the law you must use a custom report created by the City. Last year's NYC LL84 Benchmarking 2010 Compliance Report is still available [here](#) to submit outstanding reports with 2010 data.

# Submitting 2011 data

planNYC | Green Buildings & Energy Efficiency

Home

About PlanNYC Green Buildings & Energy Efficiency

Greener, Greater Buildings Plan

**LL84: Benchmarking**

Code (NYC EDC)

LL87: Energy Audits & Commitments

LL88: Lighting Upgrades & Submetering

Outreach Training

Greening the City's Codes & Regulations

Financing & Incentives

Greening Public Buildings

Other Initiatives

Other Green Building Resources

Contact Information

Email a Friend Translate This Page

## LL84: Benchmarking

The first step to making a building more efficient is to understand how much energy it uses and how its usage compares with that of similar buildings. Therefore, the Greener, Greater Buildings Plan (GGBP) requires owners of large buildings to annually measure their energy consumption in a process called benchmarking. Local Law 84 (LL84), the first law in GGBP, standardizes this process and captures information with the U.S. Environmental Protection Agency's (EPA) free online benchmarking tool called Portfolio Manager. LL84 will give building owners and potential buyers a better understanding of a building's energy and water consumption, eventually shifting the market towards increasingly efficient, high-performing buildings.

In summary, LL84's annual benchmarking process includes:

1. Determine if a building needs to benchmark.
2. Measure the building's energy and water usage.
3. Submit usage data online annually.

Please review this section to learn more about LL84, how to benchmark, how to comply, and where to get help.

About LL84

**How to Comply**

Where to Get Help

Benchmarking Scores and Reports

NEW WEBSITE after mid-May!

- [www.nyc.gov/ggbp](http://www.nyc.gov/ggbp) will direct you to the new website

1. Click “LL84: Benchmarking”
2. Click “How to Comply”
3. Scroll down to “Benchmarking Submission to the City” to find the 2011 Reporting Template.
  - Also available - link for 2010 data

## Benchmarking Submission to the City

While Portfolio Manager is available for use at any time, a link to a new reporting template used to generate a Compliance Report will be provided by the City every year to comply by May 1. The link will prompt you to log in to your Portfolio Manager account where you can create a custom, electronic Compliance Report for LL84. A report needs to be completed for each lot required to benchmark. The report will then be submitted to the City of New York through Portfolio Manager.

**NOTE:** Please check this section for annual updates.

- **2011 Reporting Template**  
The City released the link to the reporting template for 2011 data, NYC LL84 Benchmarking 2011 Compliance, in early March 2012.
- **2010 Reporting Template**  
For building owners that still need to comply with 2010 data, access the 2010 reporting template, NYC LL84 Benchmarking 2010 Compliance.

# Submitting 2011 data

- Make sure you select “NYC LL84 Benchmarking 2011 Compliance Report”

**Report Template** [About Report Templates](#)

Select a Report Template

- Select a Report Template
- Baseline Comparison
- Benchmark Performance
- Current Facility Status
- Emissions Performance
- Energy Performance
- Utility Cost Report
- Water Performance Report
- Water/Wastewater Energy Performance
- Custom Reports --
- Custom Reports Home
- NYC LL84 Benchmarking 2011 Compliance Report**
- NYC LL84-Benchmarking 2010 Compliance Report
- Data for Download --

## Portfolio Manager Reports

Generate reports and graphs using data from your Portfolio Manager account

[QUICK REFERENCE GUIDES](#) →

# Submitting 2011 Data

- Read the “Template Instructions” in the pop-up window

Please read this...

Before you click ‘OK’!

**PORTFOLIO MANAGER**  
ENERGY STAR

ACCOUNT INFORMATION CONTACTS FAQ FREQUENTLY ASKED QUESTIONS CONTACT US HELP LOGOUT

Home > My Portfolio > Generate a Report

Quick Reference Guide

Report Template  
NYC LL84-Benchmarking 2010

Save as Default

3 Matching Facilities

Reporting Period  
Single Period  
Dec 2010  
Comparative  
Range (all properties)

Facilities  
Select Facilities

OR, type in the search box

Location  
U.S. only  
All Locations  
New York  
Virginia

REFRESH DATA

Displaying 1 - 3 of 3

2012 12:30 AM

PLEASE DATA  
City of New York  
in your report?

CSV PDF

City  
Arlington  
New York  
New York

**Template Instructions**

The following instructions were provided by **Local Law 84 of 2009 (the City of New York)** for using **NYC LL84-Benchmarking 2010 Compliance Report** :

This custom reporting template is to be used for compliance with New York City's benchmarking law, Local Law 84 of 2009.

**STEP 1: Complete the benchmarking of your property(ies)**

Prior to submitting this report, you must enter all information required by Portfolio Manager for each property covered by the law to ensure it has been completely benchmarked.\* Energy data for this reporting period must include all fuel sources used in your property(ies) from January 1 - December 31 2010.

**STEP 2: Identify your property(ies)**

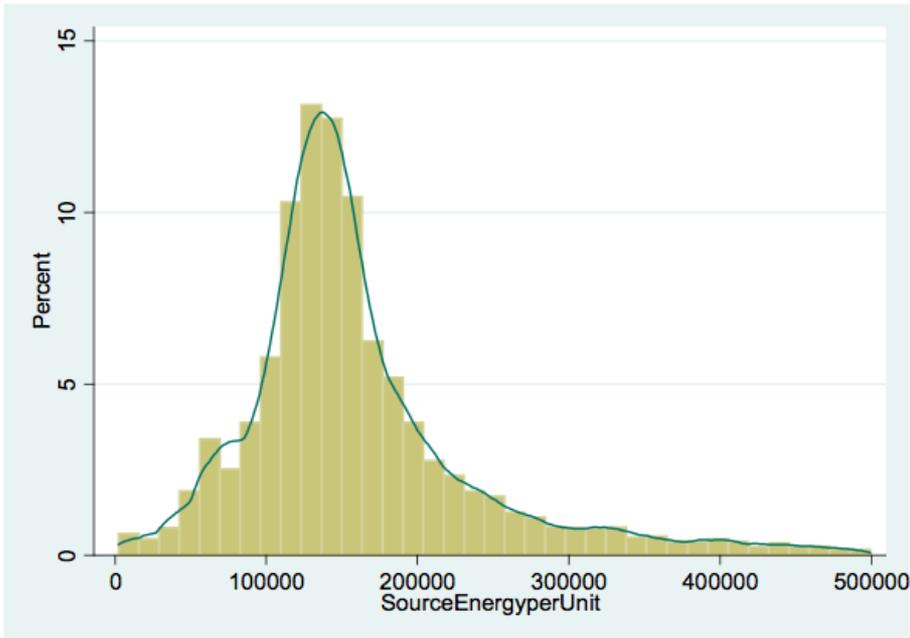
**IMPORTANT:** For each property being benchmarked, the "Notes" field in Portfolio Manager must include the building's borough, block and lot number (BBL), written in the following format:

- A ten digit number, where the first digit represents the borough number, then a dash, the next five digits are the block number, then a dash, and the last four digits are the lot number.
- Borough numbers are as follows:
  - \* Manhattan = 1
  - \* Bronx = 2
  - \* Brooklyn = 3
  - \* Queens = 4
  - \* Staten Island = 5
- If the block is less than five digits, fill in zeros before the actual block number so there are five digits in total
- If the lot is less than four digits, fill in zeros before the actual lot number so there are four digits in total

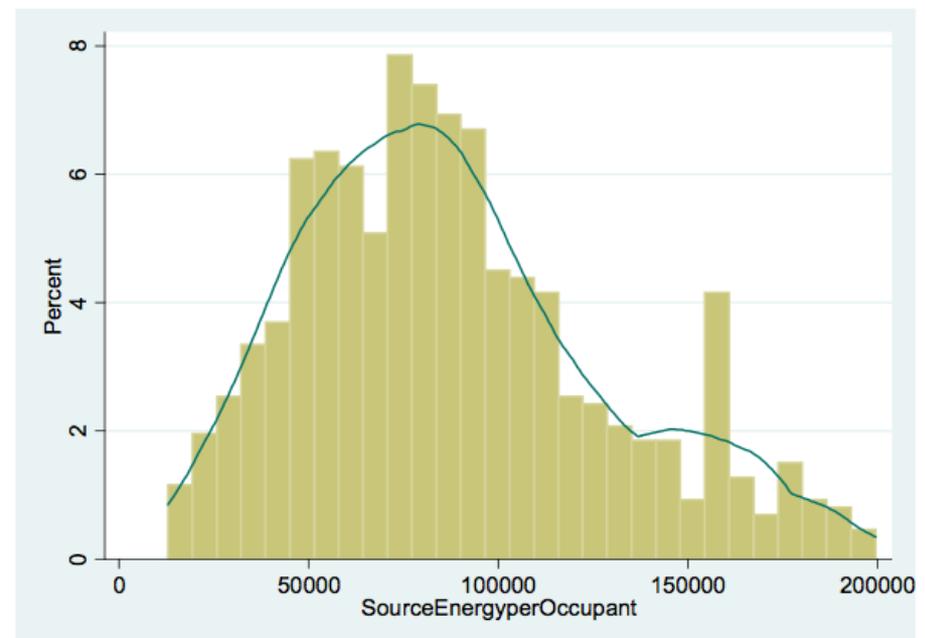
OK

# What to expect in our upcoming reports

## Source Energy comparisons

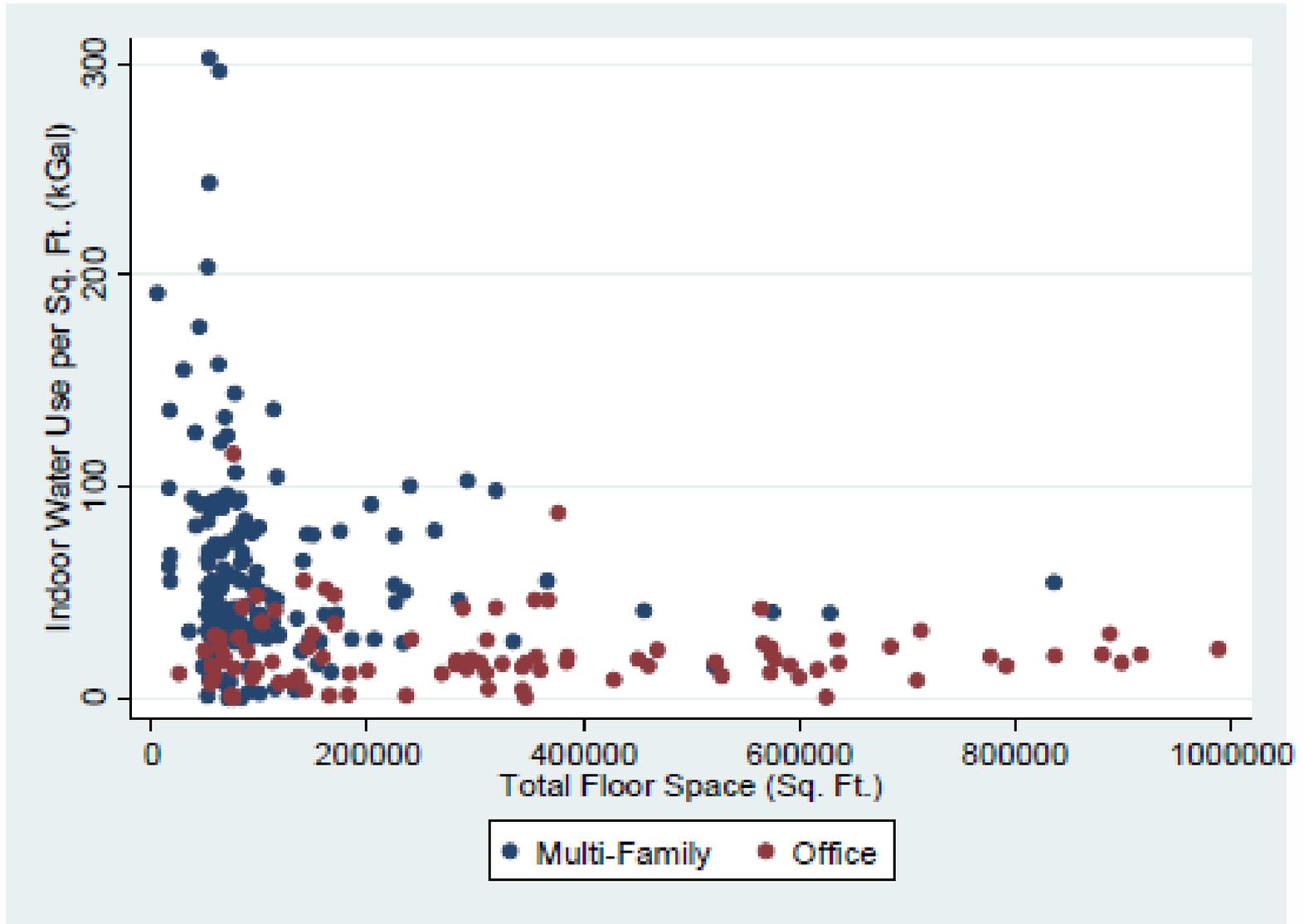


**Residential Buildings (per Unit)**



**Office Buildings (per Occupant)**

# Water Consumption per Sq.Ft. – Multi-family & Office Buildings



# Benchmarking Resources Available

## Help Center

- The Benchmarking Help Center is available by calling 311, or 212-788-9704, or 212-442-7901
- Live hours Mon & Thurs 10 am – 5pm and Wednesdays 10am – 2pm
- This will be available through June 2012

## Website

- Launch of the NEW PlaNYC website, [www.nyc.gov/gbee](http://www.nyc.gov/gbee)
- Greener, Greater Buildings Plan website, [www.nyc.gov/ggbp](http://www.nyc.gov/ggbp)
- Check back often for updated information

# What's Next?



- Clean Heat
- Local Law 87:  
Audits & Retro-commissioning
- National data efforts & developing a multi-family Energy Star rating
- Local Law 88:  
Sub-metering & Lighting Upgrades