

Aggregated Consumption Frequently Asked Questions

1. What is Local Law 84?

Local Law 84 requires privately owned buildings over 50,000 square feet or larger to benchmark their electric, gas, steam, and heating oil annually beginning on May 1st.

2. What is aggregated data?

Aggregated data is an entire building's electric and gas consumption broken down by service classification on a monthly basis.

3. Who should request aggregated data from Con Edison?

Any customer who needs full building consumption data and is unable to obtain a tenant's utility account number. Aggregated data provides full building consumption information by anonymously removing any tenant names and aggregating the data based on the service classification. Master metered customers will not need to obtain aggregated data from Con Edison if they have the account numbers for the building. Consumption information can be retrieved by entering the account number(s) at Con Edison's homepage – Log in to My account (www.coned.com).

4. How do I get aggregated consumption for my building?

To obtain aggregated data email your request to citybenchmarking@coned.com. If you're acting on behalf of a building owner or requesting tenant level data, please include all applicable letters of authorization with the initial request.

- Please include the name on the account, the service address on the request and a reference account number.
- If you are acting on behalf of the customer of record or requesting tenant level data, please submit a letter of authorization along with your request.

5. Is there a cost to receive the data?

The fee to obtain aggregated building consumption for electric and/or gas is \$102.50 per building. This includes electric and/or gas usage for up to 24 months.

6. Can the cost be added to my bill?

No

7. When is the deadline to comply with Local Law 84?

You must upload your consumption information to the Environmental Protection Agency (EPA) Portfolio Manager website and submit the data to the City of New York by May 1, 2012 and May 1st annually thereafter.

8. What happens if I don't submit the data by May 1, 2012?

A penalty of \$500 per building will be assessed by New York City's Department of Buildings if data is not submitted by May 1st. An additional \$500 will be assessed for each successive quarter for failure to comply. For more information on penalties please contact the New York City Department of Buildings at sustainability@buildings.nyc.gov.

9. Do I need to review the data I receive from Con Ed before using it to benchmark?

Building owners should review the data provided by Con Edison to ensure that all of the tenants are captured in the information that is provided.

10. I made my request using a common area account number, but my building data didn't capture all of the units in the building. Why?

Even though your building has one physical address there may be multiple service points supplying power and each point may be listed under a different service address. To get complete aggregated consumption data for your building, a common area account number and all possible service addresses must be provided.

11. How long does it take for me to get the data?

Con Edison will send an email containing all of the requested aggregated building consumption data within 15 days of receipt of the payment.

12. What changes have been made between the 2010 and 2011 reports that Con Edison will provide?

In 2011, Con Edison developed a system that allows us to extract aggregated consumption data based on reviewing any account number associated with the building. Customers were asked to review all of the data that was provided to ensure that the information we provided captured all the customers they have on record. We identified

that there were several ways that the full building consumption data would not capture all of the data. If a building had multiple addresses then a customer's usage could be captured under several addresses. Even though the building has one mailing address, there may be multiple service points to supply power and each point is listed under a different service address in our billing system.

The second issue we identified was that Con Edison's billing system archives billing records after a customer closes their account. Therefore, we were not able to retrieve this information automatically from our billing database. As a result, customers were required to identify the values of missing information and then extrapolate the missing data. Con Edison provided information on how to identify the missing data and an extrapolation method that could be used. These issues were related to the reports that covered data that was captured in 2010.

Going forward, we have implemented a new system that will allow us to extract a more accurate aggregated consumption report for our electric customers. The new system will capture customer's data and provide their consumption information, regardless of when they closed their account. In addition, the new reports streamline the bills issued on an account so that the 2011 bills are all captured under the cycle (or meter reading) date. This has eliminated the presence of outlying entries due to billing adjustments and tenant turnover. All outlying billing periods are now automatically included in the appropriate cycle period thereby eliminating much of the need for extrapolation. The updated report will be available for gas customers in 2013. Building owners don't have to benchmark cooking gas so the extrapolation issue isn't as challenging with gas customers.

13. How do I identify missing data for my accounts?

Aggregated consumption data is provided as an Excel spreadsheet with information broken down into three tabs. The tabs provide the following:

- "Notes about the Data" – Instructions about the data included in the workbook.
- "Building Summary" – This tab shows the building address and a list of the most common service classifications used for electric customers. An example is below.

Building Address	Town	Zip Code
123 Sample Street	NEW YORK	10003
Service Class Number	Service Class Description	
1	Residential and Religious	
2	General Small Commercial	
7	Residential and Religious Heating	
8	Multiple Dwellings - Redistribution	
9	General Large Commercial	
21	Residential and Religious	
39	General Large Commercial	
41	Residential and Religious Heating	
*If there are Service Class Numbers in the Consumption Data tab of this report that are not listed above please visit www.coned.com/rates for a description.		

* Service class description provided and service class number which is used on the other sheets in the workbook.

- “Consumption Data” – Consumption data is grouped by service class and the dates the bills were issued.

Number of Units	Service Class	From Date	To Date	Consumption(kwhrs)
65	1	12-02-2010	01-04-2011	14,152
64	1	01-04-2011	02-03-2011	13,904
65	1	02-03-2011	03-07-2011	13,949
65	1	03-07-2011	04-05-2011	12,041
64	1	04-05-2011	05-04-2011	10,512
62	1	05-04-2011	06-03-2011	11,902
64	1	06-03-2011	07-05-2011	16,425
65	1	07-05-2011	08-03-2011	22,544
64	1	08-03-2011	09-01-2011	19,523
64	1	09-01-2011	09-30-2011	14,741
64	1	09-30-2011	11-01-2011	12,913
65	1	11-01-2011	12-02-2011	9,001
65	1	12-02-2011	01-04-2012	11,885
4	9	12-02-2010	01-04-2011	25,598
4	9	01-04-2011	02-03-2011	25,212
4	9	02-03-2011	03-07-2011	27,278
4	9	03-07-2011	04-05-2011	25,070
4	9	04-05-2011	05-04-2011	25,674
4	9	05-04-2011	06-03-2011	26,608
4	9	06-03-2011	07-05-2011	31,416
4	9	07-05-2011	08-03-2011	32,490
4	9	08-03-2011	09-01-2011	33,334
4	9	09-01-2011	09-30-2011	28,630
4	9	09-30-2011	11-01-2011	22,167
4	9	11-01-2011	12-02-2011	21,473
4	9	12-02-2011	01-04-2012	20,252

* Each bill represents one unit or account.

All aggregated consumption data reports covering data for 2011 will provide customer's consumption information, regardless of when they left the building. The report will capture all active accounts but not include accounts where no one was on record during the month. As a result, there is the possibility that every unit will not be billed for all months. Since the amount of usage recorded on the account was minimal or zero, extrapolation will not be required for any data recorded in 2011. Please follow the instructions below to identify missing information.

- Determine the number of total accounts in the building broken down by service classification. This can be done by looking at the most units billed for any given month during the year. Based on the example below, you can see that there are 65 residential or SC 1 units in the building.
- If the total number of units for the month doesn't match the total number of accounts in that service classification then data is not available because there wasn't anyone on record for the missing units.

Number of Units	Service Class	From Date	To Date	Consumption(kwhrs)
65	1	12-02-2010	01-04-2011	14,152
64	1	01-04-2011	02-03-2011	13,904
65	1	02-03-2011	03-07-2011	13,949
65	1	03-07-2011	04-05-2011	12,041
64	1	04-05-2011	05-04-2011	10,512
62	1	05-04-2011	06-03-2011	11,902
64	1	06-03-2011	07-05-2011	16,425
65	1	07-05-2011	08-03-2011	22,544
64	1	08-03-2011	09-01-2011	19,523
64	1	09-01-2011	09-30-2011	14,741
64	1	09-30-2011	11-01-2011	12,913
65	1	11-01-2011	12-02-2011	9,001
65	1	12-02-2011	01-04-2012	11,885

YOU WILL NOT HAVE TO EXTRAPOLATE ANY MISSING INFORMATION FOR 2011 DATA.

However, if you have not submitted your 2010 report to the City, then you will be required to extrapolate missing information. Please follow the instructions below to identify missing information and extrapolate the data.

Extrapolating Missing Residential Data

- Determine the number of total accounts in the building broken down by service classification. This can be done by the following:
 - Option 1:* Work with the building owner to identify how many residential and commercial units are located in the building.
 - Option 2:* Look at the most units billed for any given month during the year.

- If the total number of units for the month doesn't match the total number of accounts in that service classification then data is not available and you will have to extrapolate the data based on what is available.
- Figure out the average usage per unit for the billing period.
- Prorate data to determine the missing data.

Formula: $((\text{total consumption} / \# \text{ of units}) * \# \text{ of missing units}) + \text{total consumption}$

Extrapolating Missing Commercial Data

- For missing commercial data, a value chart will be provided by the City of New York. The values will be based on end use and provided as a specific usage amount per square footage during a specific time frame. The chart is available at the City's website or by clicking on the following link ["benchmarking rule."](#) (page 11, table 2)

14. The Building Summary tab of the electric report does not contain any information showing the breakdown of how many units I have for each service classification. What totals do I use to determine how many units are present?

You can determine the total number of units for each service classification by using the number in the "Number of Units" column of the "Consumption Data" tab and looking at the most units billed for any given month during the year for the service classification. In the example above, you can see that there are 65 residential or SC 1 units.

15. Do I still have to extrapolate for missing residential gas data?

The City of New York does not require cooking gas consumption to be reported when the tenants are individually metered. For buildings where tenants are not individually metered there are usually only one or two gas meters in the building and those meters are commercial. In the event that extrapolation of gas data is required please follow the steps outlined in question 13.

16. How do I obtain steam data?

To obtain steam data please visit www.mysteamaccount.coned.com.

17. How do I get gas consumption from National Grid?

National Grid provides gas to Staten Island, Brooklyn and parts of Queens. If you are a National Grid customer, you can click on the following link to obtain aggregated data.

[National Grid](#)

18. I need further help understanding the aggregated consumption data that was sent to me.

Please email your inquiry along with the address of the data and reference account number in question to citybenchmarking@coned.com and someone will respond as soon as possible.

19. I have additional questions about Local Law 84 that don't pertain to Con Edison's data, who can I contact?

For additional information, you can refer to the "What you need to know about the laws" section at www.nyc.gov/ggbp or calling the Benchmark Help Center at 311 or (212) 442 – 7901.