



**DOB WEBINAR SERIES – SESSION 9:
COMBINED REPORTS**

March 28th, 2025

presented by
DOB Sustainability Bureau

NYC
Buildings

Presenters

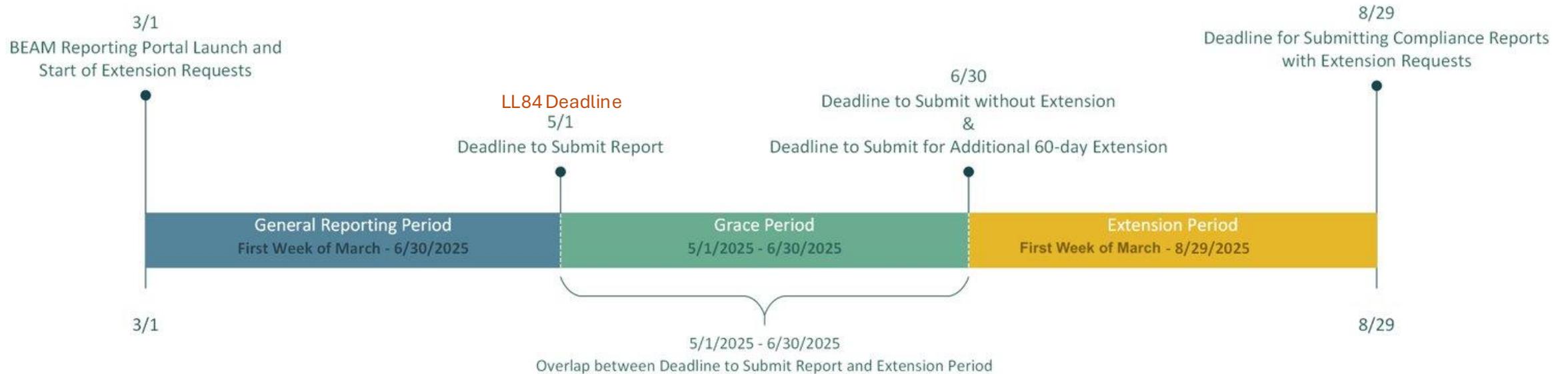
- Emily Hoffman, Director, Office of Building Energy and Emissions Performance (OBEEP)
- Thomas Carpenito, Project Manager, OBEEP
- Lydia Shapiro, Senior Building Energy & Emissions Auditor, OBEEP
- Sydney Abraham, Senior Energy & Climate Analyst at ClearlyEnergy

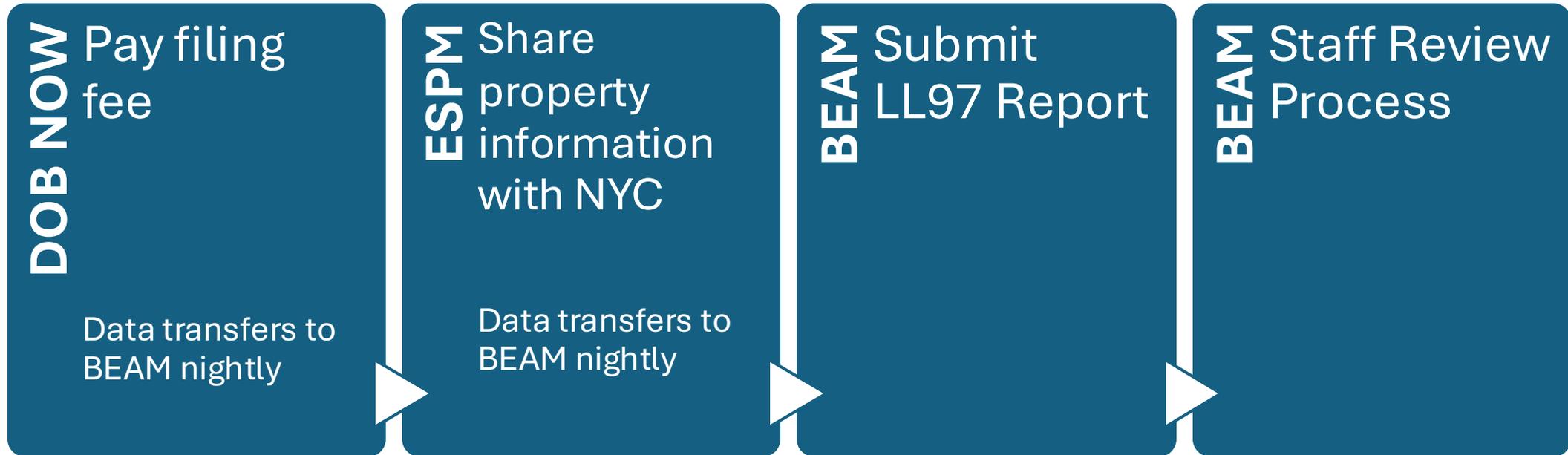
LL97 Timeline

LL97 TIMELINE

For Filing Extensions and Submitting Compliance Reports

Grace periods & extensions apply to LL88





The following three email addresses entered in DOB NOW will serve as the **only** email addresses to view building profile in the Building Energy Analysis Manager (BEAM).

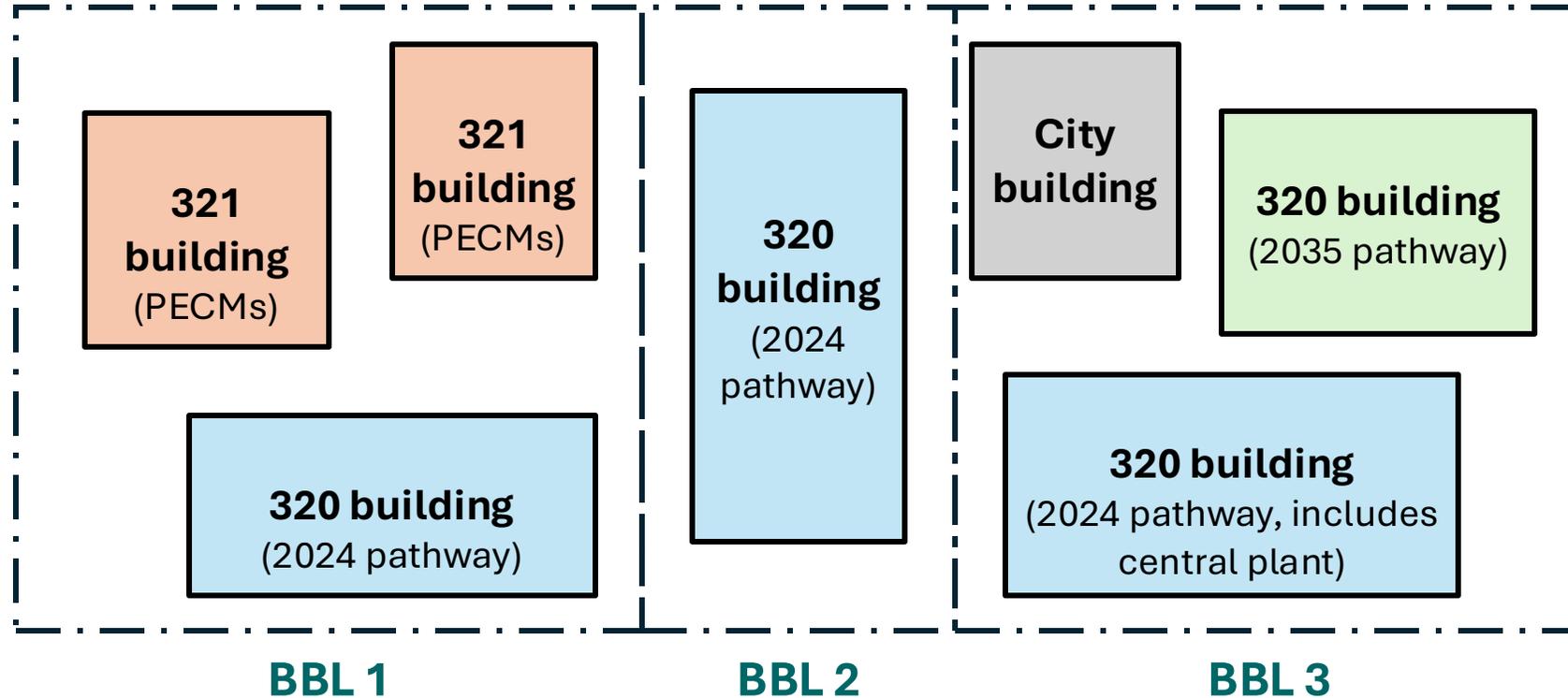
- Owner
- Owner Representative
- Service Provider (RDP/RCxA) - *optional if owner's rep is also service provider*

- **Applicable only for the first compliance period (CY 2024-2029)**
- **What is a combined report?**
 - Multiple buildings submitted together under a single DOB NOW filing fee & registered design professional (RDP) attestation.
- **When will this be accepted?**
 - When buildings:
 - i) Have the same owner;
 - ii) Are on the same lot or adjacent lots; **and**
 - iii) Follow the same Local Law 97 (LL97) compliance pathway.

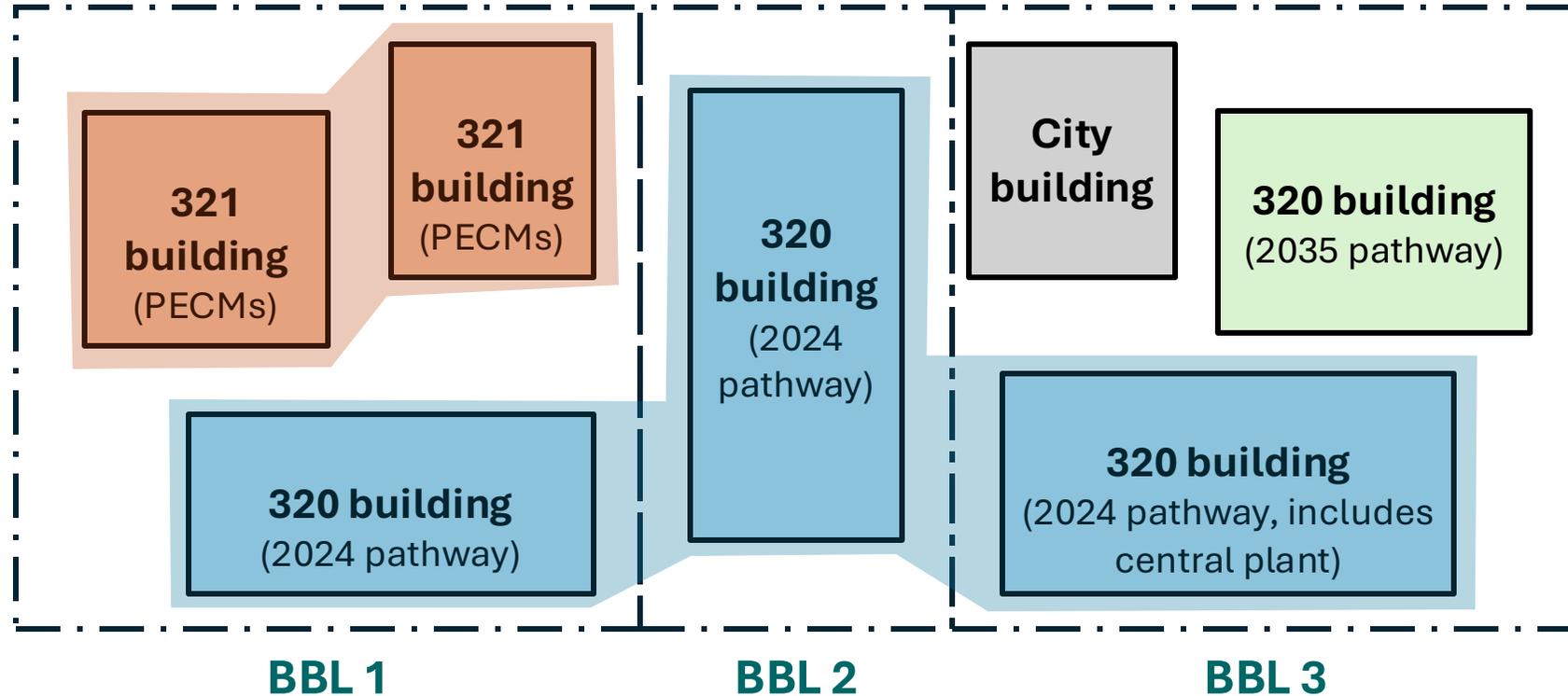
Combined reports must still show **separate calculations** for each building's emissions and emissions limit calculations, UNLESS the buildings also share energy service, in which case such buildings' emissions and emissions limit calculations may be aggregated.

[Local Law 97 \(LL97\) Compliance Report Submission Process](#)

Combined Reports: Multiple Buildings, Same Owner



Combined Reports: Multiple Buildings, Same Owner



Aggregated Reporting – What is it?

What is an aggregate report?

- Multiple buildings combine their emissions **limits** into **one total limit**
- Multiple buildings combine their **annual emissions** into **one total emissions value**

How is compliance assessed on an aggregate report?

Compliance is assessed at the aggregate level (*Parent Property in ESPM*)

- **Compliant:**
 - Total **aggregate annual emissions** \leq Total **aggregate emissions limit**
- **Not Compliant:**
 - Total **aggregate annual emissions** $>$ Total **aggregate emissions limit**
 - *If not compliant, penalties are issued at the BIN level*



DOB NOW Payments

- Identify exact BBLs and BINs in the combined report

Energy Star Portfolio Manager (ESPM)

- List all Borough Block Lot (BBL(s)) and Building Identification Number (BIN(s)) in the Parent Property
 - Energy consumption is pulled in from the Parent level only, not the child property
- List each BIN as an individual Child Property
 - For each BIN, specify Property Type & Gross Floor Area (GFA)

Building Energy Analysis Manager (BEAM)

- Compliance assessed at the aggregate level
- Emissions apportioned per BIN based on weighted average of emissions limit

RDP must apportion emissions by BIN for penalty issuance

- **When BBL/multiple BBL (Parent Property Data) is Imported into [BEAM](#):**
 - **Auto-proration per BIN** based on **weighted average of limits**
 - *(GFA × Property Type Emissions Factor, from each child)*
 - If emissions proration is inaccurate:
 - **Use [Ticket #7](#)** ("Block Proration") to manually adjust emissions per BIN, based on % energy
 - **For further precision**, contact DOB for case manager assistance *(assigned for complex campuses)*
 - If emissions limit requires further refinement:
 - **Use [Ticket #4](#)** ("LL97 Building Emissions Limit") to provide more granular property types and GFA
 - Submit individual Ticket per BIN

Two Ways to Apply Deductions: *(Pick one – both approaches cannot be combined)*

- **Aggregate Level (BBL/Parent Level) → Use [Ticket #6a](#)** ("Campus Deductions")
- **Building Level (BIN/Child Level) → Use [Ticket #6](#)** (per BIN)
 - *If Fuel Cell and/or Beneficial Electrification deductions are taken, you must submit individual Ticket #6s*

DOB NOW Filing Fees

DOB NOW Filing Fees: Combined Reports – Article 320



- **Simple fee** means the \$210 fee for “Article 320 Simple Reports” per [1 RCNY §101-03](#).
- **Complex fee** means the \$615 fee for "Article 320 Complex Reports" fee per [1 RCNY §101-03](#).
 - Complex fee is triggered when filing a combined report OR adding any deduction/alternative methodology to calculated emissions.
- **Additional Fees** are added below and are a flat fee regardless of whether the submitter is filing a Combined or Simple Report
 - 320 Penalty Mitigation Filing Fees:
 - Good Faith Efforts: \$950
 - 320.7 Adjustment Filing Fees:
 - RCNY § 103-12 (b) External Constraints: \$3,540
 - RCNY § 103-12 (c)(3) Financial Constraint: \$690
 - RCNY § 103-12 (c)(4) Financial Constraint: \$300
 - Extension Request Fee:
 - RCNY §101-03: \$60

DOB NOW Filing Fees: Combined Reports – Article 321



- **Compliance Report fee** means the \$210 fee for “Article 321 Compliance Report ” per [1 RCNY §101-03](#).
 - No complex fee is triggered when filing a combined report OR adding any deduction/alternative methodology to calculated emissions.
- **Additional Fees** are added below and are a flat fee regardless of whether the submitter is filing a Combined or Single Report
 - 321 Penalty Mitigation Filing Fees:
 - Mediated Resolution: \$800
 - 320.7 Adjustment Filing Fees:
 - RCNY § 103-12 (c)(3) Financial Constraint: \$690
 - RCNY § 103-12 (c)(4) Financial Constraint: \$300
 - Extension Request Fee:
 - RCNY §101-03: \$60

Critical Information for DOB NOW: Safety



The **Owner, Owners Representative, and Service Provider (RDP/RCxA) email** addresses **must be** provided in the DOB NOW Filing Fee process.

- These **3 email addresses** are the only way to **access** your building profile in **BEAM**.
- While you may be able to create a BEAM account without submitting a DOB NOW filing fee, applicable building information will **not** be present in your building profile.
- The **BEAM account** must be **created** using **one of the three email addresses** identified in the LL97 DOB NOW Fee portal associated with the BIN/BBL.

Email addresses entered in DOB NOW will serve as the **only** email addresses to view building profile in BEAM.

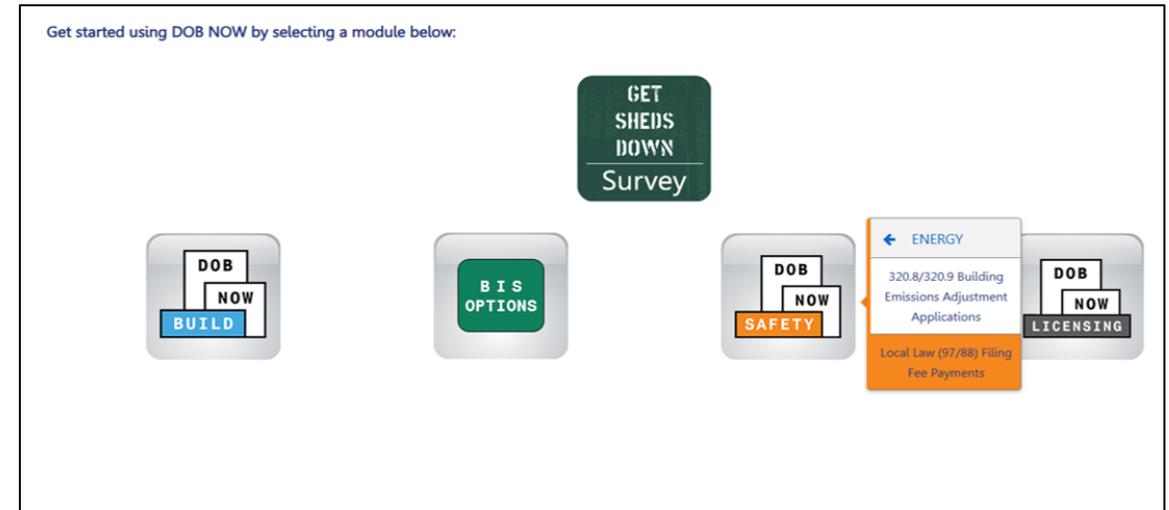
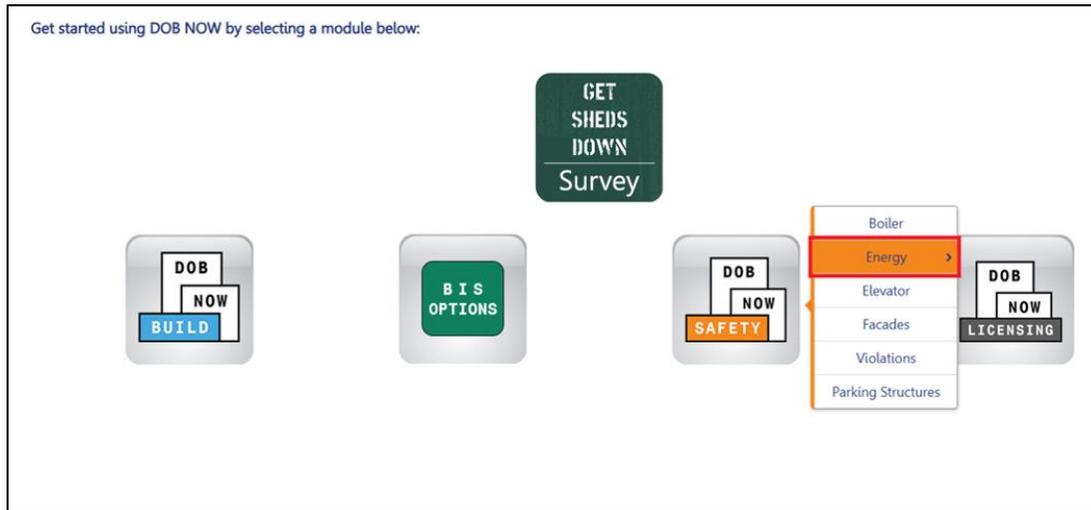
- Owner
- Owner Representative
- Service Provider (RDP/RCxA)

DOB NOW Filing Fee Payment information and submitted emails are transferred to BEAM on a nightly basis. It is not possible to complete a BEAM report in one day.

DOB NOW Filing Fees: Combined Reports



- Navigate to the DOB Now login page at nyc.gov/dobnow, enter your NYC.ID email address in the Email field, and select **Login**. If you need to create an NYC.ID account, select **Create Account** or use the [DOB NOW User Guide](#) for step-by-step instructions.
- After logging into DOB NOW, the Welcome page displays. Hover over **DOB NOW: Safety** and click **Energy**.
- From the Energy sub-menu, select **Local Law 97/88 Filing Fee Payments**.



DOB NOW Filing Fees: Combined Reports



- On the Local Law Payments dashboard, select **+Local Law 97 Payment**.

NYC Department of Buildings
Local Law Payments

+ Local Law 97 Payment + Local Law 88 Payment

Local Law 97 Fee Payments Local Law 88 Fee Payments

View...	Actions	Transaction Number	Transaction Status	Payment Status
	Select Action: <input type="button" value="v"/>	LL97000001041	Pre-filing	Due

DOB NOW Filing Fees: Combined Reports

In the **Stakeholders** section, select your role: **Owner** or **Owner's Representative**. The information of the logged in user will auto-populate in the selected section. Owner information is required.

- To **change the name or address**, select **Manage/Associate Licenses** from the person icon in the top right corner of the screen.
- If the **logged in user** is an **Owner's Representative**, enter the **email** address associated with the NYC.ID account of the **owner** on the **Owner Information Tab**. The grayed-out fields will auto-populate from the DOB NOW profile associated with the NYC.ID account.

NOTE: To submit a compliance report in BEAM, you must first pay your filing fee and create an account in BEAM using **one of the following emails provided here: Owner, Owner's Representative, or Service Provider (RDP/RCxA)**. Only these emails will allow you to access your building profile in BEAM. You **must** add all three email addresses by clicking either the Owner information or the Owner's Representative tabs.

Stakeholders*

Are you an:

Owner Owner's Representative (also provide Owner Information)

Owner Information* Owner's Representative

Email* Owner Type* Service Provider (RDP/RCxA) email address

First Name Middle Initial Last Name

Business Name* Business Address* City*

State* Zip Code* Business Telephone

DOB NOW Filing Fees: Combined Reports



Under **Owner Information**, select **Owner Type**.

- The following owner types are **fee exempt**:
 1. Buildings owned by a not-for-profit corporation that is used exclusively for educational, charitable and/or religious purposes,
 2. Buildings owned by a Federal, State, City or foreign government.
- **Fee-exempt owners are exempt from payment but still must complete these steps to get the Payment Confirmation Number to be entered in the BEAM Reporting Portal.**
 - If a fee exempt owner type is selected, the **NYC Department of Finance Property Information** must indicate that the **Tentative or Final Assessment Roll** assessed value is **zero**. Go to nyc.gov/nycproperty to **print proof** of exemption and upload it in the Reporting Portal with your report.

The screenshot shows the 'Stakeholders*' form with the following fields and options:

- Are you an:** Radio buttons for Owner and Owner's Representative (also provide Owner Information). The Owner's Representative (also provide Owner Information) is selected and highlighted with a red box.
- Owner Information*** tab is active.
- Owner Type*** dropdown menu is highlighted with a red box, showing 'Select Type:'.
- Service Provider (RDP/RCxA) email address** text input field.
- Email*** text input field with placeholder 'Please enter email address'.
- First Name**, **Middle Initial**, and **Last Name** text input fields.
- Business Name***, **Business Address***, and **City*** text input fields.
- State***, **Zip Code***, and **Business Telephone** text input fields.

DOB NOW Filing Fees: Combined Reports



- Select the Local Law 97 article pertinent to your property
- Select **"Yes"** I am submitting a compliance report
- Select your reporting year

Transaction Information* ☑ ➔

Which article under Local Law 97 applies to your building?* (This information can be found on the LL97 Covered Buildings list.)

Article 320 Article 321

Will you be filing a compliance report in the LL97 Reporting Portal?* Yes No

Report Year*

2024 ▼

DOB NOW Filing Fees: Combined Reports



- Select all options applicable to your property, there are different options for Article 320 and 321.
 - If you selected Article 320 proceed to the next slide.
 - If you selected Article 321 proceed to slide 21.

Article 320 Information*

What type of Article 320 compliance report will you be filing in the LL97 Reporting Portal?*

- Annual building emissions report (28-320.3.7; RCNY 103-14(b))
- Good Faith Efforts report (RCNY 103-14(i)(2))
- Unexpected or Unforeseeable Event (RCNY 103-14(i)(1))

Article 321 Information*

What type of Article 321 compliance report will you be filing in the LL97 Reporting Portal?*

- Compliance Report - Energy Compliant Building or Prescriptive Energy Conservation Measures (28-321.3; RCNY 103-17(b)(1))
- Mediated resolution (RCNY 103-17(g))
- Unexpected or Unforeseeable Event (RCNY 103-17(f)(1))
- Eligible Energy Conservation Alteration Project (RCNY 103-17(f)(2))

DOB NOW Filing Fees: Combined Reports



- If selecting **Article 320** will enable you to report any Alternatives or Deductions for calculating emissions.
 - **NOTE:** A \$615 complex fee is automatically triggered when filing a combined report with multiple BINs. Selecting any alternatives or deductions below will not trigger an additional fee if you are filing a combined report, it is included in the \$615 complex fee.

Select all that apply to the Article 320*

<input checked="" type="checkbox"/> Shares Energy Service (RCNY 103-14 (b)(4))	<input type="checkbox"/> Time of Use Methodology (RCNY 103-14 (d)(3)(iii))
<input type="checkbox"/> Beneficial Electrification (RCNY 103-14 (d)(3)(vii))	<input type="checkbox"/> Qualified generation facilities (RCNY 103-14 (d)(3)(vi)(e))
<input type="checkbox"/> Distributed Energy Resources (i.e., solar, storage, fuel cell) (RCNY 103-14 (d)(3)(vi); RCNY 103-14(e)(2))	<input type="checkbox"/> None

DOB NOW Filing Fees: Combined Reports



- In the Property Information section, enter the **Borough, Block and Lot** and click **Search & Add**.

Property Information*

Select the BIN(s) for which you are filing a single report.

Borough, Block, Lot

Borough* **Block*** **Lot***

Q Search & Add

DOB NOW Filing Fees: Combined Reports



- In the **Building Identification Number** pop-up window, check the box(es) by the BIN(s) for this payment then click **Select & Add**.

Building Identification Number

<input type="checkbox"/>	BIN	Address	Borough
<input checked="" type="checkbox"/>	1084108	80 LA SALLE STREET	MANHATTAN
<input checked="" type="checkbox"/>	1084110	80 LA SALLE STREET	MANHATTAN
<input type="checkbox"/>	1084111	80 LA SALLE STREET	MANHATTAN
<input type="checkbox"/>	1084112	80 LA SALLE STREET	MANHATTAN
<input type="checkbox"/>	1084113	80 LA SALLE STREET	MANHATTAN
<input type="checkbox"/>	1084114	80 LA SALLE STREET	MANHATTAN
<input type="checkbox"/>	1084115	80 LA SALLE STREET	MANHATTAN

Total Items: 7

1 / 1 10 Items Per Page 1 - 7 of 7 items

Select & Add 2 Cancel

DOB NOW Filing Fees: Combined Reports



- If adding additional BBLs you will repeat this process and enter the **Borough, Block and Lot** and click **Search & Add**.

Property Information*

Select the BIN(s) for which you are filing a single report.

Borough, Block, Lot

Borough* Block* Lot*

Search & Add

DOB NOW Filing Fees: Combined Reports



- The property information will then be listed in a grid under the Search & Add button and can be removed by selecting the trash icon. If selections are changed in the Transaction Information section after an address has been added, the system will remove the address and it will need to be re-entered.
 - Find that two BBLs and three BINs can be displayed.
- Select **Yes** to confirm the BIN(s) has either a single owner or the property is a co-op or condo.
 - Enter any **Related Payment Confirmation Number** (any payment that has already been processed in DOB NOW: *Safety* for the same property)

Action	BIN	Address	Borough	Block	Lot
	1028172	56 WEST 66TH STREET	MANHATTAN	1118	52
	1084108	80 LA SALLE STREET	MANHATTAN	1978	1
	1084110	80 LA SALLE STREET	MANHATTAN	1978	1

Is the selected BIN(s) associated with a single owner or is the property a co-op or condo? Yes No

Related Payment Confirmation Number (any payment that has already been processed in DOB NOW: *Safety* for the same property).
Separate each by a comma ","

Save Proceed to Pay \$210 or \$615

DOB NOW Filing Fees: Combined Reports



- The Proceed to Pay button will display the payment amount. Click **Proceed to Pay** and then **Pay Now**.
- A **CityPay window** will open in a new window/tab where payment is made by selecting the Check or Credit Card tab. See the [DOB NOW Payments CityPay Manual](#) for step-by-step instructions.

Payment Confirmation

Are you sure you want to make a payment of Filing Fee Amount

eCheck payments can take up to 10 days to process. The transaction will not be complete until the payment is processed.

Please confirm that your pop-up blocker is turned off before clicking on the Pay Now button.

Pay Now Cancel

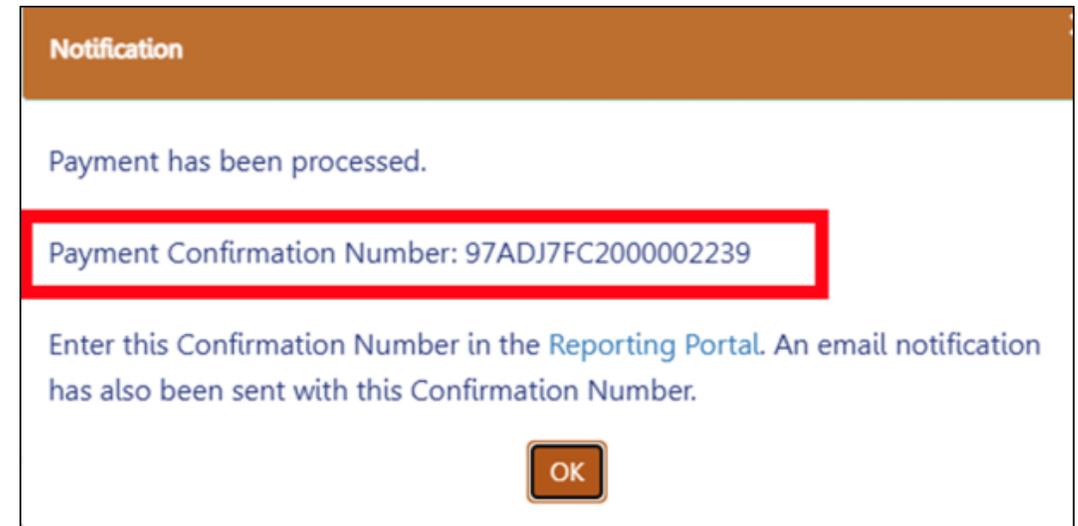
Combined Report Fees

- Article 320 Combined Compliance Report: "Complex fee" \$615 fee per [1 RCNY §101-03](#).
- Article 321 Combined Compliance Report: \$210 fee per [1 RCNY §101-03](#).

DOB NOW Filing Fees: Combined Reports



- After payment is submitted in City Pay, receipt details will be provided that show a receipt number. This is **NOT** the number to be entered into the BEAM Reporting Portal.
- Return to the DOB NOW window. For credit card/Paypal/Venmo payments, you will see a notification with a **Payment Confirmation Number**. This is the number to be submitted in the Reporting Portal. It will also be sent to you by email.
- For payments by **eCheck**, the status of the transaction will change to **Pending Payment Verification**.
 - The **Payment Confirmation Number** will be sent by email when the payment clears (**up to 10 business days** after it is submitted).
 - **Your data will not be logged in BEAM until:**
 - The payment clears; and
 - The status on DOB NOW no longer says "pending"; and
 - You have a payment confirmation number.



ESPM

ESPM – Property Configuration



Standalone Property -

- For a single building (BIN) on a single BBL only.
- Standalone property submissions will **not** be accepted for:
 - A single BBL with multiple BINs
 - Multiple BBLs with multiple BINs

ESPM – Property Configuration



- **Campuses** – Single BBL with multiple BINs and multiple BBLs with multiple BINs must be reported as a campus.
- **Parent property**
 - Standard IDs: Must include all the child properties’ BBLs and BINs.
 - Semi-colon (;) to separate the BBLs and BINs in standard ID fields.
 - No spaces or other symbols in the standard ID fields.
 - All child properties’ data must be aggregated on the parent level.
 - Energy and water usage, GFA, number of buildings, number of active meters, etc.
- **Child property**
 - One BIN per child property with the specific building details.
 - Building’s GFA and Property Use for each BIN.

One BBL with multiples BINs

Portfolio Manager Property ID	Property Name	Portfolio Manager Parent Property ID	Parent Property Name	Standard ID - City/Town ID	NYC Building Identification Number (BIN)
33941880	Parent Property	33941880	Parent Property	3001230001	3697552;3697553
33941892	Child Property 1	33941880	Parent Property	3001230001	3697552
33941893	Child Property 2	33941880	Parent Property	3001230001	3697553

Multiple BBLs with multiples BINs

Portfolio Manager Property ID	Property Name	Portfolio Manager Parent Property ID	Parent Property Name	Standard ID - City/Town ID	NYC Building Identification Number (BIN)
33941880	Parent Property	33941880	Parent Property	3001230001; 3001230002	3697552;3697553 ;3697554
33941892	Child Property 1	33941880	Parent Property	3001230001	3697552
33941893	Child Property 2	33941880	Parent Property	3001230001	3697553
33941894	Child Property 3	33941880	Parent Property	3001230002	3697554

BEAM



BUILDING OWNER

INVENTORY

ADD MEMBERS

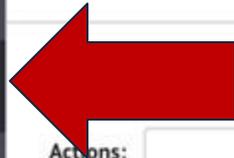
MAP

HELPDESK

ABOUT

LOGOUT

Properties



Show building data from: 2024 Calendar Year

Actions:

Current Sorts: This box will display active sorts from the table below.

Current Search Terms: This box will display active searches from the table below.

Filter buildings by label:

Must Include: Click to add a label

Include Any: Click to add a label

Exclude: Click to add a label

View by Property

View by Tax Lot

1-100 < >

					Property Name	BBL (Tax Lot)	Building ID Number (BBL)	Portfolio	PM Property ID	Address Line 1 DOF	Address Line 1 DOB
					Test	987654321	123456789			123 Test Street	
						987654321	102030405			321 Test Street	

Properties

Select a cycle to view building data from:

Actions:

Current Sorts:

Current Search Terms:

Filter buildings by label:

Must Include:

Include Any:

Exclude:

View by Property

View by Tax Lot

1-100 < >

					Property Name ..	BBL (Tax Lot)	Building ID Number (BM..)	Final Limit	Max GHG Offset	Emissions - Simple ..	Excess Emissions -
					<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
					Test	987654321	123456789	758.0	64.8	14.5	0.0
						987654321	102030405	349.8		116.2	0.0



BUILDING OWNER

INVENTORY

ADD MEMBERS

MAP

HELPDESK

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LOGOUT

Tax Lots

Select a cycle to view building data from: 2024 Calendar Year

Actions:

Current Sorts: This box will display active sorts from the table below.

Current Search Terms: This box will display active searches from the table below.

Filter buildings by label:

Must Include: Click to add a label

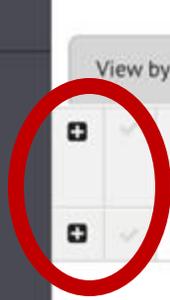
Include Any: Click to add a label

Exclude: Click to add a label

View by Property

View by Tax Lot

1-100 < >



			Property Name (Proper...	BBL	Building ID Number (BM...	PM Property ID	Address Line 1 DOF (Pr...	Address Line 1 DOB N...	Gross Square Foc
			Test	987654321	102030405; 123456789		123 Test Street; 321 Te...		100,000.0



BUILDING OWNER

INVENTORY

ADD MEMBERS

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Tax Lots

Select a cycle to view building data from: 2024 Calendar Year

Actions:

Current Sorts: This box will display active sorts from the table below.

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Filter buildings by label:

Must Include: Click to add a label

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View by Property

View by Tax Lot

1-100 < >



				Property Name (Proper...	BBL	Building ID Number (BM...	PM Property ID	Address Line 1 DOF (Pr...	Address Line 1 DOB N...	Gross Square Fc
	✓	h	i	Test	987654321	102030405; 123456789		123 Test Street; 321 Te...		100,000.0
	✓	h	i	Test		123456789		123 Test Street		100,000.0
		h	i			102030405		321 Test Street		



BUILDING OWNER

INVENTORY

ADD MEMBERS

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LOGOUT

Tax Lots

Select a cycle to view building data from: 2024 Calendar Year

Actions:

Current Sorts: This box will display active sorts from the table below.

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Filter buildings by label:

Must Include: Click to add a label

Include Any: Click to add a label

Exclude: Click to add a label

View by Property

View by Tax Lot

1-100 < >

					Property Name (Proper...	BBL	Building ID Number (BM...	nit (ESPM C...	Emissions - Simple ...	Excess Emissions - ...	Final Limit BBL
					Test	987654321	102030405; 123456789		395.6	16.6	379.0

-  <
-  BUILDING OWNER
-  INVENTORY
-  ADD MEMBERS
-  MAP
-  HELPDESK
-  ABOUT
-  LOGOUT

Tax Lots

Select a cycle to view building data from:

Actions:

Current Sorts:

Current Search Terms:

Filter buildings by label:

Must Include:

Include Any:

Exclude:

View by Property

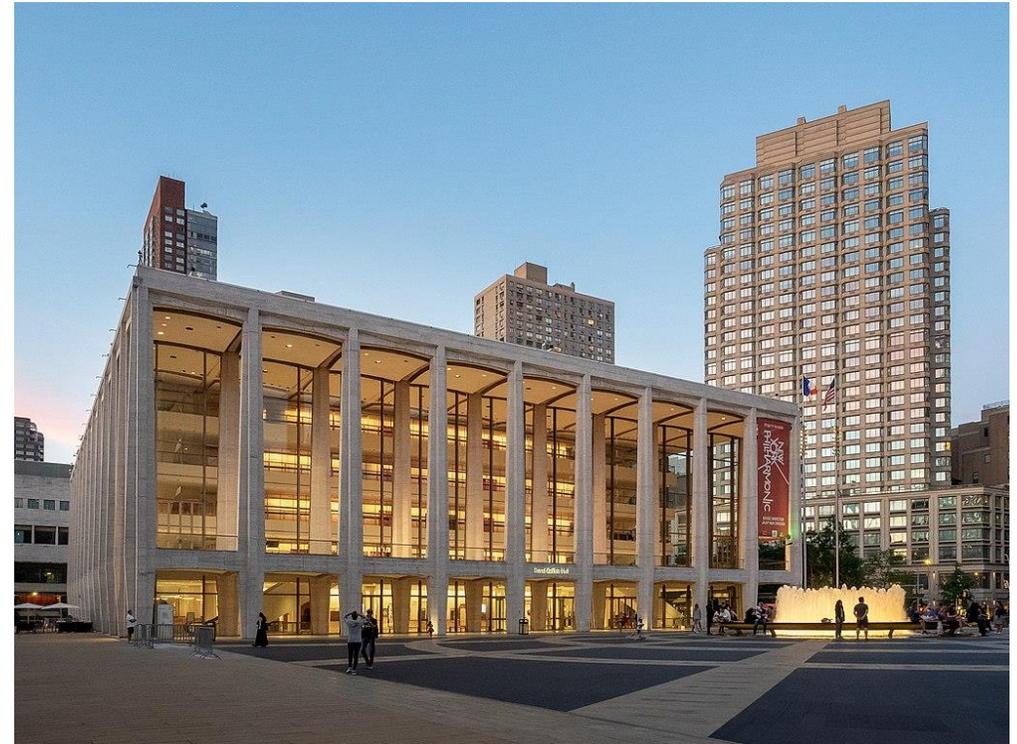
View by Tax Lot

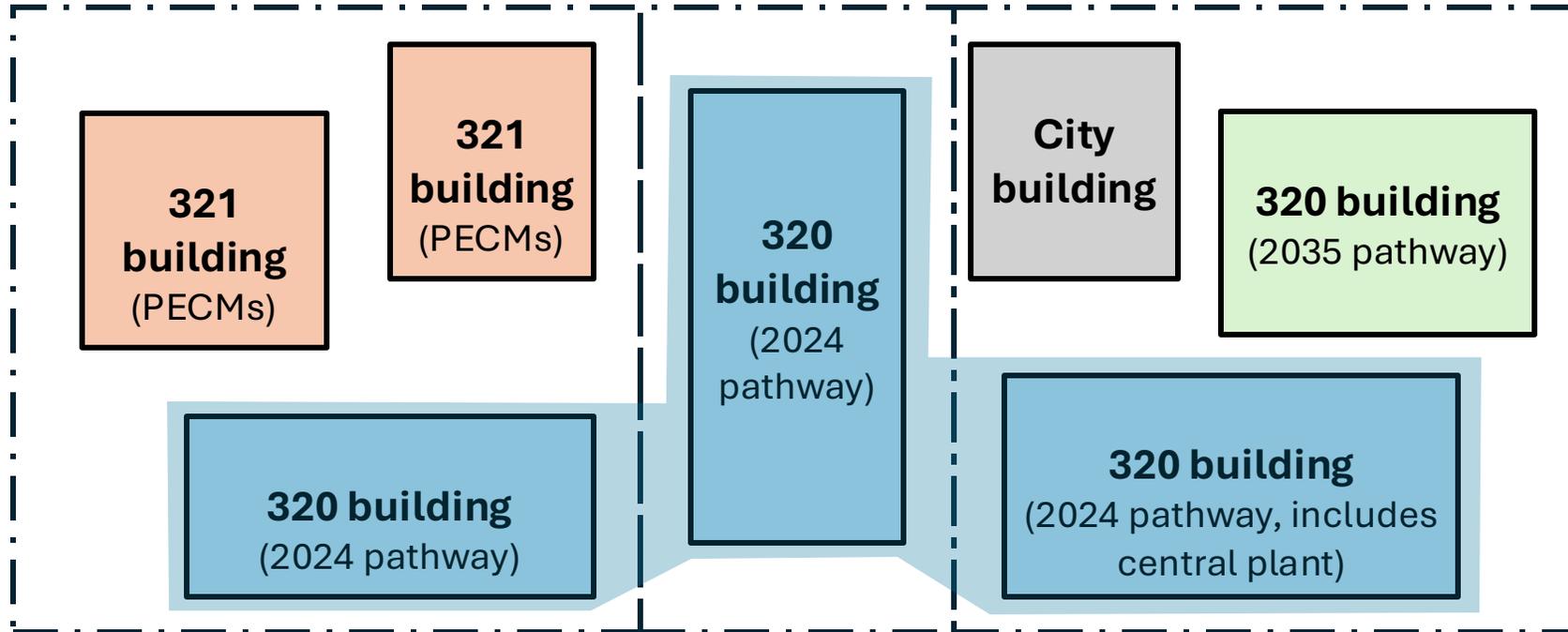
1-100 < >

| <input type="checkbox"/> | Property Name (Proper... | BBL | Building ID Number (BM... | Onsite Storage Deduct... | Qualified Gen NG Dedu... | Solar Deduction (kWh) ... | Qualified Gen |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| <input type="checkbox"/> | <input type="text" value=""/> |
| <input type="checkbox"/> | Test | 987654321 | 102030405; 123456789 | 15000 | | 20300 | |
| <input type="checkbox"/> | Test | | 123456789 | | | | |
| <input type="checkbox"/> | | | 102030405 | | | | |

Combined Reporting: Article 320, Aggregate/Mixed

- **Aggregate Reporting** (All Buildings Report Together)
 - **1 BBL, multiple BINs**
 - **Multiple adjacent BBLs, multiple BINs**
- **Mixed Reporting** (*contact DOB for Case Manager*)
(*Some Buildings Aggregate, Others File Separately or Are Exempt*)
 - **1 BBL, multiple BINs** → Can remove one or more BINs from aggregate emissions
 - **Multiple adjacent BBLs, multiple BINs** → Can remove one or more BINs from aggregate emissions





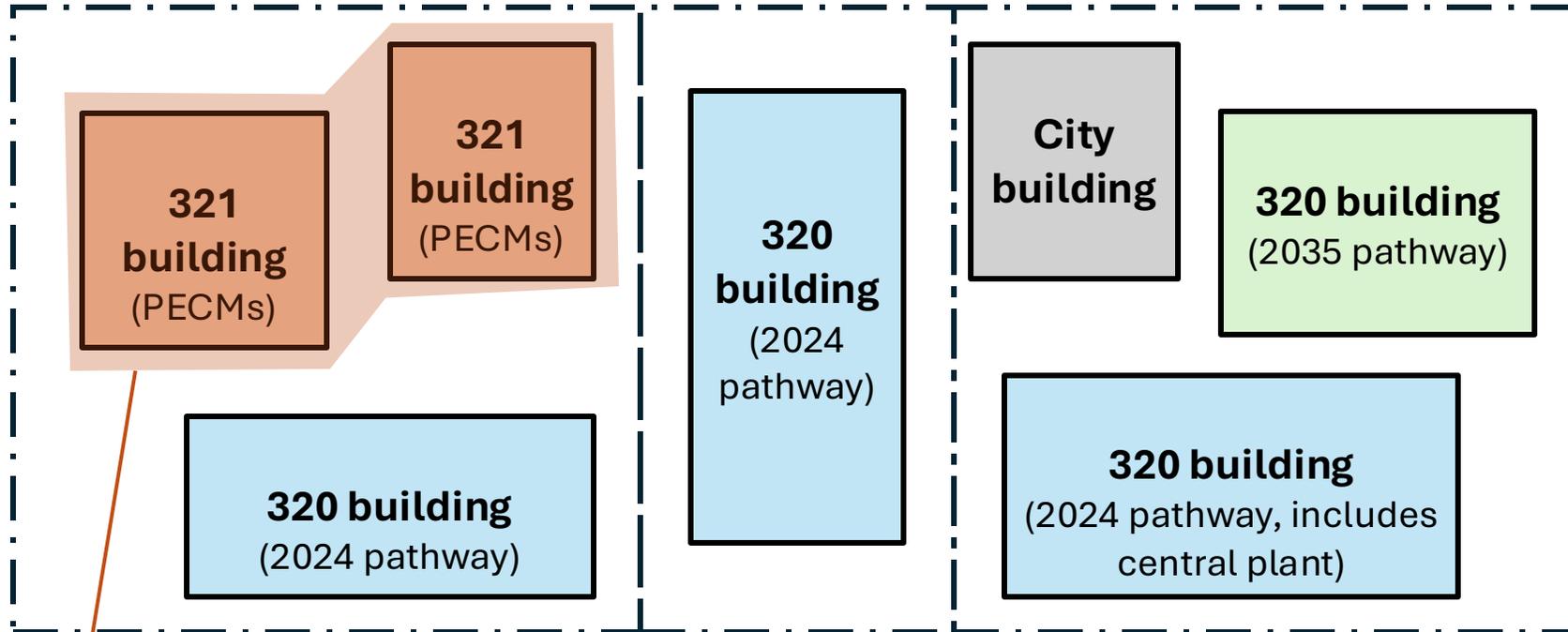
The 2024 pathway Article 320 buildings share energy service and may submit an Aggregate Report with aggregated emissions.

- Taken as a whole, the three BBLs constitute Mixed Reporting since they cannot all be aggregated.

Combined Reporting: Article 321 PECMs

- **Applicable Building Scenarios**
 - Multiple BINs under a single or multiple adjacent BBLs
 - Compliance is **assessed at the BIN level**
- **Filing Fees**
 - **\$210** flat fee per combined filing
- **ESPM Creation**
 - **Only required** if subject to LL84
- **BEAM Reporting Requirements**
 - **Each BIN must submit a separate report**
 - **Each BIN requires:**
 - Individual **[Ticket #5 submission](#)**
 - *Use the same DOB NOW payment confirmation number for each report*
 - Individual **[PECM template & attestation](#)**





Combined 321 report: single fee but separate BEAM ticket submissions

- **Step 1: Configure ESPM Campus Property**
 - Configure the BBL or multiple adjacent BBLs as the Parent Property – all utility data aggregated at this level
 - Each BIN list listed as a Child Property – each child lists the GFA and Property Type(s) per building
- **Step 2: Share ESPM data with NYC**
 - Data will pull into BEAM and create a profile for the "combined report" in BEAM
- **Step 3: BEAM Assesses Auto-Proration of Emissions by BIN**
 - **BBL (Parent Level)** energy/emissions apportioned automatically based on **weighted emissions limits per BIN**
 - **BIN-level emissions limit** = GFA × property type emissions factor
- **Step 4 (optional): Provide more granular Property Type & GFA breakdown to adjust BIN-level emissions limit**
 - **Article 320 - Ticket #4:** Refine BIN-level Emissions limit by providing more detailed GFA & Property Type
 - *If filing Article 321 2030 limits – Ticket #5: Refine BIN-level Emissions limit*
 - Emissions apportioned will update based on updated limits per BIN

- **Step 5: RDP Review of BIN-level Emissions & Adjustments**
 - RDP reviews auto-proration of BIN level emissions, if RDP agrees, proceed to Step 6
 - If RDP disagrees:
 - **Ticket #7:** "Block Proration" to assign % energy use per BIN **OR**
 - **Contact DOB** if further refinement is needed
- **Step 6 (optional): Deductions & Alternative Methodologies**

(Choose one level: Aggregate or Building level, never both)

 - **Aggregate-level deductions** → **Ticket #6a** "Aggregate Deductions" **OR**
 - **Building-level deductions** → **Ticket #6** "Deductions and Alternatives..."
 - *If Fuel Cell and/or Beneficial Electrification deductions are taken, you must submit individual Ticket #6*
- **Step 7: Final Attestation**
 - **Ticket #15:** "Aggregate Report Attestation"

Note: Use the same DOB NOW payment confirmation number for each report

Ticket #4: Refinement of BIN level Emissions Limits (optional)



More granular Property Types can be applied to individual BINs and will adjust the aggregated emissions limit

Submit a 04. LL97 Building Emissions Limit & RDP Attestation (Article 320)

This ticket pertains to an **individual building** with a single Building Identification Number (BIN) reporting compliance with the annual GHG emissions limit pursuant to [Article 320](#) of LL97.

A complete "LL97 Building Emissions Limit & RDP Attestation (Article 320)" ticket must include all of the following:

1. Building address, Borough-Block-Lot (BBL) and Building Identification Number (BIN).
2. Selection of building [emission limit methodology](#) for 2024.
3. Confirmation or modification of the Gross Floor Area (GFA) and property type(s) as entered into Energy Star Portfolio Manager (ESPM) for LL97. If you believe that your building is classified under a property type that is not listed, please contact DOB's sustainability team at GHGEmissions@buildings.nyc.gov.
4. Confirmation of [Registered Design Professional \(RDP\)](#) attestation and upload of attestation documentation.
5. [DOB NOW](#) Payment Confirmation Number (i.e. 97320Sxxxxxx or 97320Cxxxxxx).
**Note: Buildings using this compliance pathway may have to submit a [06. LL97 Deductions and Alternatives for Calculating Annual Building Emissions \(Article 320 and Article 321\)](#) ticket to demonstrate compliance. If applicable, please enter the DOB NOW "L97 Complex Report" Payment Confirmation Number below.

Do you wish to modify the GFA and property type(s) as entered into ESPM for LL97?

Leave this field blank if you are using the Gross Floor Area values from ENERGY STAR Portfolio Manager.

Enter Total Property Gross Floor Area (GFA)*

This is a required field.

Multifamily Housing: GFA

Office: GFA

Hotel: GFA

K-12 School: GFA

Ticket #7: Block Proration (optional)

RDP can adjust BIN-level emissions by assigning % Emissions per BIN

Submit a 07.LL97 Block Proration

Please use this form to indicate the allocation of energy consumption per multiple BINs on a single BBL.

Submitter Email*

This e-mail address will receive copies of all public updates to this ticket.

Enter Borough-Block-Lot (BBL)**

[Enter BBL as it appears on LL97 CBL.](#)

BBLs must be 10 numerical digits, including any leading zeros for the block and lot (i.e. 1012234067). There should be no dashes, spaces, or other characters within the digits.

Building ID Number (BIN) #1

Building ID Number (BIN) #1: Percentage of Energy Use

Building ID Number (BIN) #2

Building ID Number (BIN) #2: Percentage of Energy Use

Building ID Number (BIN) #3

Building ID Number (BIN) #3: Percentage of Energy Use

Deductions or Alternative Methodologies can be applied at the **Building Level** (Ticket #6) OR

Submit a 06. LL97 Deductions and Alternatives to Calculating Annual Building Emissions (Article 320 and Article 321)

This ticket pertains to an **individual building** with a single Building Identification Number (BIN) and includes [deductions and alternatives for calculating annual building emissions](#):

- 1. Deductions:** Distributed Energy Resources (onsite solar, offsite solar, onsite storage or offsite storage), Fuel Cells (Pre 1/19/2023), and/or Beneficial Electrification (metered or deemed).
- 2. Alternative Coefficients:** Shared Energy System (campus style system or campus style electric-system), Time of Use Methodology (Fuel Cells: Post 1/19/2023), biofuel and/or bulk fuel.
- 3. Alternative Methodology:** Cogeneration.

A complete "LL97 Deductions & Alternatives to Calculating Annual Building Emissions (Article 320 & Article 321)" ticket must include all of the following:

1. Building address, Borough-Block-Lot (BBL) and Building Identification Number (BIN).
2. Deductions and alternative calculations.
3. Upload of all applicable supporting documentation.
4. Confirmation of [Registered Design Professional \(RDP\)](#) attestation and upload of attestation documentation.
5. [DOB NOW](#) Payment Confirmation Number (i.e.:97320Cxxxxxx or 97321CRxxxxxx, if applicable).

Deductions or Alternative Methodologies can be **Aggregate Level** (Ticket #6a)

06a. Aggregate Deductions Edit

This ticket pertains to an **aggregate emissions** report (single or multiple BBLs with multiple BINs) and includes [deductions and alternatives for calculating annual building emissions](#):

- 1. Deductions:** Distributed Energy Resources (onsite solar, offsite solar, onsite storage or offsite storage).
- 2. Alternative Coefficients:** Shared Energy System (campus style system or campus style electric-system), Time of Use Methodology, biofuel and/or bulk fuel.
- 3. Alternative Methodology:** Cogeneration.

A complete "LL97 Deductions & Alternatives to Calculating Annual Building Emissions (Article 320 & Article 321)" ticket must include all of the following:

1. Building address, Borough-Block-Lot (BBL)
2. Deductions and alternative calculations.
3. Upload of all applicable supporting documentation.
4. Confirmation of [Registered Design Professional \(RDP\)](#) attestation and upload of attestation documentation.
5. [DOB NOW](#) Payment Confirmation Number (i.e.:97320Cxxxxxx or 97321CRxxxxxx, if applicable).

NOTE: Choose only one method (building level or aggregate level)

Ticket #15: Attestation of Aggregated Report Emissions & Limit

RDPs are required to attest to the aggregated annual emissions and aggregated limit, after applying any deductions, block proration, or more granular limits

15. Aggregate Emissions and Emissions Limit Attestation Edit

This ticket pertains to an aggregated emissions report with single or multiple BBLs and multiple Building Identification Numbers (BINs) reporting compliance with the annual GHG emissions limit pursuant to [Article 320](#) of LL97.

A complete "Aggregate Emissions and Emissions Limit Attestation" ticket must include all of the following:

1. Each of the Building address, Borough-Block-Lot (BBLs) and Building Identification Number (BINs).
2. Confirmation of the GHG limit and GHG Emissions.
3. Confirmation of [Registered Design Professional \(RDP\)](#) attestation and upload of attestation documentation.
4. [DOB NOW](#) Payment Confirmation Number (i.e. 97320Cxxxxxx).

Submitter Email*

This e-mail address will receive copies of all public updates to this ticket.

Enter Borough-Block-Lot (BBL)*

[Enter BBL \(or multiple BBLs\) as they appear on LL97 CBL.](#)

BBLs must be 10 numerical digits, including any leading zeros for the block and lot (i.e. 1012234067). There should be no dashes, spaces, or other characters within the digits.

Please confirm that this report has been reviewed by a Registered Design Professional.

Please enter the license number of the reviewing Registered Design Professional.*

This is a required field.
[RDP License # lookup: NYS Department of Professions](#)

Please upload an attestation by the reviewing Registered Design Professional.*

No file chosen

This is a required field.
[Article 320 Professional Attestation Form](#)

Please enter DOB NOW Payment Confirmation Number.*

This is a required field. [DOB NOW User Guide.](#)
(i.e. 97320Sxxxxxx or 97320Cxxxxxx).

DOB Webinars

Questions and Inquiries?

Contact: BEAM_LL97@buildings.nyc.gov

An aerial, high-angle photograph of a dense urban landscape, likely New York City, showing a vast expanse of skyscrapers and buildings. The image is in black and white, with a blue tint applied to the bottom portion. The text "THANK YOU!" is centered in large, bold, white capital letters.

THANK YOU!

build safe | live safe

NYC
Buildings