



OFFICE OF ALTERNATIVE ENERGY

Facts, Functions & Resources

presented by

ALAN PRICE, P.E.

STEVEN HONG, R.A.

COPYRIGHT

This presentation is protected by United States and International Copyright laws. Reproduction, distribution, display and use of the presentation without written permission of the speaker is prohibited.

© 2023 *New York City Department of Buildings*

DISCLAIMER

The information in this document is only a summary and overview and is not intended to substitute for the full text and meaning of any law, rule or regulation. The City disclaims any liability for errors that may be contained in this document and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this document and/or the information contained herein. The City reserves the right to take action at variance with this document. This document shall not be construed to create a substantive or procedural right or benefit enforceable by any person. The information contained in this document is current only as of the publication date of this document.

© 2023 *New York City Department of Buildings*

PRESENTATION DESCRIPTION

This presentation will describe the Office of Alternative Energy (OAE), which was established to streamline the process for obtaining the necessary approvals to install and maintain alternative energy projects, from the Department of Buildings and other relevant agencies. The presentation discusses the duties of OAE, explains what kind of projects are considered an alternative energy project, identifies qualified renewable energy sources, and discusses upcoming energy storage systems rules and regulations.

A low-angle photograph of a construction site featuring several tall buildings under construction. The buildings are partially covered in yellow safety netting and scaffolding. Multiple white tower cranes are positioned around the structures against a blue sky with light clouds. The overall scene conveys a sense of active urban development.

INTRODUCTION TO THE OFFICE OF ALTERNATIVE ENERGY (OAE)

BACKGROUND

Local Law 97 of 2019, passed by the City Council as part of Climate Mobilization Act, is an unprecedented commitment to increase the sustainability of buildings, the single-largest source of greenhouse gas emissions in New York City. The law became effective on November 15, 2019.

Local Law 97 will further the goal of achieving a 40 percent reduction in aggregate greenhouse gas emissions from covered buildings by calendar year 2030 and an 80 percent reduction in citywide emissions by calendar year 2050.



OAE's MISSION

In the effort to catalyze New York City's transition to a clean, resilient, and equitable energy future, the **Office of Alternative Energy (OAE)** was established to streamline the process for obtaining the necessary approvals to install and maintain **alternative energy projects (AEP)**, from the Department and other relevant agencies.



WHAT IS AEP?

1. A system that generates power from a qualified renewable energy source:
 - a) as defined under section 45 of title 26 of the United States Code (e.g., biomass, geothermal, sunlight, water, wind, etc.); or
 - b) determined by the designated authorities.



WHAT IS AEP?

(continued)

2. an energy storage system (ESS)
3. a qualified energy efficiency system (e.g., cogeneration, reversible heat pump, etc.)
4. a qualified technology that supports the City's sustainability goal (e.g., carbon capturing technology, charging station, etc.)



OAE's DUTIES




1. To assist with the technical review and approval of applications submitted to the Department in connection with AEP.
2. Provide guidance to applicants in connection with AEP.
3. Making recommendations to the commissioner and the heads of other agencies to facilitate the approval process of AEP.

OAE's DUTIES

(continued)



4. Coordinating with other relevant agencies to ensure that policies are in place to encourage the installation and maintenance of AEP.
5. Support technical research for advancing energy legislation and policy within the city. Seeking cooperation and assistance from the City University of New York with respect to such policies.
6. Receive and respond to comments, questions, and complaints with respect to OAE.



PROJECT HIGHLIGHT: STREAMLINING ESS

INITIATIVE #108 OF THE BLAST REPORT



“DOB will issue updated rules removing regulatory barriers to the development of Energy Storage Systems. DOB Code requirements should be made consistent with national standards for design, permitting and installation of battery storage systems. To meet its green energy goals, the City will need to dramatically increase the rate of installation of storage systems at both the building and grid infrastructure scale.”

CURRENT POLICY FOR ESS



NYC Buildings Department
280 Broadway, New York, NY 10007

Rick D. Chandler, P.E., Commissioner



BUILDINGS BULLETIN 2019-002

OTCR

Supersedes: 2018-012

Issuer: Alan Price, P.E. 
Director, Office of Technical Certification and Research

Issuance Date: January 30, 2019

Effective Date: Immediately to applications submitted after issuance date

Purpose: This document establishes filing and submittal requirements, and outlines the approval process for lithium-ion, flow batteries, lead acid, and valve regulated lead-acid battery energy storage systems listed to UL 9540.

Related	MC 502	NYC EC Article 408
Code/Zoning	BC 509	NYC EC Article 685
Section(s):	FC 608	NYC EC Article 705

Subject(s): Battery energy storage systems (BESS); Stationary storage battery system; Facility standby power; Emergency power; Uninterrupted power supplies

OTCR review for every ESS application per BB 2019-002.

UPCOMING POLICY TO EXPEDITE ESS

1. A centralized plan examination team designed for the review of ESS applications.



UPCOMING POLICY TO EXPEDITE ESS

2. Simplify OTCR Site-specific Review
 - a. Accept FDNY's Certificate of Approval (C of A) in lieu of peer review.
 - b. Require ESS plan to simplify siting documentation.
 - c. Require certification statement on ESS plans in lieu of Code analysis table.
 - d. Remove FDNY duplicate items.
 - e. Simplify ESS application form.
 - f. Publish submittal guidance and application template on OAE website.



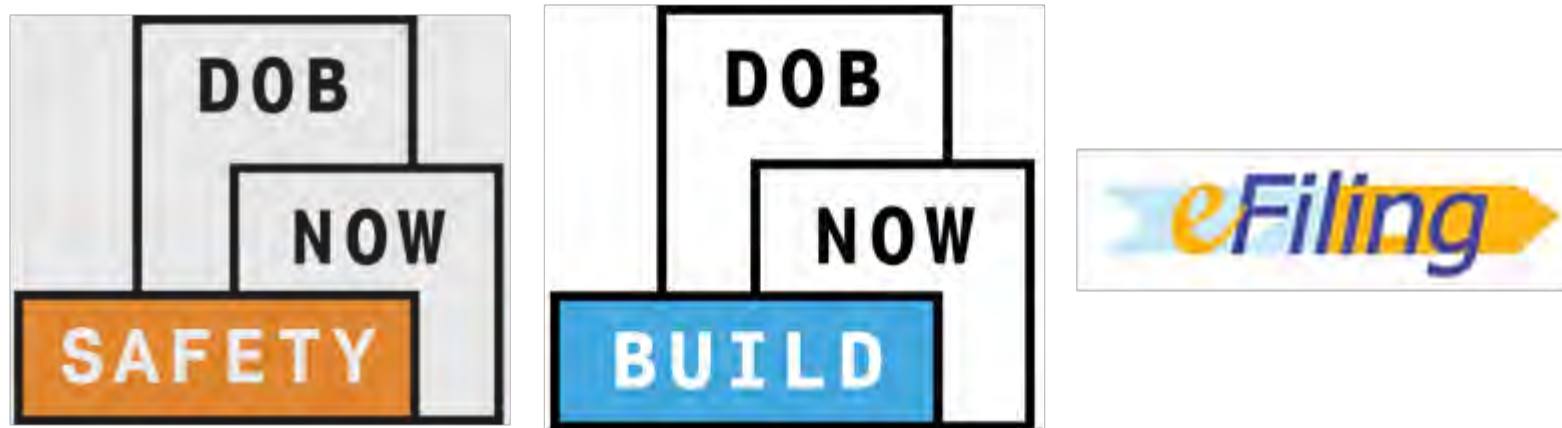
UPCOMING POLICY TO EXPEDITE ESS

3. Establish 1- and 2-Family Dwelling Program:
 - a. Scope: No more than 20 kWh per dwelling unit typically.
 - b. Design and Installation: CUNY criteria.
 - c. OTCR Site-specific Review: Not required.
 - d. Construction Document Approval: Pro-cert allowed.

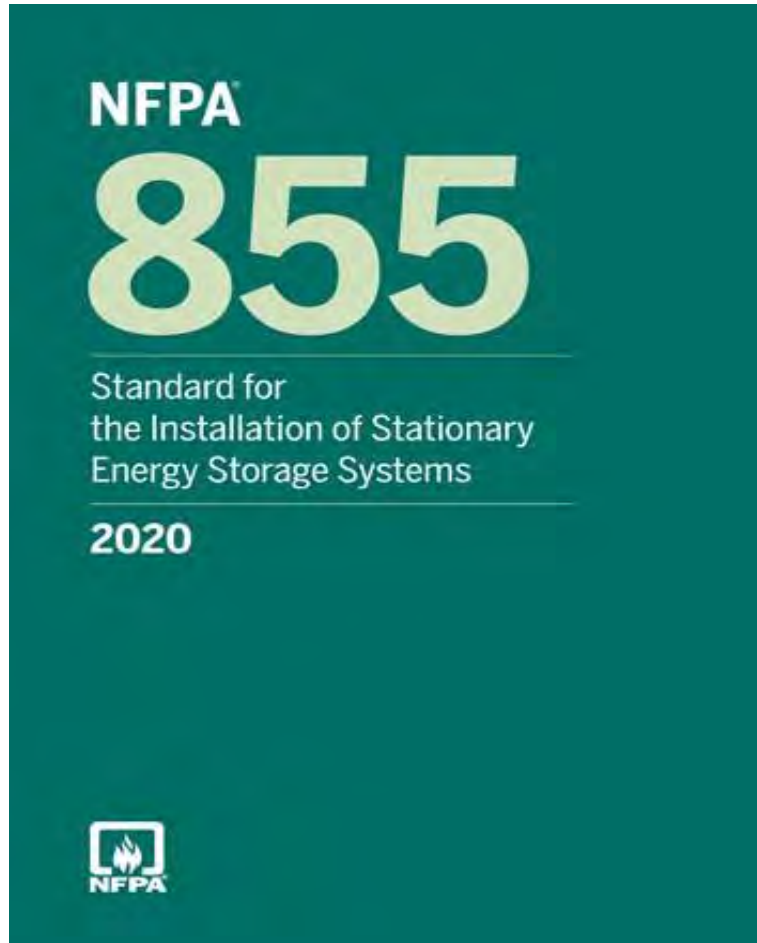


UPCOMING POLICY TO EXPEDITE ESS

4. Establish ESS work type in DOB NOW
 - a. coordinate with the upcoming ESS Rule
 - b. coordinate with NYC Tax Abatement
 - c. standardized objections to be developed.



UPCOMING POLICY TO EXPEDITE ESS



5. Publication of the ESS Rule:
 - a. Design and Installation: Per national standards including NFPA 855, UL 9540, and UL 9540A.
 - b. OTCR Site-specific Review: Not required for 1- and 2-family, and ESS with C of A.
 - c. Construction Document Approval: Review under standard plan examination, and pro-cert allowed for 1- and 2- family.

A low-angle photograph of several skyscrapers under construction against a blue sky with light clouds. The buildings are covered in scaffolding and yellow safety netting. Several tower cranes are visible, extending from the construction sites into the sky. The overall scene is one of active urban development.

AEPS IN THE POLICY DEVELOPMENT PIPELINE

AEPs: POLICY DEVELOPMENT PIPELINE



1. Renewable Natural Gas
2. Carbon Capturing Technologies
3. Reversible Heat Pump
4. Hydrogen Technologies
5. Solar Panels
6. Cogeneration Systems
7. Charging Stations
8. Innovative Technologies for Appliances (technologies that address the City's mandate for electrification)

CONTACT US...

WEBPAGE

<https://www.nyc.gov/site/buildings/codes/alternative-energy.page>

PHONE

(212) 393-2626

EMAIL

OAE@Buildings.nyc.gov



A low-angle photograph of several skyscrapers under construction against a blue sky with light clouds. The buildings are covered in orange and yellow safety netting and scaffolding. Several white tower cranes are positioned around the structures. The text 'nyc.gov/buildings' is overlaid in the center in a blue, outlined font.

nyc.gov/buildings

build safe | live safe

NYC Buildings