

LOCAL LAW 97 FOR HPD PRESERVATION PROJECTS

Reminder: Many HPD projects > 25,000 sf are subject to Article 321 of Local Law 97¹ (a.k.a. the Prescriptive Pathway") requiring them to demonstrate that they have implemented Prescriptive Energy Conservation Measures (PECMs) or meet published GHG emissions limits by 2024. To assist owners, HPD strongly encourages projects with buildings subject to Article 321* to include all applicable PECMs in project scopes.

PROJECTS SHOULD INCLUDE PECMs IN PROJECT SCOPES IF:
If project includes buildings > 25,000 square feet
If project is an HDFC co-op, includes HUD project-based assistance, or includes > 35% units with rent regulation, AND
Buildings don't currently or are not being designed to meet their 2030 GHG emissions limits by 2024

Incentives are available: The NYS AMEEP Program or Con Ed's LL97 Limited-Time Offer can help offset costs.

NYC Accelerator & KC3 can provide free technical support or help owners procure incentives.

See "Resources" below for HPD's LL97 Guidance Link, Incentive Programs, the NYC Accelerator & KC3

PRESCRIPTIVE MEASURES CHECKLIST	(Y/N/ Not Applicable)
MEASURE	
MAINTENANCE ITEMS	
Adjusting temperature set points for heat and hot water to reflect appropriate space occupancy and facility requirements*	
Repairing all heating system leaks*	
Maintaining the heating system, including but not limited to ensuring that system component parts are clean and in good operating condition*	
HEATING SYSTEM	
Installing individual temperature controls or insulated radiator enclosures with temperature controls on all radiators*	
Insulating all exposed pipes for heating and/or hot water*	
Installing indoor and outdoor heating system sensors and boiler controls to allow for proper set-points*	
Installing radiant barriers behind all freestanding cast-iron radiators	
PROJECTS WITH STEAM SYSTEMS ONLY	
Insulating the steam system condensate tank or water tank*	
Replacing or repairing all steam traps such that all are in working order*	
Installing or upgrading steam system master venting at the ends of mains, large horizontal pipes, and tops of risers, vertical pipes branching off a main*	
ENVELOPE AND EFFICIENCY	
Upgrading lighting to comply with standards set forth in section 805 of the NYC city energy conservation code on or prior to December 31,2024*	
Weatherizing and air sealing where appropriate, including windows and ductwork	
Installing timers on intermittent bath exhaust fans*	

* Measure is eligible for an incentive through AMEEP or the Con Ed LL97 Limited-Time Offer

For projects in construction, contingency funds (if available) may be used to fund measures not already in scope

NOTES AND RESOURCES

- [1. HPD-DOB LL97-guidance-for-affordable-housing.page](#)
- [2. Local Law 97 - DOB Sustainable Buildings Page \(nyc.gov\)](#)
- [3. DOB's Greenhouse-gas-emission-reporting.page](#)
- [4. ConEd/ HPD Limited Time LL97 Offer](#)
- [5. ConEd AMEEP Program Manual](#)
- [5. NYC Accelerator - Free Technical Assistance & Support](#)
- [6. Direct email to KC3 - NYC Accelerator's Affordable Housing Team](#)

