

CAR.Committee

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Subject: CAR-1(2) presentation
Attachments: CAR Meeting Slides- McCoy.pptx

Please see attached.

Kind regards,
Caitlin

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Maui County Climate Action

Lessons from New York City
Building Policy



HLS

ENVIRONMENTAL &
ENERGY LAW PROGRAM

Climate Action & Resilience Committee Meeting

8/14/2020

New York City Building Policies

2009 – Greener Greater Buildings Plan

2014 – 80 x 50

2019 – The Climate Mobilization Act

Greener Greater Buildings Plan – 2009

LOCAL LAWS 84, 85, 87, 88

- **Local Law 84 - Benchmarking**
 - Private buildings over 25,000 ft² and public sector buildings over 10,000 ft² must report their energy and water consumption each year.
 - Information is publicly disclosed and used by the city to inform future policies.
- **Local Law 85 - NYC Energy Conservation Code**
 - Requires buildings to meet the most current energy code when there is a renovation or alteration project.
 - Previously, only buildings renovating more than half the building system had to bring the entire building up to the current code.
- **Local Law 87 - Energy Audits and Retro-Commissioning**
 - Large buildings are required to audit, retro-commission, and submit information to the City.
 - Meant to complement annual benchmarking to optimize building energy performance.

LOCAL LAW 66

- Commitment to reduce citywide emissions **80% below 2005 levels by 2050**.
 - Interim target to reduce GHG emissions 40% by 2030 (40 x 30).
- **One City, Built to Last** – 10 year plan to achieve by 2025:
 - Complete efficiency improvements in every City-owned building with significant energy use and install 100 MW of on-site renewable power.
 - Implement performance standards for new construction that cost effectively achieve highly efficient buildings, looking to Passive House, carbon neutral, or “zero net energy” strategies.
 - Develop interim targets for existing buildings, to be met through voluntary reductions and new regulations, such as performance standards and measure-based mandates, to be triggered if adequate reductions are not achieved.

RETROFITTING

- The city launched the **NYC Retrofit Accelerator** and **Community Retrofit NYC** which work with existing building owners and operators to:
 - assess how to improve energy and water efficiency with retrofitting;
 - connect them with qualified contractors;
 - find cash incentives and financing options to pay for upgrades;
 - train building staff
- Since the program started, the Retrofit Accelerator has engaged over 3,000 buildings, providing assistance to over 2,300 energy efficiency projects throughout the five boroughs.

The Climate Mobilization Act – 2019

LOCAL LAWS 92, 94, 95, 96

- **Local Laws 92, 94 - Green roofs**
 - Require all new buildings and buildings undergoing major roof renovations to be install solar panels, green roofs, or some combination of the two and to reduce urban heat hazards.
- **Local Law 95 - Building Energy Efficiency Grade**
 - Amends how energy efficiency grades are calculated.
 - Local Law 33 of 2018 requires buildings that annually benchmark their energy and water consumption to display their energy efficiency scores and grades near a public entrance.
- **Local Law 96 - PACE**
 - Establishes long-term, low-interest Property-Assessed Clean Energy financing to fund upgrades to building energy and water efficiency.

The Climate Mobilization Act – 2019

LOCAL LAW 97

- **Buildings Mandate**
 - Requires all buildings larger than 25,000 ft² to meet ambitious carbon reduction targets.
 - New emissions standards begin in 2024 and by 2030, emissions from these large buildings must be reduced by 40% from 2005 levels.
 - By 2050, reductions must be 80% below 2005 levels.
 - If owners don't comply they'll face substantial fines of as much as \$1 million (or more) per year for the largest buildings.
- Potential cap and trade system for compliance is being studied and considered.
 - Study due by January 2021.
- Affects 50,000 of New York City's 1 million buildings.

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New York City Building Policies

Lessons from NYC

- Benchmarking
- Targeting the largest, most energy-intensive buildings for reductions
- Adopting strong efficiency standards for new buildings
- Using renovations as a trigger for retrofitting and bringing a building up to the current code
- Mobilizing resources to facilitate upgrades
- Public buildings as models for sustainability



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Thank you
Questions?