ENERACTIVE SOLUTIONS

Local Law 87 Deadlines are approaching:

is your building ready?

Over 20 years of experience in the NYC Market

As an independent energy consulting and engineering firm specializing in the ***analysis***, ***development***, and ***implementation*** of energy conservation projects, our staff of highly tenured professionals has extensive experience executing **Energy Audits** and **Retro-Cx projects**, and have saved our clients millions of dollars in avoided energy costs while identifying operational improvements.

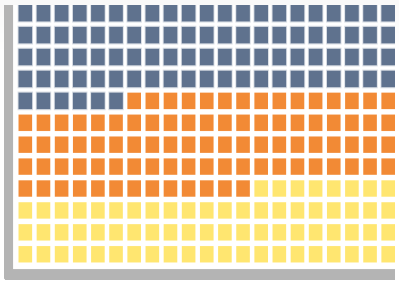
Having *collaborated directly* with the **Mayor's Office of Long Term Planning & Sustainability** on the development of Local Law 87 Legislation, our thorough knowledge is coupled with hands-on **NEBB Certified** testing to ensure compliance for your facility. Our unique approach to executing these energy projects has allowed us to:

evaluate **24 million sq. ft.**

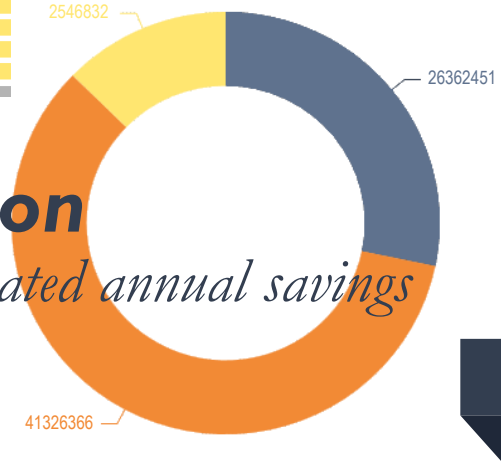
*in **early compliance** projects,*

identifying over **$20M** in annual savings

with an average payback period of **3.7 years**



140 *buildings assessed*



*Over **69 million***

kWh estimated annual savings

Healthcare
Commercial
Higher Education

As an approved FlexTech provider, all of these project received NYSERDA funding.

LL87 FAQ:

Who must comply?

Buildings larger than 50,000 sq. ft.

When is my building due?

Buildings must comply every ten years according to the last digit of their tax block number.

Are there incentives?

NYSERDA's FlexTech program can provide up to 50% of funding.

What are the penalties for non-compliance?

Property owners who fail to comply will face fines that accumulate every non-compliant year.

Contact Us:

150 Broadway, 8th Floor, Suite 802
New York, NY 10038
T: 212.269.2303 | F: 917.460.7365
info@eneractivesolutions.com
www.eneractivesolutions.com

Overview

Although energy-efficiency retrofits generally result in major cost and energy savings, it has been identified that many buildings do not participate in the audits that identify such cost-effective measures. Local Law 87 requires large buildings to undergo an energy audit every ten years, along with retro-commissioning, to "tune up" the building's existing systems and ensure efficient operation.

Applicability & Exemptions

Determine whether or not your property is subject to Local Law 87

	Required to Audit and Retro-Commission
Commercial and Mixed-Use Buildings	• Building 50,000+ gross sq. ft., OR • 2+ buildings on the same tax lot that together exceed 100,000 gross sq. ft., OR • 2+ buildings held in the condominium form of ownership that are governed by the same board of managers and that together exceed 100,000 gross sq. ft.

Additional Exemptions

- No energy audit is required for buildings that have earned EPA Energy Star for two of the three years prior to an audit requirement, or earned LEED for Existing Buildings certification within four years prior to the audit requirement coming due
- No retro-commissioning is required for buildings that have been certified under the LEED for Existing Buildings rating system within two years prior to filing the energy efficiency report and have earned both the LEED points for Existing Building Commissioning Investigation and Existing Building Commissioning Implementation
- Extensions are available based upon additional criteria

Compliance

- An Energy Efficiency Report (consisting of ASHRAE Level II EA & RCx) must be submitted to the DOB
- Retro-commissioning should ensure the items listed in section 28-308.3 of the legislation are met. This includes the following items:
  1. *Operating protocols, calibration, and sequencing*
  2. *Cleaning and repair*
  3. *Training and documentation*
- There are fees applied upon submission to DOB
- Failure to comply results in subsequent fines and a Class 2 violation

For more information, please visit http://www.nyc.gov

Timeline

Determine your property's reporting year

Last digit of tax block number	0	1	2	3	4	5	6	7	8	9
Year first EER is due	2020	2021	2022	2013	2014	2015	2016	2017	2018	2019

How ENERActive Can Help

The auditing team must include the following:

1. A registered design professional performing or supervising the audit and certifies the audit when it is complete
2. An individual with one of the following criteria:
   - A NYSERDA-approved Flex-Tech contractor
   - A Certified Energy Manager (CEM) or Certified Energy Auditor (CEA), certified by the Association of Energy Engineers (AEE)
   - A High-Performance Building Design Professional (HPBD) certified by ASHRAE
3. An individual with at least three years of professional experience performing energy audits on buildings larger than 50,000 gross square feet

The retro-commissioning team must include the following:

1. A registered design professional (professional engineer, PE or registered architect, RA) certified Refrigerating System Operator Engineer, or a licensed High Pressure Boiler Operating Engineer must supervise and certify the retro-commissioning
2. An individual with one of the following criteria:
   - Certified Commissioning Professional (CCP) certified by the Building Commissioning Association (BCA)
   - A Certified Building Commissioning Professional, certified by the Association of Energy Engineers (AEE)
   - A Commissioning Process Management Professional (CPMP) certified by ASHRAE, or
   - An Accredited Commissioning Process Authority Professional (ACPAP) approved by the University of Wisconsin
3. An individual with at least three years of professional experience performing energy audits on buildings larger than 50,000 gross square feet
4. The building's operations and maintenance staff must be consulted at the start of and during the audit process

The ENERActive Team

Staffed with highly tenured professionals from the energy engineering and project development fields, ***our team members possess the aforementioned accreditations*** and have the ability to assist you in garnering compliance through a tailored approach of assessment and analysis. We are fully committed to working with the building operations staff to **efficiently integrate the LL87** process into normal building operations while ensuring your systems function as intended while operating at peak efficiency.