

## Benchmarking Mid-Sized NYC Multifamily Buildings

Posted by Kay Stewart on Friday, January 25, 2019

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New York City has been requiring buildings to benchmark their energy and water use since Local Law 84 of 2009 went into effect. Affected buildings must prepare and submit an annual report of energy and water use every year, using the US Environmental Protection Agency's "Portfolio Manager" tool. The building's usage data is analyzed and compared with aggregate data from other buildings to assign each building an Energy Star score, resulting in a ranking of each property's usage in relation to others with similar characteristics.

The original law applied primarily to large buildings whose floor area was greater than 50,000 square feet. But with the passage of Local Law 133 of 2016, this requirement was extended to cover mid-sized buildings with areas of 25,000 square feet and more, beginning with their 2017 usage data. (There is a modest exception for sets of attached properties 3 stories or under that have in-unit HVAC and hot water systems, each of which serves no more than 2 units, for which the unit owner is responsible.)

Does your building need to comply with the benchmarking law? An updated list of buildings required to benchmark can be found by clicking the "Read More" link.

The current deadline for submittal of 2017 data is one week away (February 1, 2019). It may be extended once more (since the federal government shutdown has prevented access to the Portfolio Manager tool for several weeks), but once the final deadline has passed, owners will be subject to fines of up to \$2,000 per year per building for noncompliance. Meanwhile, all covered buildings must report their 2018 data by May 1, 2019. Failure to comply by that date would double the applicable fines.

AEA can help you to comply with New York City's benchmarking laws. In addition to benchmarking numerous buildings, AEA has trained hundreds of professionals in the use of Portfolio Manager software. Our broad experience installing energy efficiency measures and managing multifamily energy retrofit programs helps us help you to use information about your building's energy usage to save money and energy in your properties.

If you have not already submitted your 2017 benchmarking data, now is the time to prepare. If there is another extension, you may be able to avoid a fine. For more information, contact us at 718.292.6733, ext. 8005. We will get back to you right away with pricing and instructions to help you get started.

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