

CLIMATE MOBILIZATION ACT

LOCAL LAW 97 – CARBON EMISSIONS LIMITS



☑ COMPLIANCE CHECKLIST

We strongly encourage you to partner with a building consultant from the start to understand the complexities of this law and how it applies across your portfolio. From there, evaluate financing and incentive options, create a near- and long-term plan for improvements, and to execute high-impact upgrades.

KNOWLEDGE GATHERING

- Determine which buildings in your portfolio will need to meet the carbon caps – LL97 applies to buildings 25,000 SF and above
- Determine the emissions cap per square foot for your buildings' use type [here](#).
- Find out your buildings' current (estimated) energy-use and GHG emissions per square foot using the [NYC Energy and Water Performance Map](#).
- Verify your benchmarking data with an independent building consultant. Accurate data is fundamental to estimate the impact of LL97.
- Determine which buildings contain rent-regulated units – these buildings can comply via installation of prescriptive measures defined in the law.
- Determine which buildings contain affordable units – these buildings currently have extensions to comply until 2035

QUICK WINS TO REDUCE GHG EMISSIONS NOW

- Retro-commission base building systems to ensure they are performing as intended.
- Provide training for operations and maintenance staff to improve energy performance in building systems, and learn how to identify and troubleshoot common issues.
- Utilize free technical guides available through the city, state, local agencies, and organizations such as NYSERDA, the Urban Green Council and the Building Energy Exchange. Steven Winter Associates has researched and authored many of these guides and reports including: [There are Holes in Our Walls](#), [Upgrading NYC Steam Systems](#), and [Spending Through the Roof](#).
- Address low hanging fruit energy savings measures, such as LED lighting upgrades, air sealing, and low flow plumbing fixtures.

PREPARE FOR DEEP EMISSIONS REDUCTIONS

- Invest in [SMART](#), future proof upgrades with built in capabilities to track performance.
- Time major system upgrades with equipment end-of-life dates to take advantage of sunk construction costs and improve paybacks.
- Invest in improvements that will stand the test of time.
- Leverage available financing and incentive programs.

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