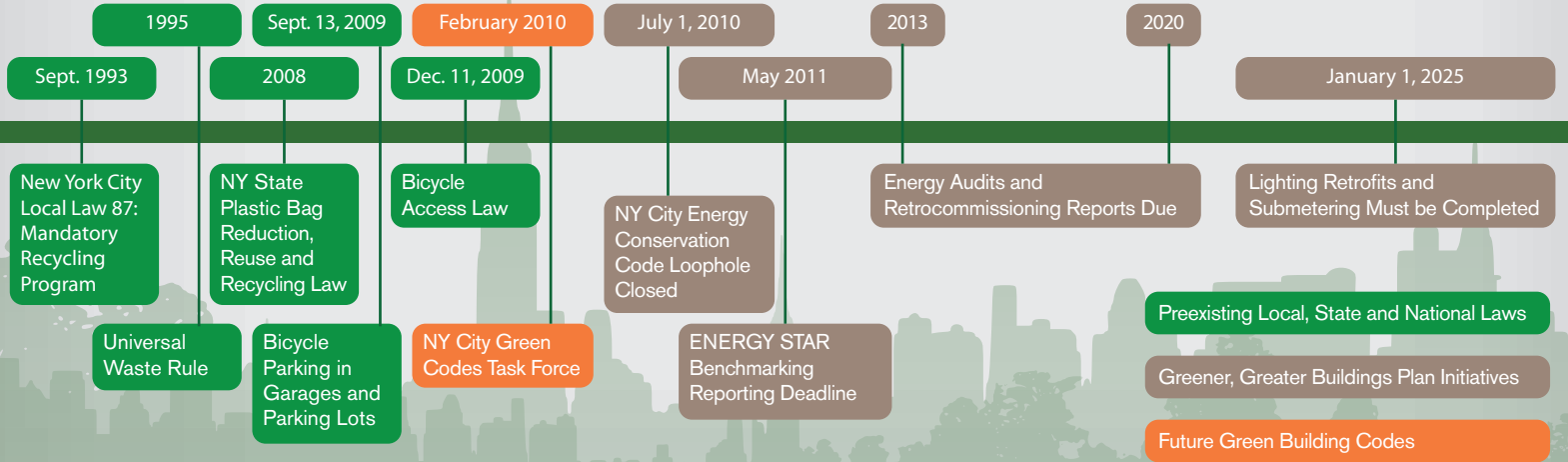


Environmental Laws Applying to New York City Buildings: A Timeline

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Law	Jurisdiction	Requirements	Benefits	Timeline
New York City Energy Conservation Code: Local Law 85 of 2009	All buildings in New York City	Closure of the "50% loophole". Renovations of less than half the gross square footage of a structure must comply with energy code.	New lighting, HVAC, and building operations technologies can develop much faster, and renovated buildings will see significant energy savings.	July 1, 2010
Benchmarking: Local Law 84 of 2009	All buildings in New York City over 50,000 square feet	Requires annual tracking of water and energy use through the US EPA's ENERGY STAR® portfolio manager.	An ENERGY STAR® rating allows building managers to compare their energy efficiency to similar buildings.	Reporting required in May 2011 (May 2010 for city buildings); collection of 2010 water and energy data required.
Audits and Retrocommissioning: Local Law 87 of 2009	All buildings in New York City over 50,000 square feet	Energy Audit (meeting standards of ASHRAE Level II) and retrocommissioning required. Identify capital projects with "reasonable" pay back periods. Implementation is not required.	Quantifying the payback period for energy efficiency improvements justifies retrofitting projects to management teams. Projects are eligible for points towards their LEED® certification.	Energy efficiency reports are due between 2013 and 2020 in accordance with the building's tax block number.
Lighting and Submetering: Local Law 88 of 2009	All buildings in New York City over 50,000 square feet	1. Major tenants with over 10,000 sq. feet must be submetered for electricity. 2. All non-compliant lighting systems must be upgraded to meet the New York City Energy Conservation Code.	Submetering allows tenants to track their individual electricity consumption.	Submetering must be implemented by January 1, 2025.
			Lighting accounts for 18% of energy use in buildings. Reducing the lighting load is an inexpensive and easy way to see immediate reductions in electricity costs and carbon emissions.	All lighting systems are required to meet section 805 of the New York City Energy Conservation Code by January 1, 2025.

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