

akam

*Exceptional management
Impeccable reputation*

Management In A Minute - March 2011

Understanding New Local Laws 84 and 87: Benchmarking and Energy Efficiency Auditing

Under the new Local Law 84, all New York City buildings greater than 50,000 square feet must report energy usage benchmarks to the City's Department of Finance by May 1, 2011 and every year thereafter. Water usage benchmarks also must be reported in buildings equipped with DEP (Department of Environmental Protection) automatic meter reading equipment for the previous year. The purpose of the benchmarking, which is part of New York City's greening initiative, is to provide usage information to the City and help individual building decision-makers make fully informed decisions. There is no disruption to building operations when the benchmarking is being performed, and the law does not require any further action after the benchmarks have been reported.

Under the new Local Law 87, also part of the City's greening initiative, building are required to submit to the Department of Finance an energy efficiency audit of the building's central systems (e.g., HVAC, elevators, hot water, and electrical and lighting systems), once every 10 years. The audit must be performed by an professional certified in accordance with the standards of the American Society of Heating, Refrigerating, and Air Conditioning Engineers. One benefit of the audit is the required presentation by the auditor to the Board of what was found and how the building can be made more energy efficient. The first cycle of Local Law 87 will be due at the end of December 2013. Your individual building's required due date will be determined by the last number of your block.

AKAM has already ensured that all our properties will be in compliance with Local Law 84 and Local Law 87. Consult with your AKAM Management Executive for more information.

**VISIT OUR BOOTH AT THE APRIL 12, 2011
COOPERATOR EXPO AT THE NY HILTON.**

**akam Associates, Inc.
akam On-Site - New York, Inc.**

8 West 38th Street, Seventh Floor, New York, NY 10018
(212) 986-0001 • Fax: (212) 986-0002 • www.akam.com