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New York City Enacts Landmark Legislation to Increase Energy Efficiency of Buildings

WASHINGTON, DC, Dec. 9, 2009 – New York City Mayor Michael Bloomberg today announced the passage of a sweeping package of bills that will greatly increase the energy efficiency of New York City’s commercial building stock, saving consumers hundreds of millions of dollars in energy costs and creating thousands of jobs.

The legislation, a group of four bills known as the Greener, Greater Buildings Plan, was enacted as part of the city’s *PlaNYC* commitment to reduce greenhouse gas emissions by 30 percent by 2030. Each of the bills passed with overwhelming majorities, with two achieving unanimous support. Major provisions of the legislation include:

- Annual ENERGY STAR performance benchmarking and public disclosure of energy and water information for public buildings and large private buildings;
- Energy audits and retrocommissioning for large buildings once every 10 years;
- Lighting upgrades and the sub-metering of tenant spaces greater than 10,000 square feet in large, privately owned buildings; and
- The creation of a New York City Energy Code that existing buildings must meet upon renovation.

[The Institute for Market Transformation](#) (IMT), the Washington, DC-based nonprofit dedicated to improving the energy efficiency of buildings, advised New York City policymakers on provisions included in the legislation.

“We applaud Mayor Bloomberg, Council Speaker Quinn, the New York City Council and everyone else who worked so hard to create and enact this bold legislation that will reduce energy consumption, create thousands of jobs and save money for building owners and consumers,” said Cliff Majersik, executive director of IMT. “The bills complement each other and together create the country’s most comprehensive effort to date to address the root causes of wasted energy in existing buildings.”

Previously, IMT played a lead role in crafting the building energy rating and disclosure mandate included in the Clean and Affordable Energy Act of 2008 in the District of Columbia. A central component to the New York City legislation is its building energy rating and disclosure bill, which

passed unanimously.

According to Majersik, “Building owners can’t manage what they don’t measure. Rating and disclosing the energy efficiency of buildings will encourage owners to improve the performance of buildings and empower the marketplace to make informed decisions about energy consumption. Investors, tenants and lenders deserve to have this information when buying, leasing and financing property. This legislation is a win for building owners, a win for tenants, a win for the construction industry and a win for New York City, which will significantly reduce its greenhouse gas emissions.”

The New York City legislation could create 17,880 construction and building-related jobs and save consumers \$700 million annually in energy costs, according to city estimates. It is expected to reduce greenhouse gas emissions by 4.75 percent citywide, the largest reduction by any single program in *PlaNYC*.

The legislation also includes a workforce development initiative to train workers for new jobs, and creates a financing program using \$16 million in federal stimulus funding to provide loans to property owners for energy efficiency upgrades.

Approximately 80 percent of New York City’s carbon footprint comes from buildings’ energy use. Globally, buildings account for roughly 40 percent of greenhouse gas emissions.

ABOUT THE INSTITUTE FOR MARKET TRANSFORMATION

The Institute for Market Transformation (IMT) is a nonprofit organization dedicated to the promotion of energy efficiency, green building and environmental protection in the United States and abroad. Our activities include technical and market research, educational outreach, and the crafting of building codes and other policy and program initiatives. Much of IMT’s work addresses market failures that inhibit investment in efficiency and green buildings. For more information, visit www.imt.org.