

Frequently Asked Questions:

New York City Benchmarking Law

For more information, visit ngrid.com/NYCbenchmarkinglaw or call 1-855-236-7052.

A decorative graphic on the right side of the page features several overlapping speech bubbles in various colors (orange, yellow, pink, white) against a light blue background. Each bubble contains a large, dark blue question mark. The bubbles are arranged in a cluster, with some overlapping others, creating a sense of multiple questions or inquiries.

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What is the New York City Benchmarking Law?

A: New York City's Climate Mobilization Act has set ambitious goals to reduce building-generated emissions by 40 percent by 2030 and 80 percent by 2050. A key part of this effort is the new Benchmarking Law (Local Law 84 as amended by Local Law 133), which requires owners of buildings of at least 25,000 sq. ft. to submit energy and water consumption data to the Environmental Protection Agency's online benchmarking tool by May 1 each year.

Based on the data submitted to the benchmarking tool, owners will receive an energy label that includes both a letter grade and the building's energy-efficiency score. As of October 2020, they are required (Local Law 33 as amended by Local Law 95) to display the energy label in a conspicuous location near all public entrances.



What types of building properties are mandated to post the energy-efficiency grade?

A: Building grades are assigned to properties in New York City above 25,000 sq. ft. based on energy usage. It is a requirement that this energy grade be displayed within 30 days of receiving the designation and must be clearly visible to tenants and visitors. The types of properties that are eligible include:



Barracks



Data centers



Hospitals



Hotels



K-12 schools



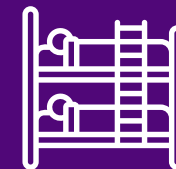
Medical offices



Multifamily housing



Offices (bank branches, financial offices, courthouses, etc.)



Residence halls/dormitories



Retail stores (retail and wholesale clubs/supercenters)



Senior care communities



Supermarkets



Warehouses (distribution centers)



Wastewater treatment plants



Worship facilities


How is my building graded?

A: Each year by May 1, qualified building owners must submit their energy and water consumption to the EPA's online benchmarking tool.

A building's energy performance data is used to calculate an ENERGY STAR® score, which is assigned based on occupancy type. This rating is then used to assign an energy grade. Energy performance is graded on a scale from A to F.

It is important to note that there is no minimum grade requirement for buildings yet, however, if a building owner has not submitted its performance data according to Local Law 84, it will receive an "F" as its letter grade.

ENERGY STAR Score	Energy Grade
90-100	A
50-89	B
20-49	C
1-19	D
No data submitted	F
Exempted building	N



What am I required to do annually to comply with the law?

A: The first step for building owners is to submit their energy usage data to the EPA benchmarking tool by **May 1**. Based on that data, they will receive their energy grade and score on an energy label by October 1. Buildings are required by law to post the label in a conspicuous location near all public entrances within 30 days. Unless the grade is hidden from or falsified for the public, there are no legal consequences for having a low energy building grade, but there is an expectation that property owners will use the benchmarking data to find ways to improve their grade and implement energy-efficiency initiatives.






**How will
this impact
my business?**

A: While there is no requirement to increase your building grade, a low building grade does make it known to the public that a business has low energy-efficiency and may therefore deter business partners, such as vendors, suppliers or customers, as well as tenants or consumers who value the environment. Additionally, tenants may be less likely to rent spaces from buildings with low grades, as the space may be assumed to come with a higher utility bill.

On the other hand, buildings with a high grade will allow businesses and property owners to promote energy-efficiency and sustainability improvements with their business partners, consumers and tenants.



How can I
improve my
building grade?

A: Buildings looking for an opportunity to improve their grade can identify where they may be losing energy and work to optimize their efficiency through upgrades. By understanding where the most energy is wasted and which updates would offer the most impact on energy performance, property owners and managers can select which improvements they wish to make to help increase their grade.

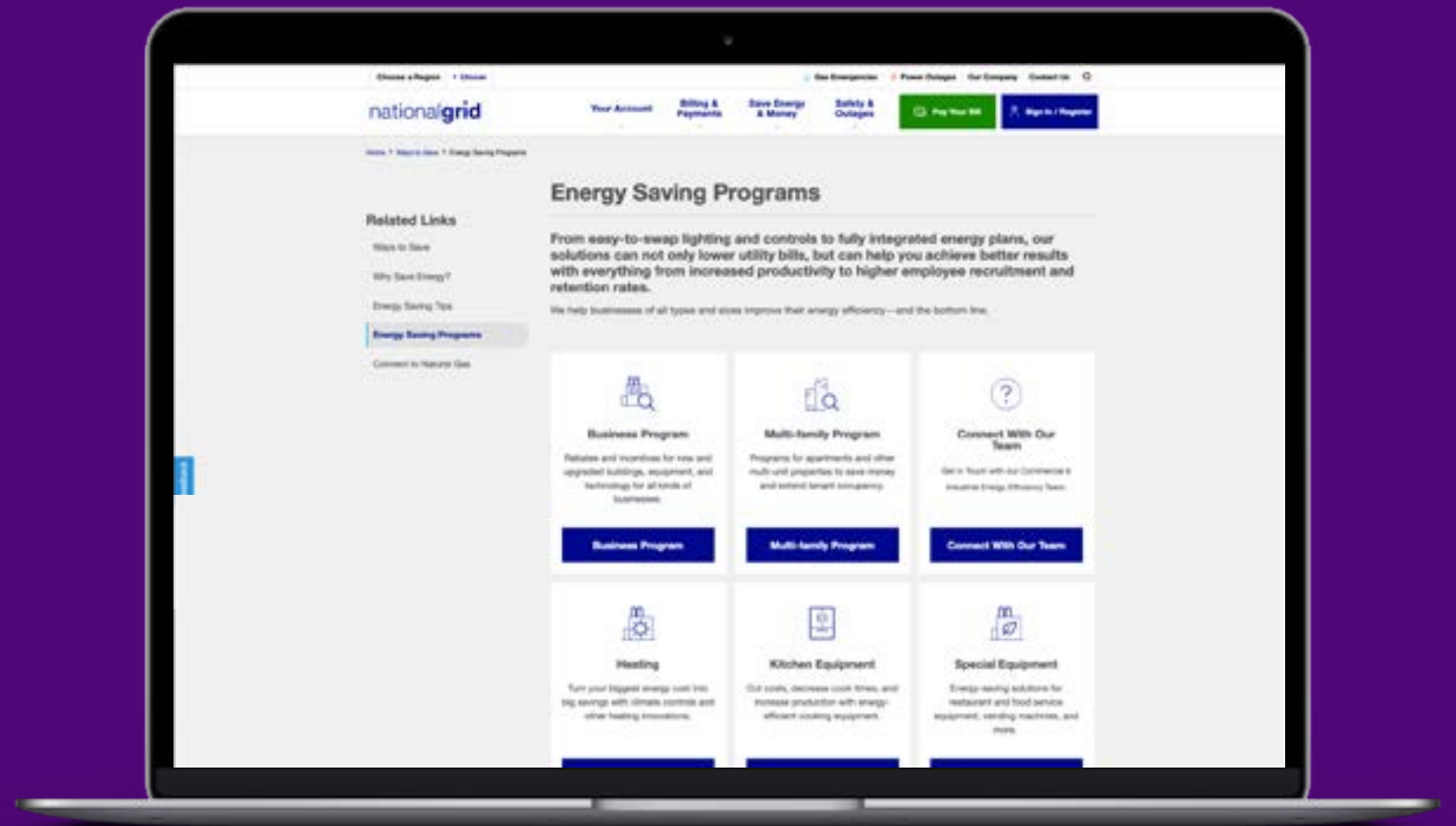
Utility companies such as National Grid are always looking to help businesses save on energy. Many, in fact, offer financial incentives and technical assistance for equipment efficiency updates and improvements.

Frequently Asked Questions:
**National Grid
Programs**



What types of energy-efficiency programs does National Grid offer to help commercial properties in New York City?

A: For more information on energy-efficiency programs National Grid offers, visit [New York City's business energy-saving programs](#).



Who is eligible to apply for these National Grid programs?

A:



For multifamily properties, you must be a National Grid gas customer who is either a homeowners' association representative for a condominium complex, or a landlord/owner of an eligible 5+ unit multifamily building in Long Island or NYC service areas. Both building owners/agents and their tenants can benefit from the program, however, tenants and condominium unit owners cannot directly apply. Townhouses are also eligible if they are part of a complex containing 5+ units.

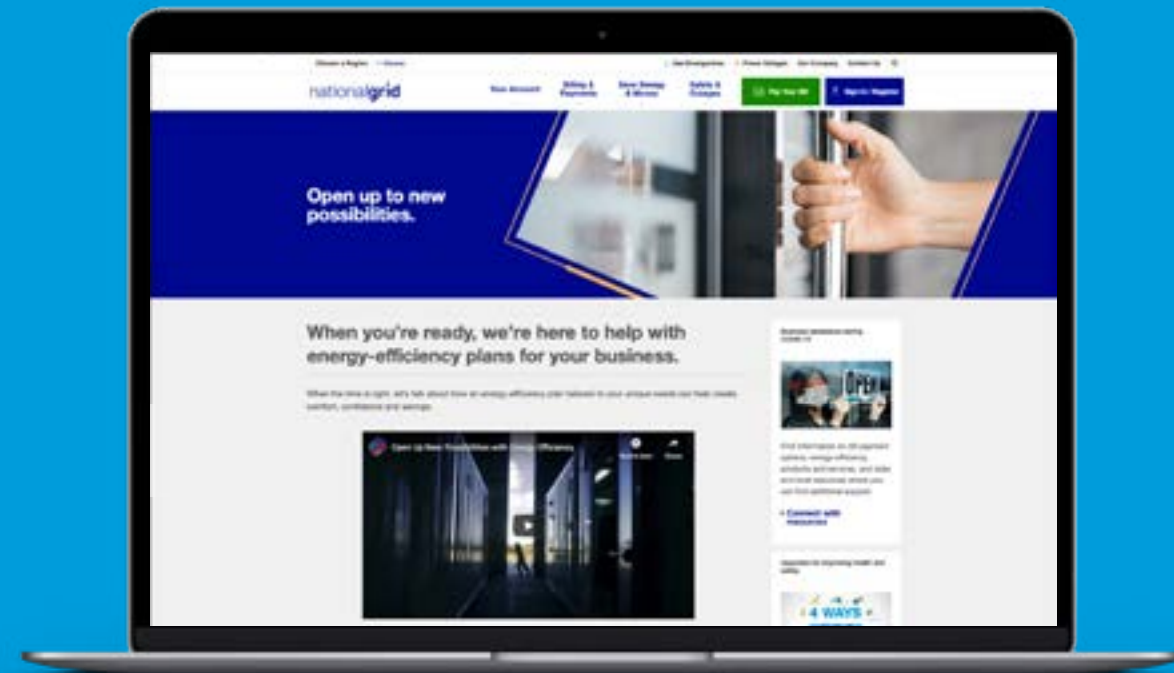


For commercial buildings, business customers located in New York City are eligible for incentives listed on National Grid program applications if they are on qualifying commercial rate codes and are directly responsible for the payment of the company's energy bills for the facility in which they do business. Gas customers must be on a firm gas rate to qualify for incentives.

Does National Grid offer incentives to help increase building grades?

A: National Grid offers a variety of financial incentive programs for businesses looking to increase their energy-efficiency performance.

The process typically begins with an in-person or virtual walkthrough of your property. By visiting ngrid.com/biz, we'll discuss the right programs and incentives for you and can even help develop an energy-efficiency plan tailored for your business. Upgrading to efficient equipment will help to achieve a higher building grade the following year.






Who will perform installation measures?

A: National Grid will help identify installation options.

Why does National Grid offer these programs?

A: These programs are funded through the **System Benefit Charge (SBC)** that appears on gas customer bills. By helping our customers reduce their energy usage, National Grid is better able to meet the needs of our service area.



Where can I learn more about saving energy and obtain additional information about these incentives?

A: For more information on the energy-efficiency programs offered by National Grid, visit:



Multifamily

ngrid.com/multifamily or 1-877-316-9491.



Commercial/Industrial Businesses

ngrid.com/business or 1-855-236-7052.

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