Energy Audits and RCx under NYC Local Law 87

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Overview

- Who does them
- What is involved
- What should you get
- What cost & value
- What timeframe
Who does them

• Engineers. Architects, specialized consultants, product vendors, utilities

• Certifications - separate for audits and for RCx

• LL 87 requires PE or RA plus audit-specialized certification on team

• Resources: AEE, ASHRAE, BCA, NYSERDA program lists (FlexTech, MFP)
What’s involved

- Pulling together your energy bills
- Commitment of your building staff
- Access
  - A few days for audit, extended period for RCx
- LL 87 applies to base building systems only. Just overview of tenant equipment.
- DB filing of findings.
What you should get

**Audit**
- Review of energy bills and analysis of use
- Survey and inventory of building equipment, some testing
- Analysis of opportunities and recommendations
- A clear and comprehensive report

**RCx**
- Review of energy bills and analysis of use
- Detailed review of equipment operation and maintenance, data-logging of equip op
- Identify and fix deficiencies
- Documentation
What cost & value

• $0.75 - $1.50 per square foot
  – RCx: $0.25 - 0.50 psf + contingency for fixes
  – Audit: $0.25 - 0.50 psf, based on size & complexity
    – Possible cost assistance - NYSERDA

• Typical audit recommendation project packages will save $0.60 - $1.50 psf (20 - 40% of building energy) and will cost $3 - $10 psf to implement.

• Understanding that can be gained, PRICELESS
What steps & timeframe

<table>
<thead>
<tr>
<th></th>
<th>Audit</th>
<th>RCx</th>
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</thead>
<tbody>
<tr>
<td>Select</td>
<td>2 mo</td>
<td>2 mo</td>
</tr>
<tr>
<td>Contract</td>
<td>2 mo</td>
<td>2 mo</td>
</tr>
<tr>
<td>Schedule</td>
<td>1 mo</td>
<td>1 mo</td>
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<tr>
<td>Perform field</td>
<td>.5 mo</td>
<td>3 mo</td>
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<tr>
<td>Perform analysis</td>
<td>2 mo</td>
<td>1 mo</td>
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<tr>
<td>and Report</td>
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<tr>
<td>Overall</td>
<td>7.5 mo</td>
<td>9 mo</td>
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These are “normal” times, not taking into account possible chaos in the marketplace in first years of the law.
Questions?