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nyc.gov/RetrofitAccelerator

NYC Mayor's Office of Sustainability
Mayor Bill De Blasio

#ONENYC

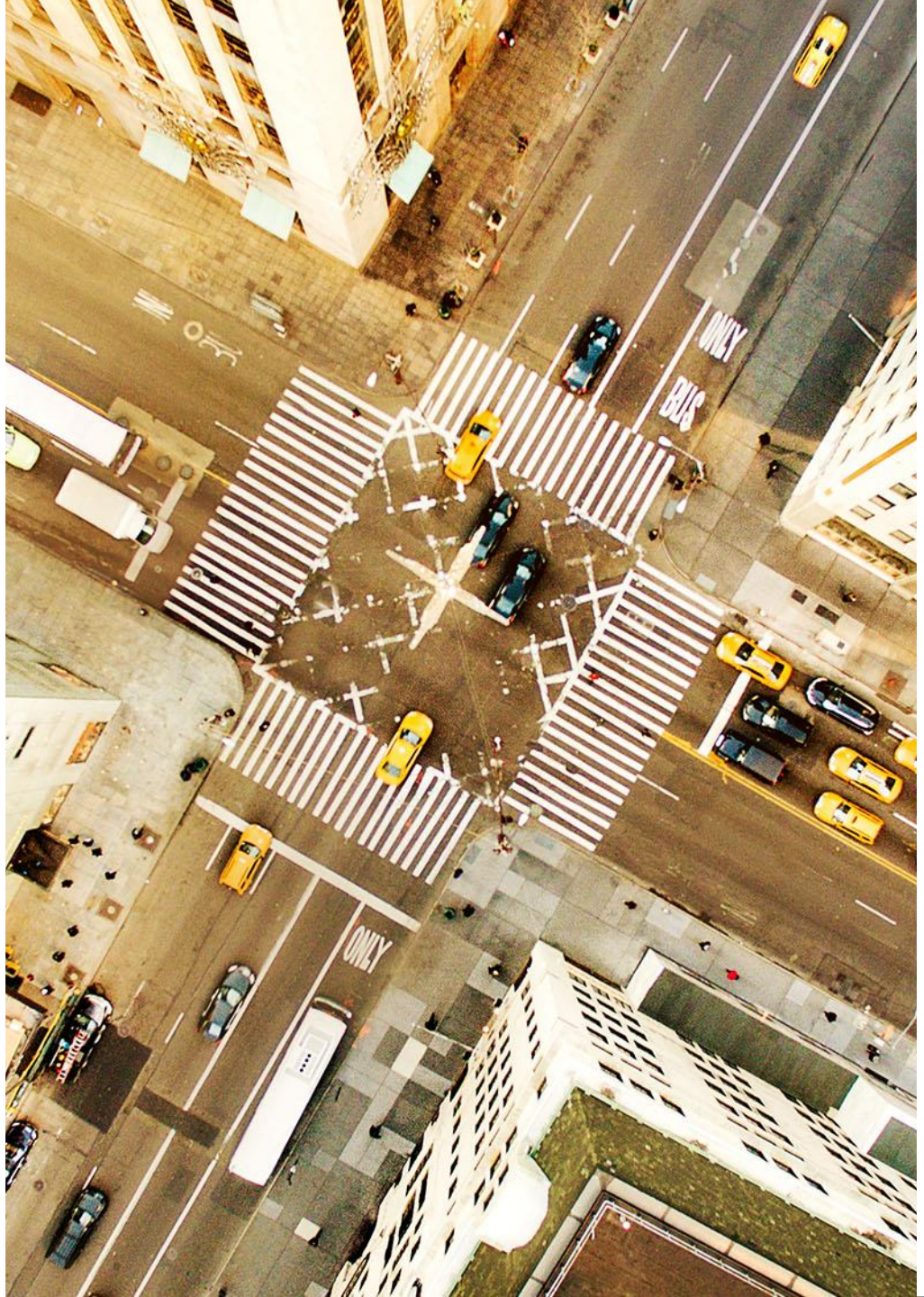
NYC Retrofit ACCELERATOR

Free, personalized advisory services to streamline the process of making energy efficiency improvements.

The NYC Retrofit Accelerator is part of the City's commitment to reduce GHG emissions by 80% by 2050 (80 x 50).

90%

of NYC buildings will still be here in 2050.



Nearly

70%

of our GHG emissions come from buildings.

NYC Retrofit ACCELERATOR

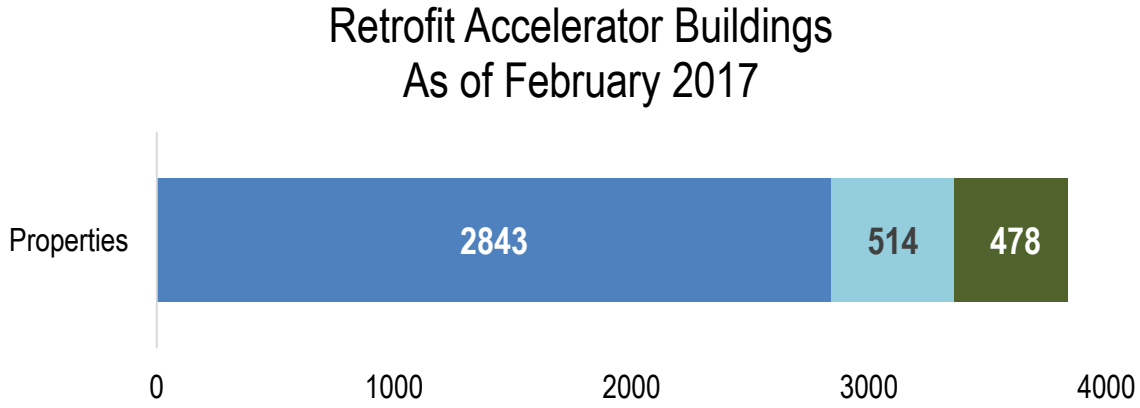
- Increase demand for efficiency upgrades
- Unique insights into building needs
- Trusted advisor to buildings
- Complement market resources

Free Help. Simple Fixes. Big Results.

The NYC Retrofit Accelerator's Efficiency Advisors:

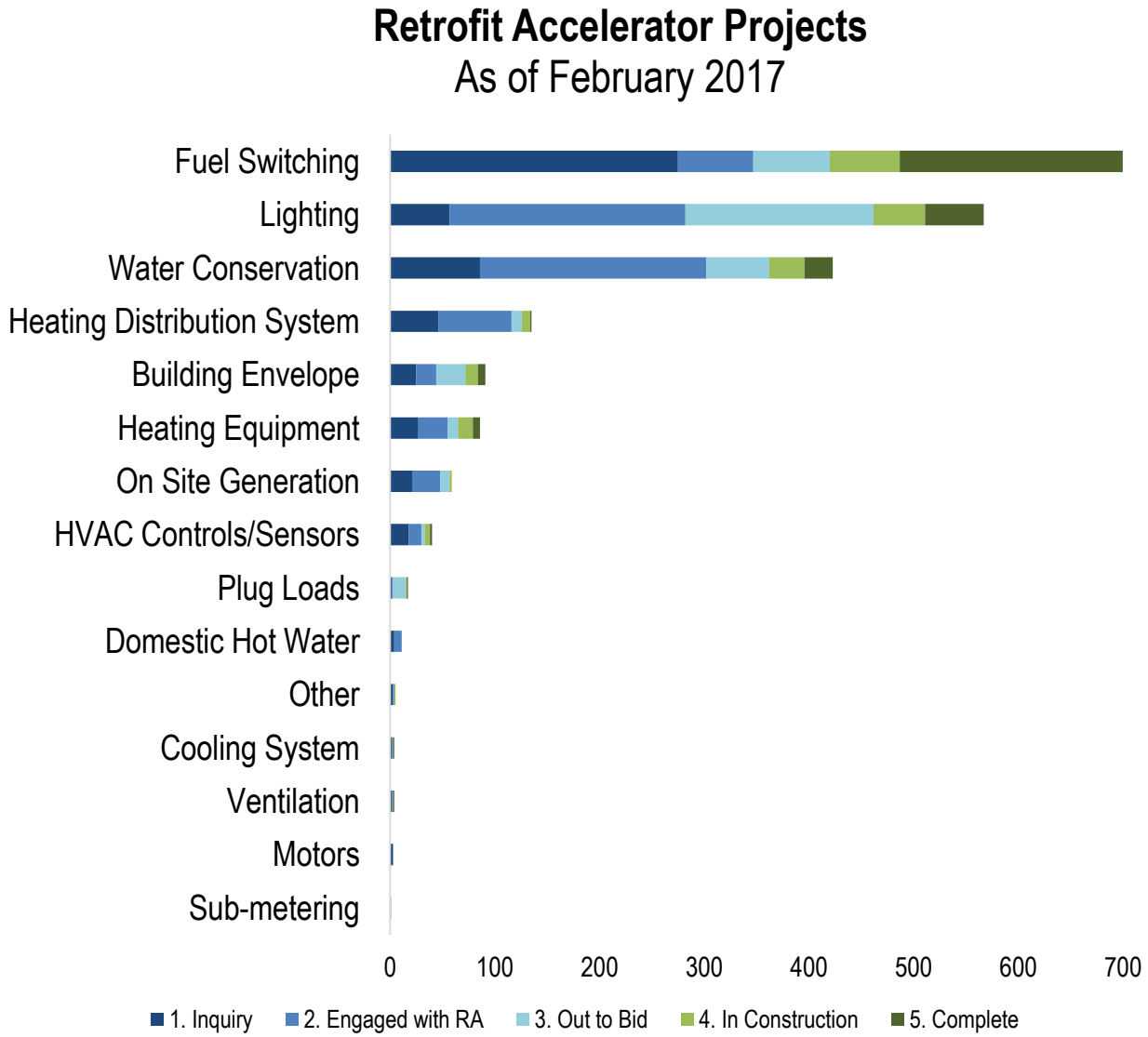
- **Work one-on-one** to understand building needs
- **Connect buildings with qualified contractors**
- **Find cash incentives and financing** to help pay for upgrades
- **Train building staff** so they continue to run efficiently
- Support buildings **every step of the way** from project start to finish

Program Progress



Total Buildings = 3,800

Total Potential GHG Reductions =
~100,000 metric tons CO2e



Data-driven Targeting Strategy

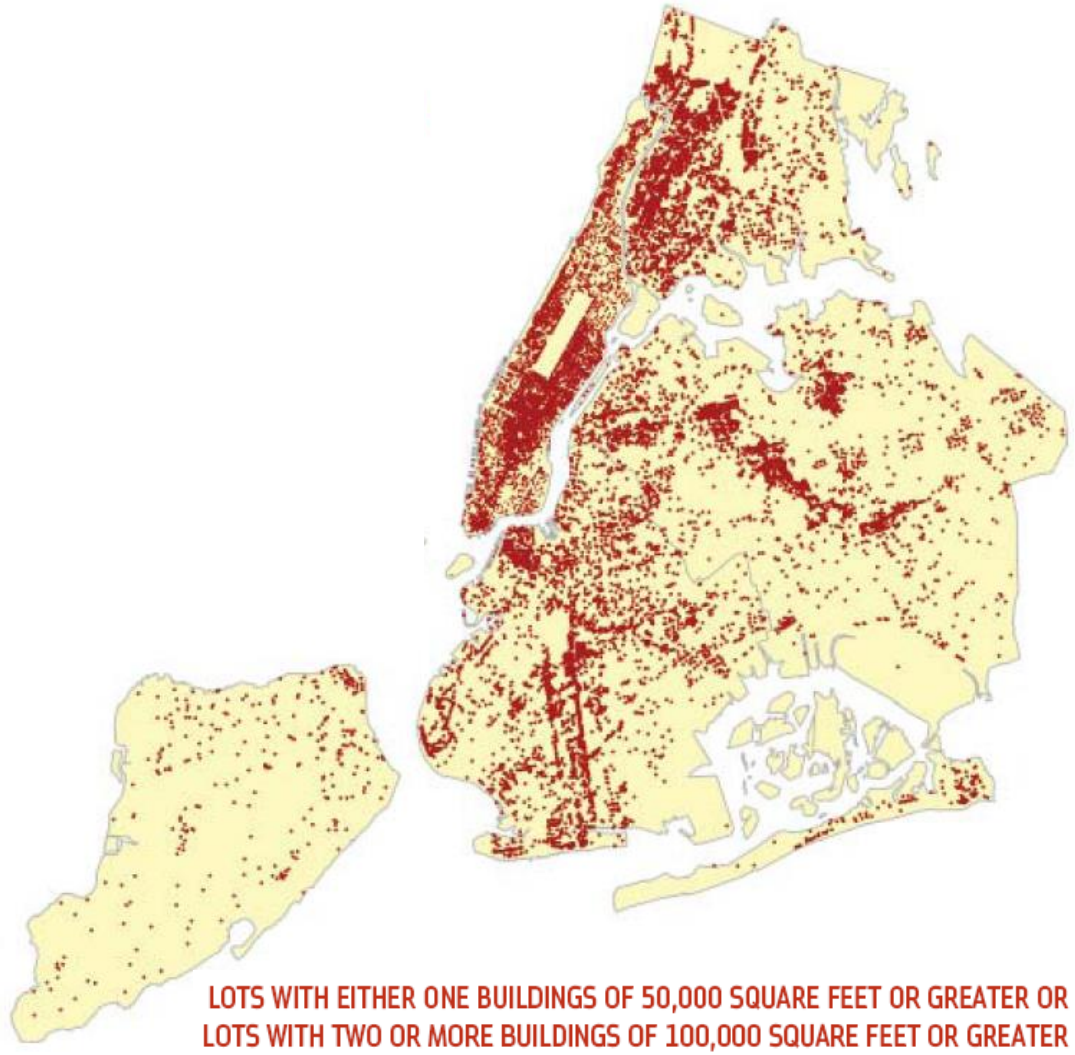
- Identifies buildings based on:
  - GHG reduction potential
  - Specific project opportunities

- Enables prioritization of:
  - Program outreach to buildings across NYC
  - Buildings within large portfolios

NYC Greener, Greater Buildings Plan

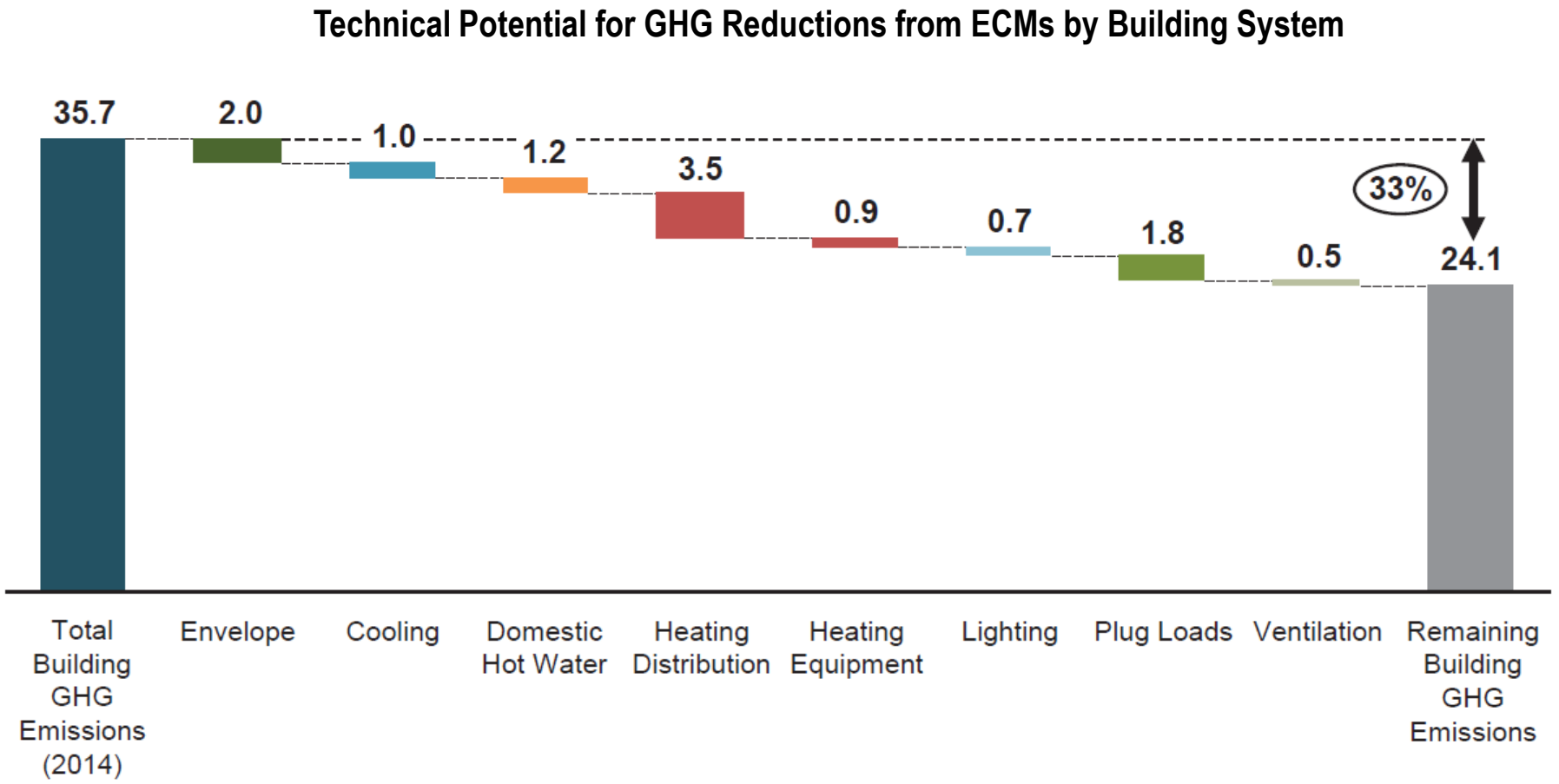
THE NEW YORK CITY
GREENER, GREATER BUILDINGS PLAN

1. New York City Energy Code
2. Benchmarking
3. Audits and Retro-commissioning
4. Lighting Upgrades and Sub-metering



LOTS WITH EITHER ONE BUILDINGS OF 50,000 SQUARE FEET OR GREATER OR
LOTS WITH TWO OR MORE BUILDINGS OF 100,000 SQUARE FEET OR GREATER

Citywide Analysis of ECMs



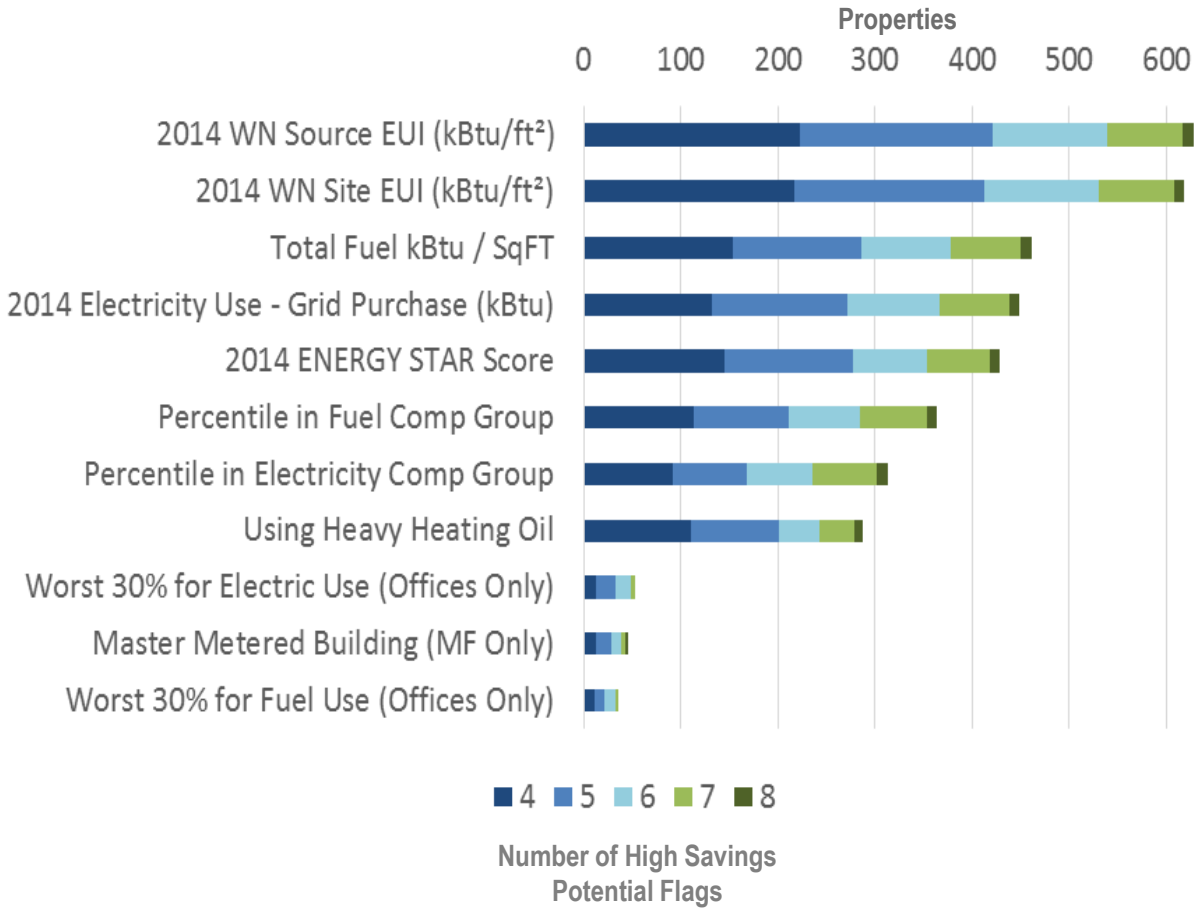
Source: *One City: Built to Last Technical Working Group Report*

Identify and Prioritize: GHG Reduction

High Savings Potential

- Data flags indicate high consumption
  - Benchmarking data: Top 30% EUI compared to peers
- Identify top 1,000 buildings with the greatest number of flags

Data Flags for Savings Potential

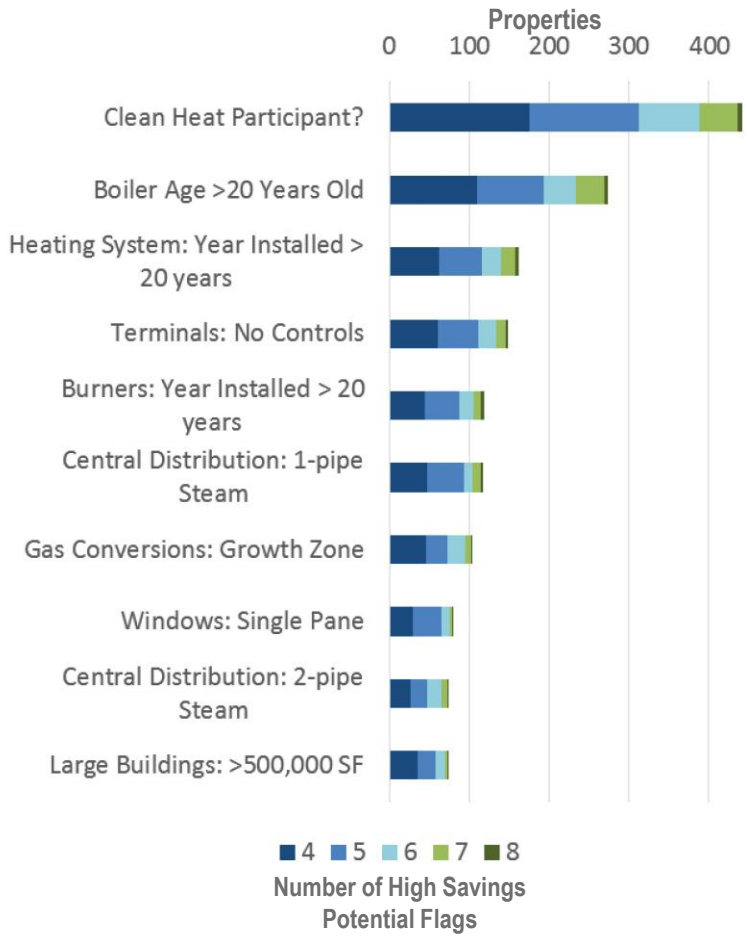


Identify and Prioritize: GHG Reduction

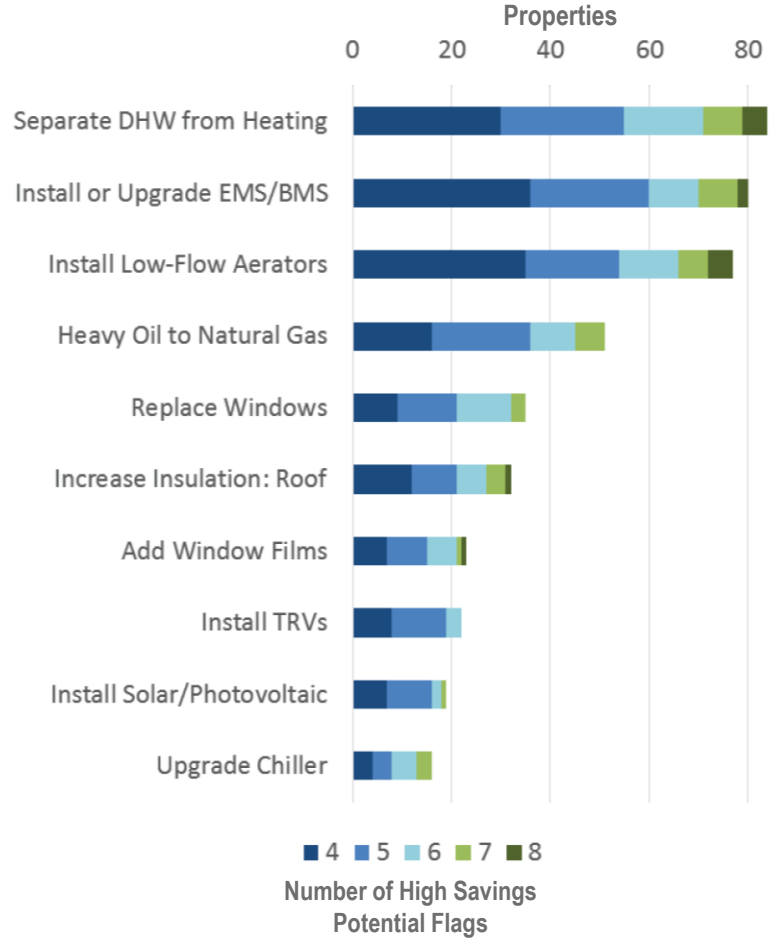
High Opportunity Projects

- Potential for capital projects based on:
  - System characteristics
  - ECM recommendations

High Opportunity Systems



High Opportunity ECMs (LL87)



Identify and Prioritize: GHG Reduction

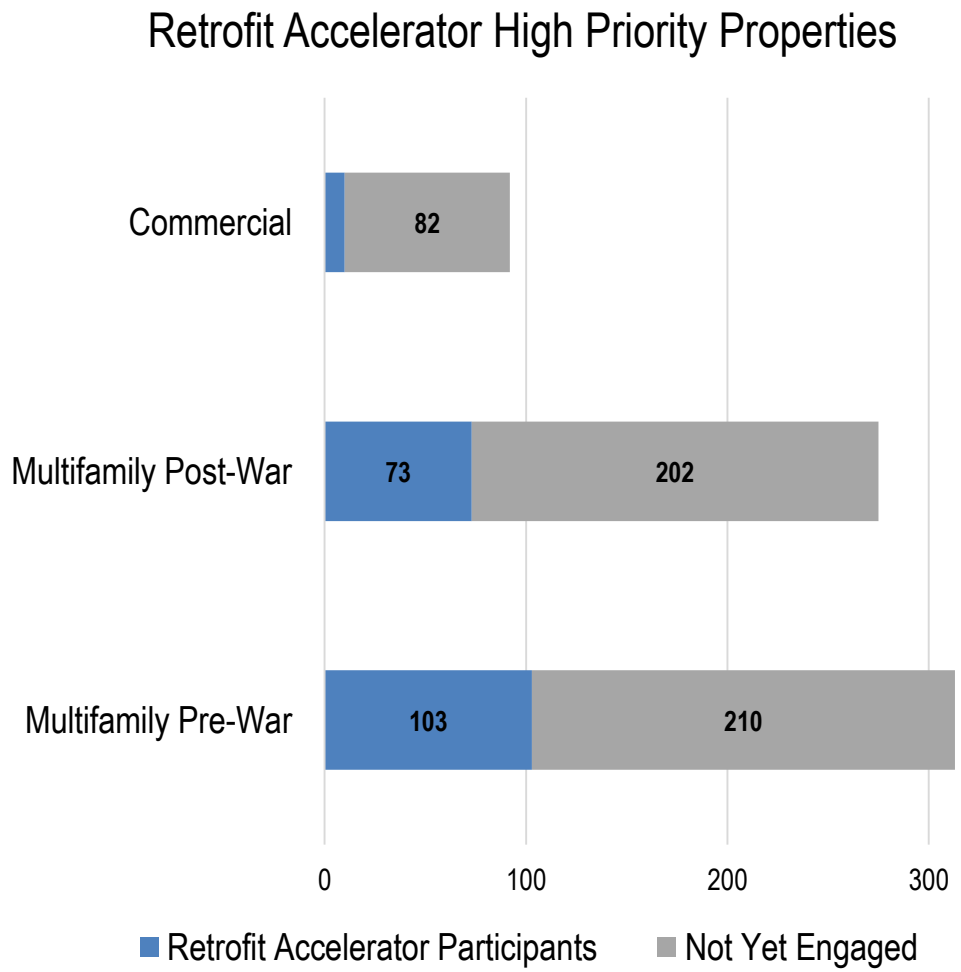
High Savings Potential

+

High Opportunity Projects

=

High Priority Properties



Identify and Prioritize: Need for Assistance

- Financial Need
  - Subsidized housing, rent regulated, arrears, low-income area
- Resiliency Need
  - Flood zone, heat vulnerability
- Health Need
  - Poor air quality, high incidence of pollution-related illness

Outreach Opportunities

- Projects that resonate with building decision-makers
  - Steam heating system upgrades
  - Solar installations
  - Fuel conversion

- Allows for assistance even with no energy audit

Portfolio-level Analysis

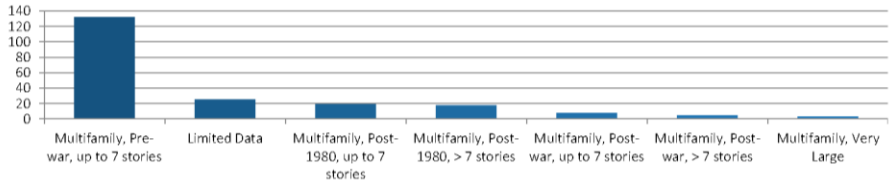
- Provide portfolio managers with actionable information
- Identify replicable project opportunities
- Highlight high priority properties

Portfolio-level Analysis

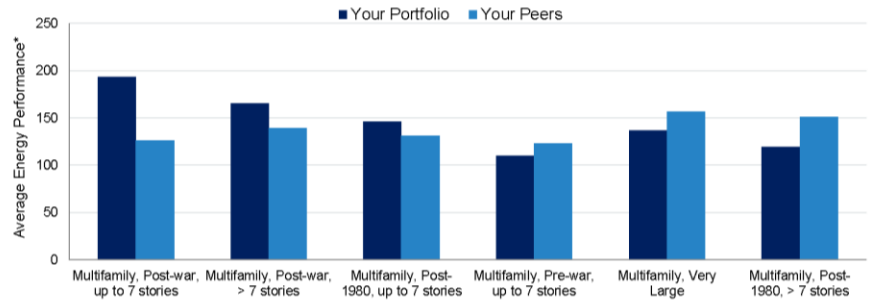
Portfolio Summary Snapshot: C and C

The Portfolio Summary Snapshot provides a high-level glimpse of the portfolio. Buildings are separated into typologies, which are comparable groups of peers. These peers typically share similar characteristics, systems, and opportunities for improving operations. Using typologies to identify opportunities can be a good way to evaluate buildings that have not yet had a full energy audit completed.

Building Count by Typology



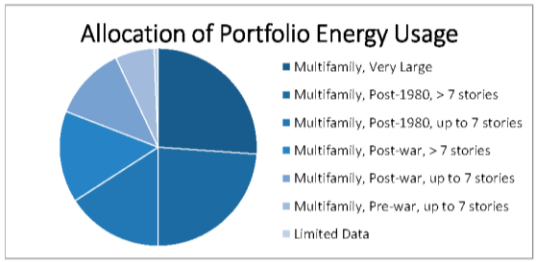
Your Average Energy Performance Compared to Peers



*Performance defined as Average Weather Normalized Source Energy Use Intensity (kBtu/ft^2)

Key Portfolio Recommendations and Quantity of Applicable Buildings	
LL87 Compliance (2017, 2018 & 2019)	17
Better Steam Heat	10
Elevator Shafts	18
Resiliency	19
Boiler Optimization / Draft Control	10

Notes:



Targeted Building Improvement Opportunities

This page provides a summary of the properties that have multiple opportunities for upgrades as indicated below. These properties are considered good candidates for each opportunity and likely have numerousopportunities for savings and improvement.

Custom Combination of Opportunities
Selection Description
Steam Heating System Upgrades
Spending Through the Roof
Draft Control
Resiliency

Applicable BBLs	Building Address
1017370001	620 LENOX AVENUE
1017370015	45 WEST 139 STREET
1017370025	2300 5 AVENUE
1017370059	60 WEST 142 STREET
1017370069	630 LENOX AVENUE
0	

Resiliency

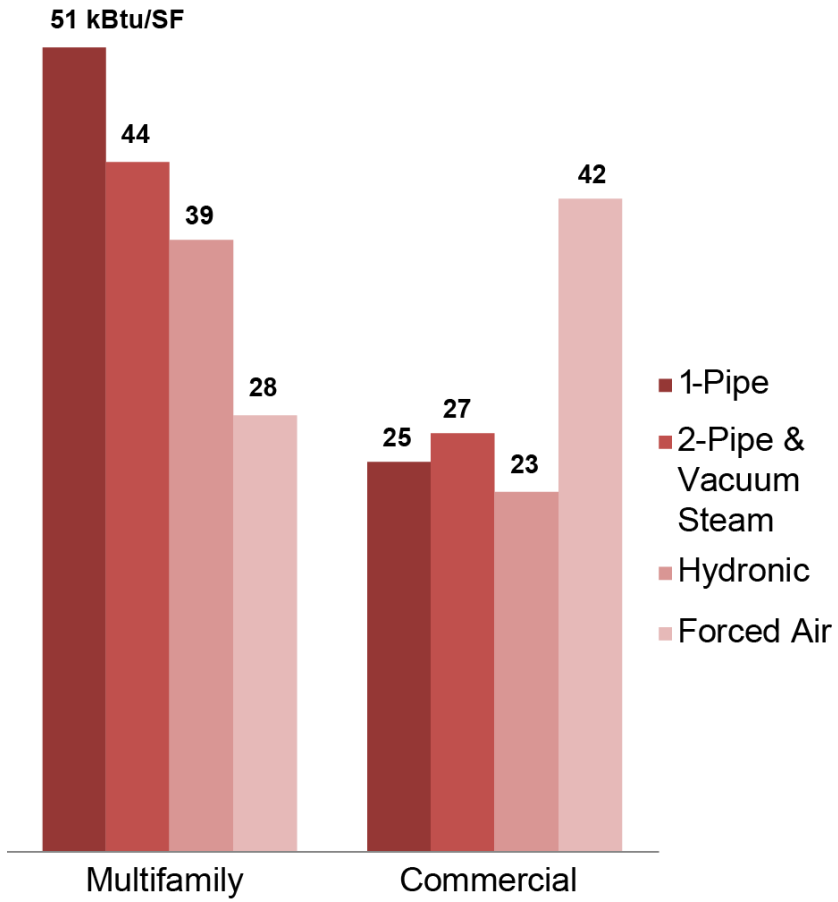
Resiliency came to the forefront of many New Yorkers' minds when Hurricane Sandy caused widespread damage. According to FEMA data, the following properties are located in flood zones. Buildings located in flood zones can improve storm resilience by increasing sustainability, engaging in emergency planning, and adding distributed generation to provide power in the event of a black or brownout. Buildings that use less energy can perform better during grid outages than their less-efficient counterparts.

Applicable BBLs	Building Address
1017370001	620 LENOX AVENUE
1017370015	45 WEST 139 STREET
1017370025	2300 5 AVENUE
1017370059	60 WEST 142 STREET
1017370069	630 LENOX AVENUE
4159260001	57-15 ROCKAWAY BEACH BLVD
1016370023	155 EAST 109 STREET
1016550013	229 EAST 105 STREET
1016550014	231 EAST 105 STREET

Better Steam Heat Campaign: The Problem

- **70% of large buildings** in NYC have steam heating distribution systems
- Steam systems are often **poorly maintained**, leading to:
  - Energy Waste
  - Uneven heating in apartments
  - Banging Pipes
- The **market does not provide the services** for comprehensive steam system upgrades

Median Heating EUIs by Heating System Type



Source: 2013 and 2014 Local Law 87 Submissions

Better Steam Heat Campaign: The Solution

The NYC Retrofit Accelerator will launch an outreach and assistance campaign to help building owners upgrade their steam heating systems.

- Define the Upgrades
- Develop the Market
- Generate Demand
- Provide Technical Guidance

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