

Building Local Law Due in Six Months

geatain
SIMPLE LL97 COMPLIANCE



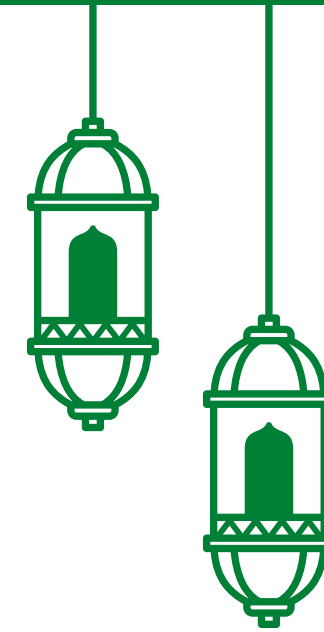
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QUESTION – 1

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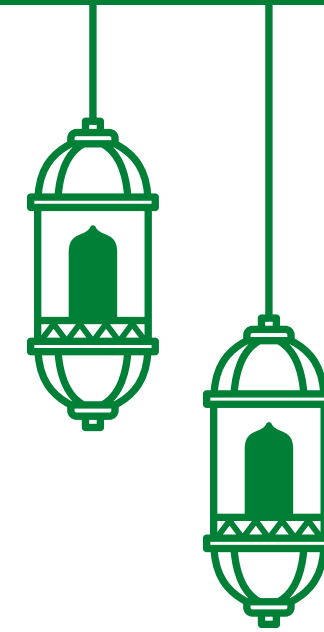
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2. 10%
3. 20%
4. 33%



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3. 20%
- 4. 33%**



International Dark-Sky Association

The International Dark-Sky Association in Tucson, Arizona, estimates that **one-third of all lighting in the U.S. is wasted.** This adds up to an annual cost of about 30 million barrels of oil and 8.2 million tons of coal — **a total of around U.S. \$2 billion.** Therefore, saving energy also makes economic and political sense.

How much lighting can be saved?



How much lighting can be saved?

- If spending \$20,000 per month for office electric, save \$10,000 per year.
- If spending \$50,000 per month for office electric, save \$25,000 per year.



CHELSEA PROPERTY



Let me introduce you to John, who is the Director of Engineering for a Chelsea property.

CHELSEA PROPERTY



- 1,700 apartments
- 17–19 stories
- 1.6 million square feet
- Olympic size swimming pool
- Many beautiful amenities

CHELSEA PROPERTY

- John was inundated with work requests, regulations, and management demands.
- He did not have a spare minute dealing with requests from 1,700 apartments.
- John had no time for Local Law 88.



CHELSEA PROPERTY

John called Geatain and we spoke together.



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✔ Geatain presurveyed his property.

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EASY

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John is now the hero who is complying with LL88 with hardly any effort.

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LL88 OF 2009

- Properties over 25,000 square feet.
- Lighting improvements due January 1st, 2025
- LL88 filing required by May 1st, 2025.
- Electric submetering required for commercial tenant spaces.
>5,000 square feet

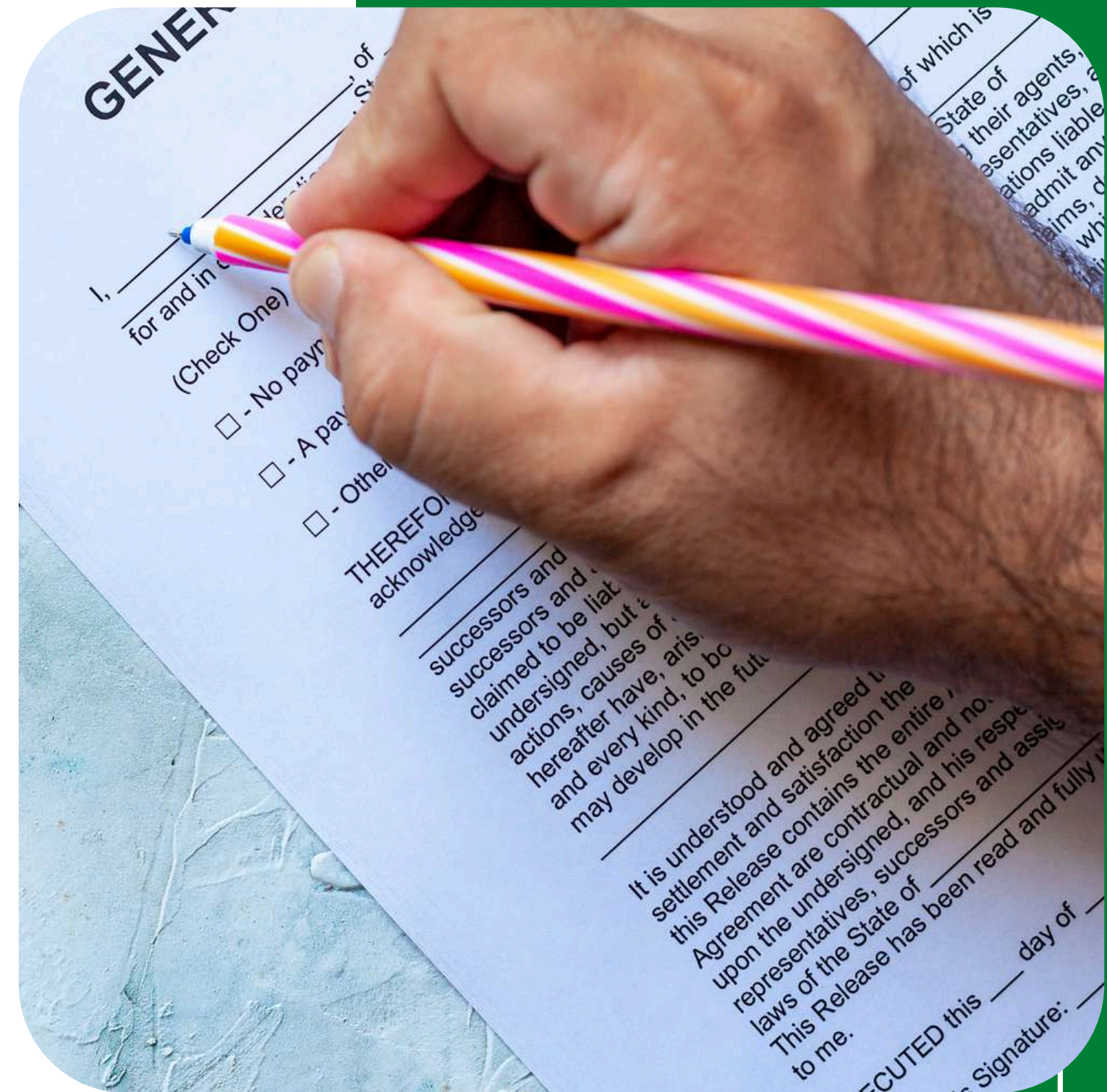


LL88 OF 2009

- Required for LL97
Decarbonization Pathway
- Meet NYCECC 2020 code

Penalties:

- Annual \$1,500 for lighting
- Annual \$1,500 for submetering
- Annual \$500 per space for submetering



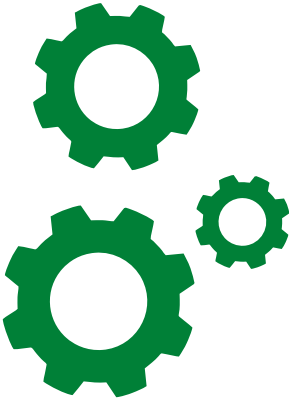
NYCECC 2020-LIGHTING

Details exactly what is required

- Outlines ASHRAE 90.1 Prescriptive or Performance Plans.
- Maximum indoor lighting power, minimum lighting controls, exterior lighting and more.
- Occupancy sensors turn off lighting 15 minutes after no motion to <50% lighting levels.



NYCECC 2020-Lighting



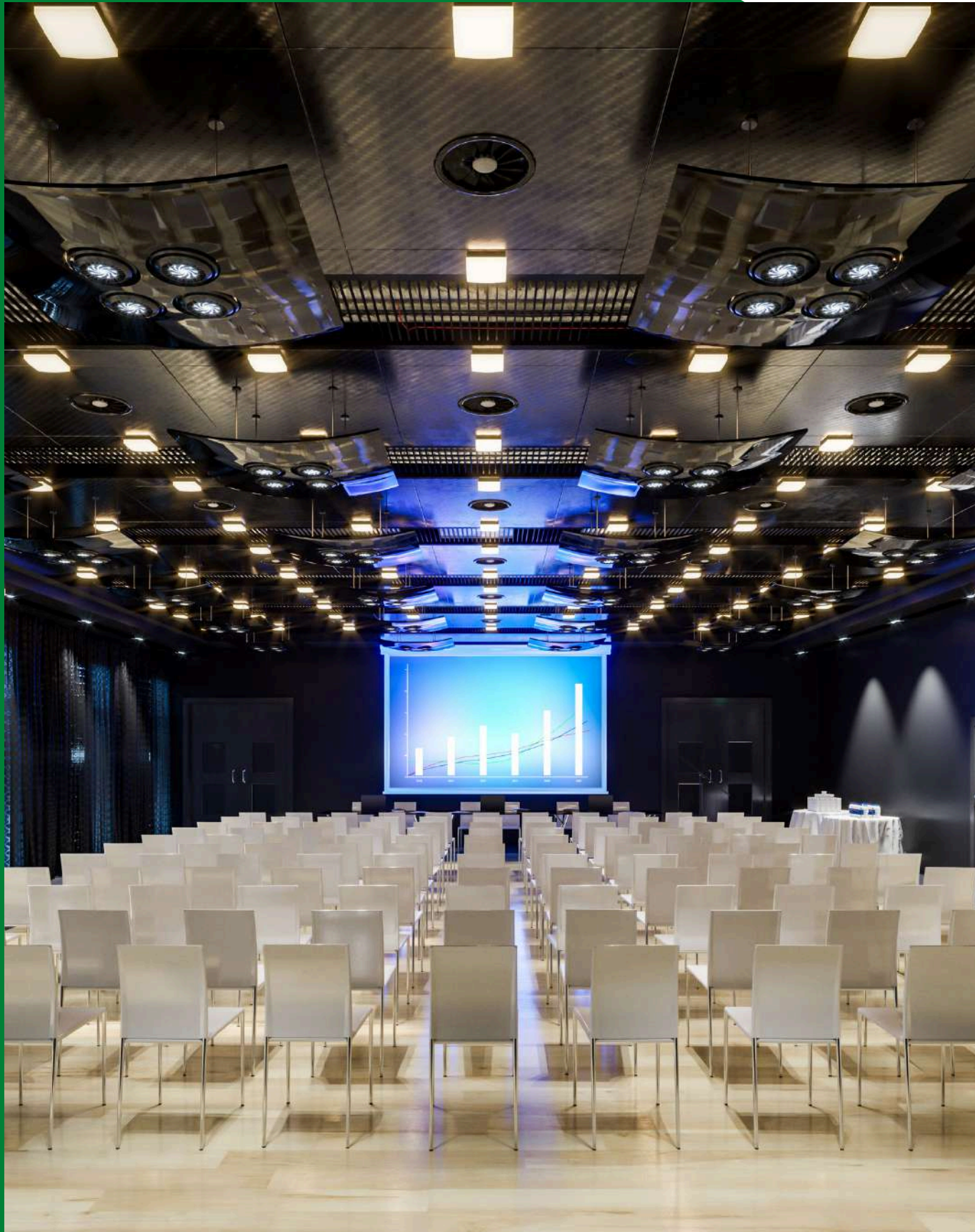
- Reduce lighting after 15 minutes of inactivity.
- Lighting levels to be reduced 50% or more.



NYCECC 2020-Lighting

Examples include:

- Classrooms
- Conference/meeting rooms,
- Employee lunch and break rooms, and
- Offices smaller than 200 square feet-exception if photosensor



LL88-SUBMETERING



- Tenants >5,000 square feet submetered.
- Monthly statements shared with tenants.



- We understand you have little time for LL88
- We understand your struggles to find a trusted advisor.
- You're looking for a friend who New York City real estate has trusted for decades, who knows the complexities of New York City business.

CHELSEA PROPERTY



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How John became LL88 Hero:

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Easy

- Email Tom at tjm@geatain.com by end of today to reserve FREE LL88 presurvey.
- Does not commit you to the FREE presurvey or using Geatain.
- Just reserves your FREE LL88 presurvey.

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New Geatain INFOSITE (summer 2024):

Over summer, learn to use Infosite to:

- Lower your monthly ConEd bill.
- Find funding sources.
- Educate yourself to save money.
- Learn from 80+ case studies.
- Understand simple savings strategies.

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SIMPLE LL97 COMPLIANCE

GEATAIN ENGINEERING NYC ACCELERATOR CERTIFIED



Geatain Engineering has been NYC Accelerator certified vendor since it was know as the "Retrofit Accelerator"



- We know what you are going through, we have helped hundreds of similar properties.
- Clients have **trusted us for so long** that we are **one of the three oldest** energy engineering firms in New York City.
- Only a handful of properties have been electrified, we have guided two of them.

NYC BUILDING ENERGY-PRESENTATION SCHEDULE

Future:

- August 13, 2 pm – "More than 100% Financing for your Energy Project."
- September 10, 2 pm – "Proven 13.9% Heating Savings."
- October 8, 2 pm – "Due in 3 Months."

Past (recordings available):

- 7 Insights into September 2023 Changes to LL97
- 12 Funding Sources for your Energy Projects
- Most Forgotten NYC Energy Local Law–LL88"
- LL97 101
- 12 Ways to Easily Save 6–8%
- How to Electrify an Existing Building

Q & A





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