

The Most Forgotten Local Law-LL88

geatain
SIMPLE LL97 COMPLIANCE



QUESTION – 1

When are LL88 lighting changes due?

- a. July 1, 2024
- b. January 1, 2025
- c. July 1, 2025
- d. January 1, 2026

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QUESTION - 2

What size buildings are covered by LL88?

- a. 100,000 square feet
- b. 50,000 square feet
- c. 25,000 square feet
- d. 10,000 square feet

QUESTION - 2

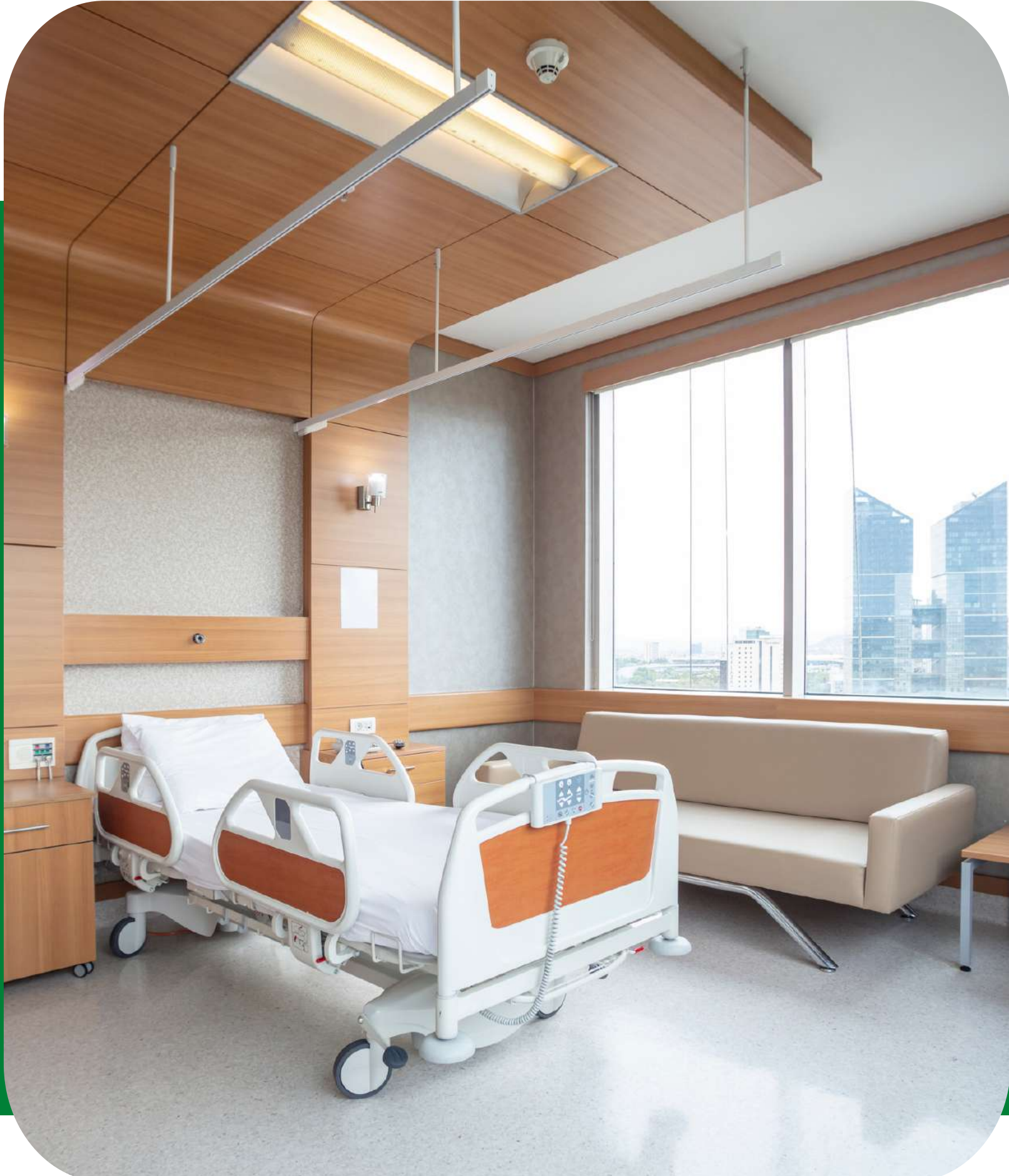
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QUEENS HOSPITAL LIGHTING CHALLENGES

- Replacing burned out lights every week
- Many lights constantly flickered
- Several dark areas
- High monthly energy bills
- Lighting was constant staff annoyance





HOSPITAL SOLUTIONS

- Asset Manager discussed concerns with Geatrain Engineering
- Extensive lighting survey conducted
- ConEd >25% incentive secured in 2017
- Installation in three largest buildings completed in 4 months
- Annual savings have exceeded \$27,000 per year, with 20 month payback

LL88 OF 2009

- Properties > 25,000 square feet
- Commercial Properties and common areas of multifamily properties.
- Meet NYC lighting code by December 31, 2024
- Filing required by May 1, 2025

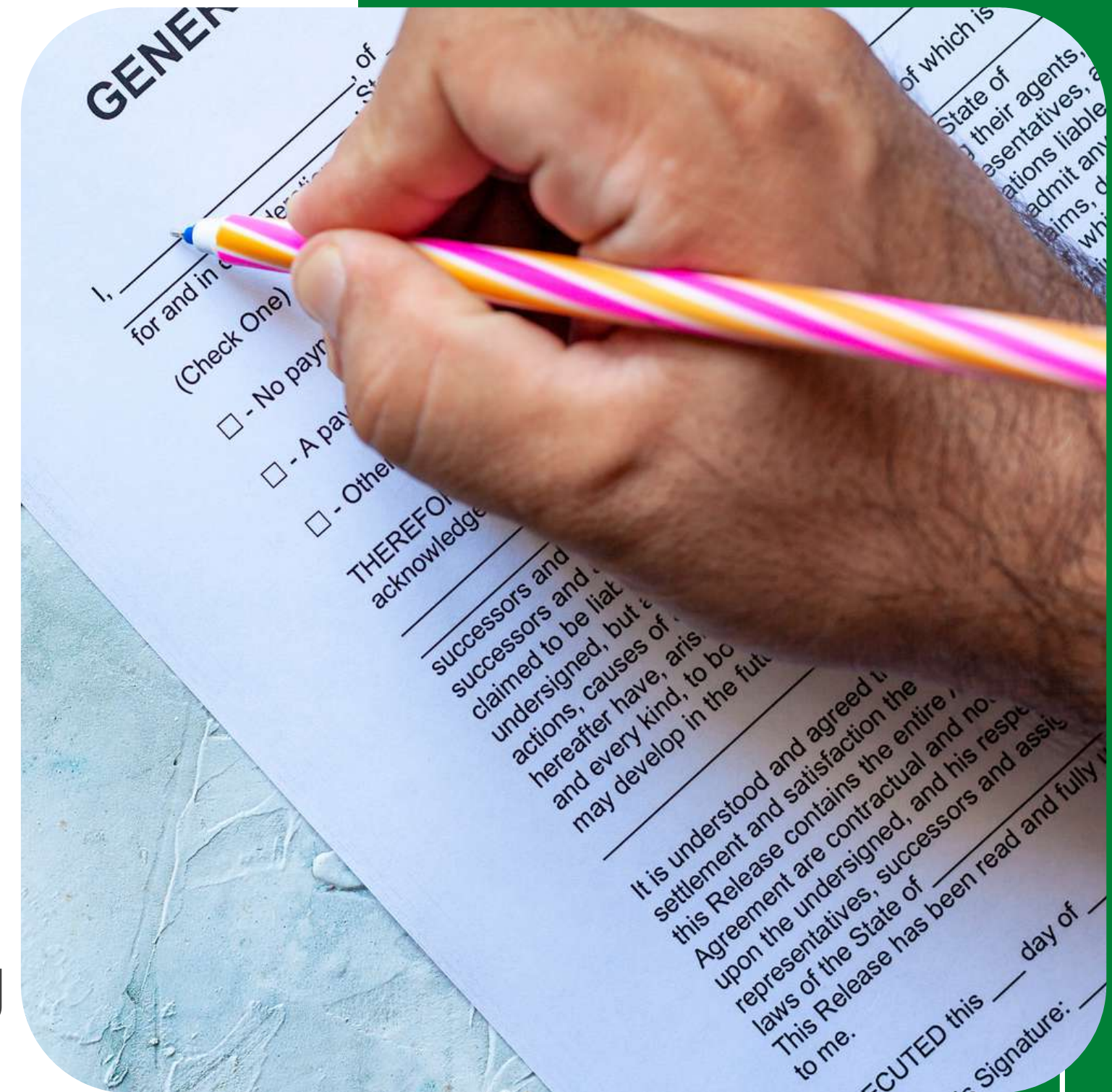


LL88 OF 2009

- Required for LL97 Decarbonization Pathway
- Meet NYCEECC July 1, 2010 code

Penalties:

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



NYCECC JULY 1, 2010-LIGHTING



- Details exactly what is required**

- ASHRAE 90.1** - Prescriptive or Performance Paths

- Lighting (Section 9):**

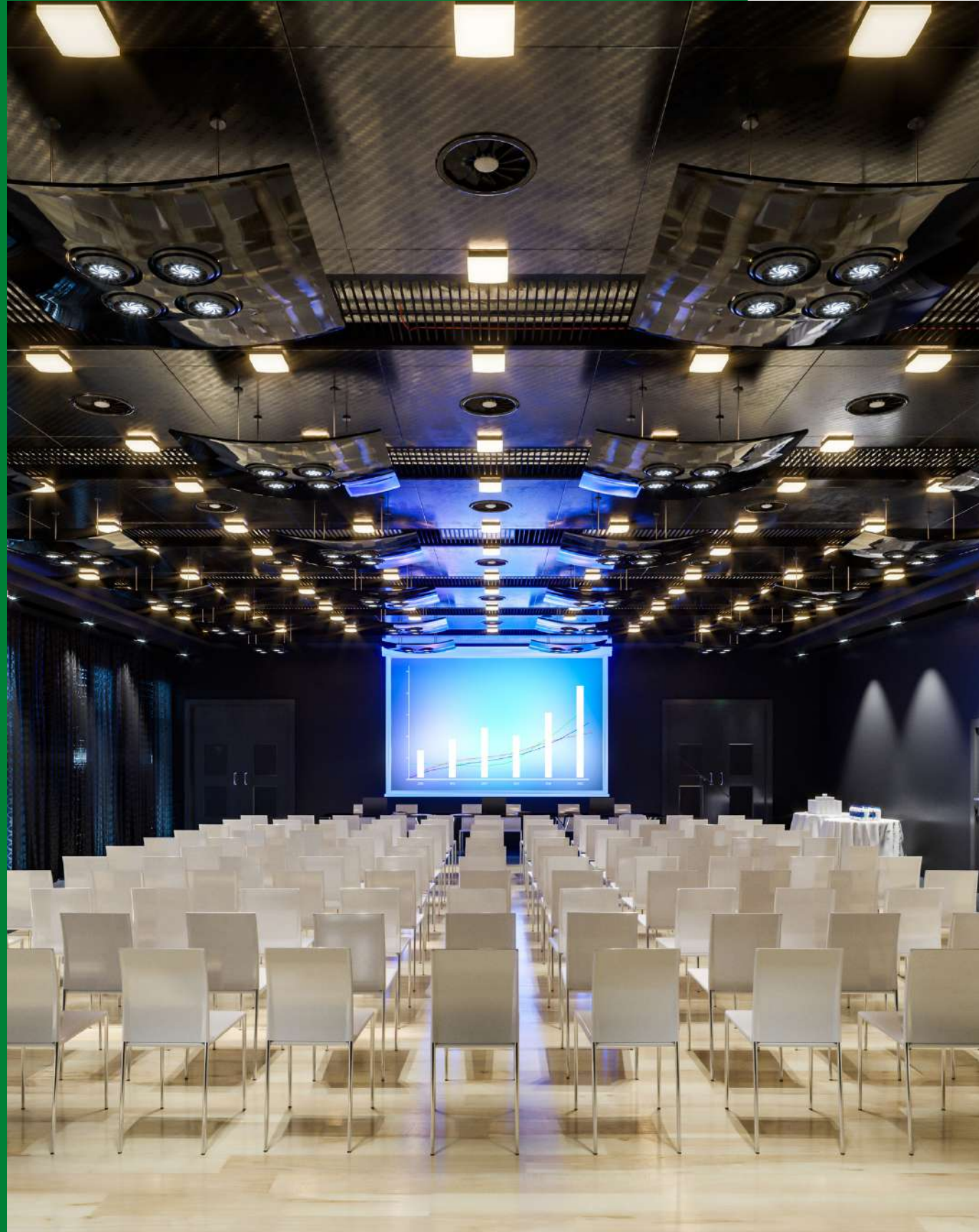
maximum indoor lighting power density (LPD, expressed in Watts/Sq.Ft.), minimum lighting controls, exterior lighting, parking garage lighting

NYCECC July 1, 2010- Lighting

- Sensors and controls, including an occupant sensor, shall be installed that only enable lighting to be turned on by manual control, that automatically turn lighting off within a **maximum of 30 minutes** of all occupants leaving a space, and that enable lighting to be turned off by manual control.



NYCECC July 1, 2010-Lighting

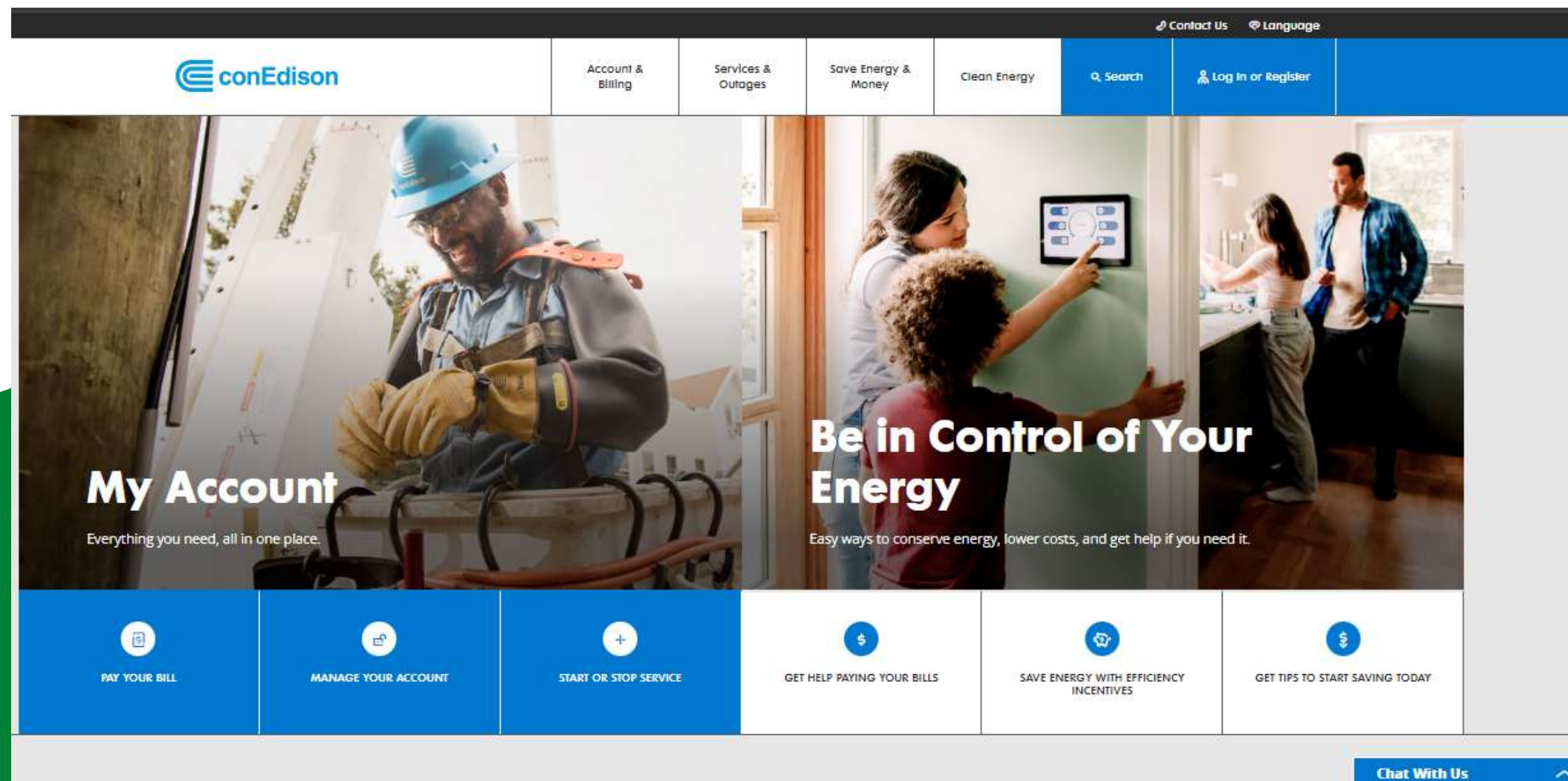


Examples include:

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

CONED LIGHTING INCENTIVES – 2024

The Con Edison Commercial & Industrial (C&I) Energy Efficiency Program offers incentives for installing energy-efficient equipment and technologies. Energy efficiency can help improve the bottom line by reducing energy use and maintenance costs while increasing operating efficiencies. These upgrades can also help protect the environment.



LL88-SUBMETERING



Commercial building tenant spaces greater than 5,000 square feet shall be electrically submetered

DOES LL88 REQUIRE
TENTANTS TO RECEIVE
MONTHLY ENERGY
STATEMENTS?

A. TRUE B. FALSE



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LESSON FOR FUTURE

Lighting incentives have been decreasing over the past few years as incentives have been redirected to heat pump technology.



ACTION PLAN

- 1. Geatain surveys your property*
- 2. You select contractor from provided bids*
- 3. Implement improvements during off-hours*
- 4. File with DOB before May 1, 2025*



- 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.

geatain

SIMPLE LL97 COMPLIANCE

- We know what you are going through, we have helped hundreds of similar properties.
- 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.
- We have lowered energy use for NYC properties for decades and provided compliance for every NYC energy local law.

GEATAIN ENGINEERING NYC ACCELERATOR CERTIFIED



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

NEW GEATAIN WEBSITE:

- MANY PAST SLIDE DECKS
- LL97 NEXT STEPS
- SAVINGS GUIDES
- ANIMATIONS
- DOZENS OF CASE STUDIES

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NYC BUILDING ENERGY-PRESENTATION SCHEDULE

Today:

- "Most Forgotten NYC Energy Local Law-LL88"

Future:

- Tuesday, March 26, 2pm "LL97 101"
- Tuesday, April 30, 2pm "Simple, Low Cost Energy Wins for Your Property"
- Tuesday, May 28, 2pm "Free Money for LL88 Compliance"

Past:

- 7 Insights into September 2023 Changes to LL97 (recordings available)
- 12 Funding Sources for your Energy Projects (recordings available)

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Questions?





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