

NEW YORK CITY'S "GREENER, GREATER BUILDINGS PLAN"

Emacx Systems, Inc. has assembled a highly experienced, well respected team of energy professionals, to assist NYC building owners, in complying with the **NYC Greener, Greater Buildings Plan** passed into law December 9, 2009.

Our Experienced Team Can:

- Identify requirements for meeting the NYC Energy Code Mandates
- Create customized energy compliance strategy for each building
- Expedite incentives from NYSERDA to offset compliance costs (audit and/or initiatives)
- Insure accurate EPA Energy Star Benchmark Score
- Provide ASHRAE Level 2 Energy Audit performed by accredited professionals
- Identify and Install Lighting, Demand Management, HVAC & Building Controls efficiency improvements, and Sub-Metering Applications
- Perform Retro-Commissioning, testing and balancing for air and water
- Identify and Install Alternative Energy and Renewable Energy supply projects
- Quantify any Energy improvement results via an online, web based platform



Why Now?

- There are financial incentives currently available for audits and energy efficiency projects
- Lower Operating Costs while Complying with the new NYC Energy Code mandates
- An efficient building is more competitive in a tight real estate market.
- Lower Energy Consumption, improve efficiency, and offset utility charge increases :
 - Con Ed's new Power Factor Penalty (buildings with a Power Factor under 0.9)
 - Con Ed's Transmission & Distribution 12% rate increase, over 3 years, effective 4/1/2010
- Upgrade to new Lighting technology with greater efficiency and longer burn hours while removing old technology that is obsolete!
 - Congress approved banning 40W-150W incandescent bulbs by 2014
 - Fluorescent T12 lamps will no longer be manufactured



Established 1899



About Emacx Systems, Inc.

Emacx Systems, Inc. is an Energy Technology Company that provides sophisticated Energy Management and Information Systems Solutions. We assist companies in reducing energy costs without interruption of operation or production. Our advanced technology has helped customers in all kinds of industries all over the world to save hundreds of thousands of dollars in energy costs and demand charges.



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Law	Requirements	Schedule
Local Law 84 Energy & Water Efficiency Benchmarks	Report Building Energy Star score. Collect and input building operations data into the EPA's online Portfolio Manager Tool.	By May 1, 2010 for City Buildings By May 1, 2011 for Private Buildings over 50,000 sf.
Local Law 85 NYC Energy Conservation Code (NYCECC)	All additions, alterations, renovations and repairs must comply with NYCECC even if work covers less than 50% of building area. Areas not included in renovation are not required to comply.	Beginning July 1, 2010 this law will apply to all work for which DOB construction document approval is required.
Local Law 87 Energy audits and Retro-Commissioning	<p>Perform ASHRAE Level 2 Energy Audit (Exceptions: Energy Star label for 2 or 3 years prior to report date or LEED EB certification during 4 years prior to report date.)</p> <p>Perform Retro-Commissioning – Systematic tuning and adjustment of existing HVAC equipment to optimize building performance. (Exemptions LEED EB certification including LEED Credits EA.1 and EA2.2.)</p> <p>File Energy Efficiency Report – File report covering Audit and retro-Commissioning with Dept. of Buildings.</p>	Energy Efficiency Reports due every 10 years starting in 2013 . Dates determined by building block number (See Table Below)
Local Law 88 Lighting Upgrades & Sub-metering	<p>Upgrade Lighting Systems that comply with NYCECC</p> <p>Install Sub-meters for every commercial tenant over 10,000 sf or per floor, whichever is smaller.</p> <p>Issue Monthly Electrical Statements of usage and charges to tenants based on sub-meter readings or percentage of area based on building size.</p>	Lighting upgrades, sub-meter installations, and DOB report filing must be completed by January 1, 2025 .

Timeline for Compliance with new Energy Efficiency Laws

Due/ Effective Date	May 1, 2010	July 1, 2010	May 1, 2011	Dec 31, 2013-2022	Jan 1, 2025
Requirement	City buildings report energy and water benchmark annually	NYCECC applies to all renovations	Private Buildings report energy and water benchmark annually	Energy Efficiency Reports due (See Schedule Below)	Complete NYCECC lighting upgrades Complete sub-meter installations Issue tenant electrical statements

Energy Efficiency Report Due Dates

Last Digit of Block	0	1	2	3	4	5	6	7	8	9
Report Due by Dec. 31 st of	2020	2021	2022	2013	2014	2015	2016	2017	2018	2019