

The easy path to compliance

ADHERE TO BOTH LOCAL LAWS



LOCAL LAW

88

MITIGATE PENALTIES WITH GOOD FAITH EFFORTS AND:

- ✓ Increase property values
- ✓ Maximize efficiency & performance
- ✓ Increase tenant satisfaction
- ✓ Reduce maintenance

LOCAL LAW

97

utiliVisor
SUBMETERING PROVIDER

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PEARL STREET
LED LIGHTING SYSTEMS
LIGHTING PROVIDER

Struggling between required improvements & mitigating penalties?

Here's a way to save on all fronts.

Solutions for required lighting upgrades and submetering don't have to be complicated or outrageously expensive. Here are the steps involved for both laws.



What's involved in submetering your spaces

- STEP 1.** Collect your most recent utility bills, submetering invoices (or tenant roster), and meter inventory.
- STEP 2.** Ask utiliVisor to conduct an audit of your current setup.
- STEP 3.** Discuss audit findings and follow-on recommendations to develop a submetering plan.
- STEP 4.** Install any new meters needed and a data collection system. Then verify system accuracy.



What's involved with lighting upgrades

- STEP 1.** Provide Pearl Street with specific information on your building and existing lighting systems.
- STEP 2.** Pearl Street will conduct an investment-grade lighting audit (IGLA).
- STEP 3.** Review audit and discuss options. Pearl Street provides turnkey solutions, including labor and materials.
- STEP 4.** As a registered design professional, Pearl Street will prepare the DOB report and certify the system as LL88-compliant.



QUICK REFERENCE FOR NEXT STEPS

Want to avoid LL97 penalties? Submetering and lighting upgrades are required as part of "good faith efforts" under the DOB's decarbonization plan pathway. Ask us how to get started.

FOR SUBMETERING CONTACT

utiliVisor

utiliVisor.com
212-260-4800

FOR LIGHTING CONTACT

PEARL STREET LED LIGHTING SYSTEMS 

pearlstreetled.com
908-923-4150

FOR QUESTIONS CONTACT

NYC Accelerator

accelerator.nyc
(212) 656-9202



Lighting Upgrade Projects

Non-residential lighting accounts for 18% of building energy in NYC. Time-to-ROI varies, but here are some typical ranges.

| Building Type | Payback Range | Factors |
|------------------------|---------------|--|
| Commercial, General | 3-5 years | Normal Bus. Hours, 8am-6pm |
| Commercial, General | 2-3 years | 24/7 operations |
| Commercial, High-Rise | 3-5 years | 24/7 Common Areas 8am-6pm Tenant Spaces |
| Residential, High-Rise | 1-3 years | 24/7 Common Areas Only |



Submetering Projects

NYC buildings account for 70% of carbon emissions. Submetering reveals efficiency issues that increase a building's operating costs.

| Building Issues | Payback Range | Factors |
|---------------------------------|--|--|
| Meters installed incorrectly | Highly customizable and therefore variable. Varies from 6-48 months. | Number of meters, number of buildings, hours of operation, utility rates, errors in billing formulas |
| Inaccurate readings | What is certain is that a good submetering system can raise NOI for many years. | |
| Mistakes in billing methodology | Note: The savings are not only related to energy, but also reduced labor and CAM costs. | |
| Problems in data communication | | |
| Using BAS for submetering | | |