

# WOULD YOU RATHER PAY A \$100,000 FINE OR SAVE \$100,000?

## Prepare for Local Law 97 with Monitoring-Based Commissioning

### What is Local Law 97?

In line with New York City's Climate Mobilization Act, a new regulation known as Local Law 97 - 2019 has emerged for buildings over 25,000 square feet. Starting in 2024 Local Law 97 will mandate rigorous reductions in greenhouse gas emissions and will require annual reporting on emission intensity.

The emission limits, pre-determined by a building's size and class, will become increasingly stringent through a two phase plan to meet the state's targets for a 40% reduction by 2030 and an 80% reduction by 2050.

Non-compliance will be more costly than compliance, with fines of \$268 for each metric ton over the limit, and separate fines for not submitting a report or submitting a false report. To meet these aggressive targets, New York City buildings need to take action immediately, and Monitoring-Based Commissioning (MBCx) is the best tool to help.

### How can Monitoring-Based Commissioning (MBCx) help?

Monitoring-Based Commissioning (MBCx) systems with built-in commissioning metrics and fault detection analytics are best suited to meet both immediate and long-term reduced greenhouse gas emission goals while avoiding fees and stockpiling savings. Real-time analytics monitor all areas and systems within a facility for potential opportunity savings, while intelligent alerts identify the highest priority issues that are costing facility managers the most in both energy and maintenance. With these insights, staff receive clear direction enabling faster time to resolution, enhanced operational efficiency and decreased energy use for a reduced carbon footprint.

### THE FINES WILL BE SUBSTANTIAL

*For a 600,000 square foot building that goes 15% over its allowable emissions, the fines can get pretty steep*



#### COMMERCIAL OFFICE BUILDING

CO<sub>2</sub> Limit - 5,076 tons  
**Fine - \$204,055/year**



#### HOSPITAL

CO<sub>2</sub> Limit - 14,286 tons  
**Fine - \$574,297/year**



#### HOTEL

CO<sub>2</sub> Limit - 5,922 tons  
**Fine - \$238,064/year**



#### APARTMENT BUILDING

CO<sub>2</sub> Limit - 4,050 tons  
**Fine - \$162,810/year**



# THE BENEFITS OF MBCx

## NYSERDA Incentives

NYSERDA has up to \$33 million available in cost-share funding for commercial projects, available exclusively to the customers of NYSERDA-qualified RTEM vendors. Introducing a MBCx solution is great opportunity to secure up to a 30% cost share or \$300,000 in incentives which, in some cases, can pay for the installation of the solution itself.

## Local Law Compliance

MBCx is constantly collecting and analyzing data on energy and water use. Because of these large data sets, facilities can easily pull data for reporting and remain compliant with the 10-year retro-commissioning and energy audit requirements of Local Law 87 and with the annual benchmarking requirements of Local Law 84 and Local Law 33.

## 24/7 Visibility

Commissioning is one of the most valuable approaches to optimize equipment and systems and when done continuously, the potential for efficiency and optimization is endless. Real-time analytics, intelligent alerts and mobile access to MBCx platforms help identify issues the moment they happen and, in some cases, prevent issues from occurring in the first place.

## Cost & Energy Savings

MBCx systems are proven to save upwards of 10 percent of the overall electrical bill. Through a more proactive approach to energy management, MBCx enables buildings to identify existing and potential issues and determine what the opportunity savings can be if the issue is resolved, helping to save thousands in wasted energy costs.

### The Veritas Solutions Group and FacilityConneX approach

Based locally in New York City, Veritas Solutions Group, a provider of commissioning and energy services, together with FacilityConneX, a provider of real-time MBCx solutions, deliver a simplified approach to help new and existing buildings stay in compliance and maximize their energy savings. With decades of expertise, a local presence and an in-depth understanding of the New York market, we are uniquely suited to accurately identify, prioritize and resolve high-energy consumption issues, make these rapidly approaching deadlines much easier to achieve.

### With the FacilityConneX Solution, you will have access to

- Additional incentives as FacilityConneX is a NYSERDA-qualified RTEM vendor
- Intelligent alerts that identify what and where issues exist in a building
- Advanced analytics that predict potential equipment & system issues before they occur
- Customized views & alerts to help your staff prioritize energy efficiency issues
- A comprehensive understanding of operations & outlined strategy to maximize cost savings
- Proof of compliance through real-time data collection

To learn more, please contact:

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