



NYC Local Law 87: Energy Audits & Retro-commissioning

What is Local Law 87?

Local Law 87 (LL87) requires buildings over 50,000 gross square feet to have an approved engineering firm conduct an Energy Audit & Retro-commissioning study every 10 years, as well as submit an “Energy Efficiency Report” to the NYC Department of Buildings (DOB) documenting the results.

The intent of this law is to give building owners a much more robust understanding of their buildings’ efficiency and opportunity to reduce energy costs.

Who must comply with LL87?

Property owners are ultimately responsible for complying with the Law. However, a qualified third-party engineering firm must conduct the Energy Audit & Retro-commissioning.

This cannot be completed using in-house engineers.

What is an Energy Audit?

An Energy Audit is a detailed analysis of a building to identify all opportunities to reduce energy and water use. The end result is a report that includes a list of recommendations for upgrades, along with an estimate of their cost and payback.

LL87 requires property owners to receive an Energy Audit but does not require you to implement the recommendations.

What is Retro-commissioning?

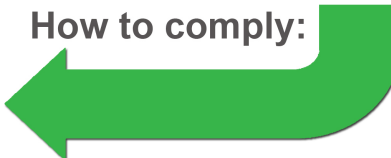
Retro-commissioning (RCx) is the testing and tune-up of existing building systems to confirm they are operating as designed and as efficiently as possible. RCx identifies maintenance, calibration and operations errors that are usually easily corrected and, when implemented, can amount to significant energy savings and improve equipment reliability.

LL87 requires property owners to implement any RCx measures revealed not to be in compliance with the law.

How will Local Law 87 be enforced?


Failure to comply with Local Law 87 will be deemed a Class 2 violation, subjecting property owners to fines of **\$3,000 for the first year and \$5,000 for each additional year of non-compliance.**

How to comply:



Request a FREE Quote Today:

For more information about LL87 or to request a quote, contact us at:

 (212) 804-8129

 LL87@VertEnergyGroup.com

 www.VertEnergyGroup.com/LL87Quote



Local Law 87 Vendor Comparison Form

COMPANY		
#1) Vert Energy Group, Inc.	#2)	#3)

COMPANY INFORMATION

Point of Contact	Roberto Reyes (212) 804-8129 x 117 r.reyes@vertenergygroup.com		
Insurance Policies	Commercial General Liability, Errors and Omissions, Commercial Automobile Liability, and Worker's Compensation		
Qualified to conduct Energy Audit requirements?	Yes. Licensed Professional Engineers (P.E.) + Certified Energy Managers (CEM)		
Qualified to conduct the RCx requirements?	Yes. Certified Commissioning Professionals (CCP)		
Post-audit support to implement retrofits?	Yes.		
Minimum of 50 LL87 Projects Completed?	Yes.		
# of LL87 Submissions Rejected by DOB.	∅ (none rejected)		

OFFER DETAILS

Energy Audit & RCx Fee	\$ _____	\$ _____	\$ _____
Energy Benchmarking for Local Law 84.	2 YEARS FREE (Value: \$790)	\$ _____	\$ _____
Portfolio-Wide Benchmarking for Local Law 84.	Up to 50 Properties FREE (Value: \$19,750)		
Price-Match PLUS Guarantee (up to 90 days into project)	YES (Value: 10-30% of project cost)		
Penalty Protection Guarantee	YES (Value: \$8,000 – \$13,000)		
Includes all future DOB reviews and revisions?	YES (Value: \$5,000 – \$30,000)		

NOTES

Customer Service	____ / 10	____ / 10	____ / 10
Comments / Notes			