

OpenBlue

Net Zero Buildings

New York City's Local Law 97

Carbon Neutral by 2050



What the law is about

This is one of the most ambitious plans for reducing emissions in the nation. Under this groundbreaking law, the owners of most buildings over 25,000 square feet will be required to meet new energy efficiency and greenhouse gas emissions limits by 2024, with stricter limits coming into effect in 2030. Targets are:

- Meet new greenhouse gas emissions limits by 2024
- 40% reduction of greenhouse gas emissions by 2030
- 80% reduction of greenhouse gas emissions by 2050

Local Law 97 covers approximately 40,000 New York City buildings and nearly 60 percent of the city's building area. That generally includes, with some exceptions:

- Buildings that exceed 25,000 gross sq. ft.
- Two or more buildings on the same tax lot that together exceed 50,000 sq. ft.
- Two or more condominium buildings governed by the same board of managers and that together exceed 50,000 sq. ft.

Starting in January 2024, all covered buildings are required to meet the carbon emissions standards set for the occupancies within the building. Buildings under a single owner can comply as a single entity, meaning their performance standard is based on the average CO₂e per square foot across the portfolio.

Any combination of energy efficiency, electrification, and on-site renewables is allowed. A building may contain multiple occupancy

types. For example, a building may have residential units and retail; in that case, the building owner must comply with the limits for each space respectively. Covered buildings have different caps for compliance defined by their usage. The limits are based on carbon intensity, or how much greenhouse gas they emit per square foot.

What it means for you

- The first compliance report for most covered buildings, detailing their annual greenhouse gas emissions, is due on May 1, 2025, and by May 1 of every year thereafter. Reports must be certified by a registered design professional. Either:
 - Begin the reporting process yourself with help from the NYC Sustainability Help Center and the NYC Accelerator.
 - Retain a professional engineering company to conduct your reporting.
- Building owners may submit applications to the Department of Buildings for adjustments due to excessive emissions or special uses, or for adjustments for not-for-profit healthcare or hospital facilities.
- Owners are allowed to submit requests for deductions to certain buildings' emissions limits. Local Law 97 allows for buildings to apply for deductions to the limit set for their emissions by:
 - Purchasing greenhouse gas offsets
 - Purchasing renewable energy credits
 - Using distributed energy resources.

How we can help

Partner with Johnson Controls to develop an excellent sustainability and resiliency program to comply with Building Performance Standards laws. We'll build your business case to meet your needs, and we'll help balance the traditional conflict between cost savings and investment. We offer a wide assortment of building systems that can help you reduce your facility's emissions. We blend technical and operational expertise with our reputation for quality.

Step 1: Assess your facility.

We look at current and anticipated use to understand present energy usage, plan for energy needs, and review indoor air quality. We also make sure all your systems are right sized for your facility, which is essential for efficient operation.

Step 2: Help build your business case.

Our team develops models specific to your equipment and facility, giving you a clear picture of potential efficiency gains and lifecycle cost improvements. We draw on our industry know-how to incorporate additional opportunities to optimize performance.

Step 3: Recommend next steps.

We lay out a step-by-step plan for you to modernize against your goals and budget. We give you a menu of options and recommendations that make sense for your facility, and we include a range of smart technologies, such as tools to support predictive maintenance.

HVAC Equipment and Hydronic Systems

We offer the largest portfolio of HVAC equipment and controls in the world. With expertise in mechanical retrofitting existing systems, our team performs audits of the current equipment and identifies deficiencies that prevent you from meeting regulations and best practices in indoor air quality. From there our experts will design and recommend solutions to meet today's energy, decarbonization and healthy buildings initiatives.

Building Automation Systems and Controls

Our next generation building automation systems make it possible to extend automated control to every building system from a single platform. We make everything from simple, configurable controls to highly programmable automation systems for entire facilities. Our systems allow you to improve control of your key systems and improve desired outcomes against your goals for indicators such as CO2, Energy Use Index (EUI), kWh, emissions intensity.

Accessible Digital Tools

Our suite of tailored, AI-powered digital solutions optimize building performance through predictive maintenance, remote diagnostics, emission management, goal and targets, and more. Leverage our OpenBlue platform to integrate with Metasys and third-party BMS to deliver optimal building outcomes, ensuring compliance with building performance standards while also balancing comfort, air quality, costs and emissions.

Water Usage Reduction

We supply the expertise and funding mechanisms to provide water and energy conservation solutions for businesses. By helping decrease water leakage and operational costs, we can reduce water consumption by up to 50 percent. Water heaters can be upgraded from fossil fuel fired to electric, or we can provide high efficiency or indirect options. Our experts are able to calculate the most effective ways to reduce water usage in sinks and toilets.

Lighting

We partner with the world's premier lighting innovators to revolutionize interior and exterior lighting. Our experienced lighting engineers have designed and executed hundreds of millions of dollars in lighting projects around the world. By integrating the lighting systems to work in conjunction with existing building systems the result is a holistic system better suited for energy efficiency, convenience and security. From clinics to classrooms, these intelligent lighting systems provide advantages well beyond energy savings to help buildings run more efficiently.

Your partner in sustainability and net zero

As leaders in sustainability and net zero, our approach brings together expertise with leading capability to deliver energy efficient outcomes through our building and infrastructure management services. Upon review of your goals and your facility, our team advises on all aspects of ESG and sustainability to provide a comprehensive roadmap of actions and solutions to meet the critical milestones.

Ready to get started?

Contact your local Johnson Controls representative or visit johnsoncontrols.com/BPS

