

USING LOCAL LAW 84 BENCHMARKING RESULTS: A Guide for Multifamily Buildings

Using Bright Power’s database of over 3,000 NYC multifamily buildings, we have put together this guide to help multifamily building owners, managers and residents interpret the Local Law 84 benchmarking results.

1. New York City’s Multifamily Energy Grades

Advantages: One simple grade range, created by the NYC Mayor’s Office.

Disadvantages: Does not account for any building-specific characteristics that impact benchmarking results.

Source EUI
(kBTU/sqft/yr)

A	≤ 109
B	109 – 132
C	132 – 160
D	160 ≤

2. Bright Power’s Multifamily Peer Group Energy Grades

Advantages: Compares to peer buildings with similar metering arrangements or fuel usage profiles.

Disadvantages: Does not account for all the nuances of different multifamily building types; adds complexity to determining your grade.

	Who Pays for Resident Electricity		Primary Heating Fuel			
	Source EUI (kBTU/sqft/yr)		Source EUI (kBTU/sqft/yr)			
	Master-Metered	Resident-Paid Electricity	Oil	Natural Gas	Electricity*	District Steam*
“A”	≤ 120	≤ 108	≤ 105	≤ 111	≤ 120	≤ 149
“B”	120 – 142	108 – 126	105 – 125	111 – 131	120 – 159	149 – 166
“C”	142 – 171	126 – 150	125 – 145	131 – 157	159 – 191	166 – 198
“D”	171 ≤	150 ≤	145 ≤	157 ≤	191 ≤	198 ≤

*Preliminary findings, fewer than 50 buildings in data set

Who Pays for Resident Electricity. Using this table, you will see that master-metered buildings tend to have 11-14% higher Source EUI values than properties where residents pay for their own electricity.



Primary Heating Fuel. Using this table, you will see that oil-heated buildings have lower Source EUI ranges than buildings heated by natural gas, followed by electricity and, lastly, district steam. This is at least partly caused by the way Source EUI is calculated – penalizing gas, electricity and steam for losses in generation and distribution.

3. EnergyScoreCards’ Specialized Multifamily Grades

Advantages: A robust system for evaluating and tracking energy use across a single building or an entire portfolio. Generates scores even without any resident usage data.

Disadvantages: Small cost to use the service.



ENERGYSCORECARDS

With 10,000 buildings and counting, EnergyScoreCards is the best way to get actionable benchmarking results for your multifamily building.

For more information, visit www.energyscorecards.com or call Bright Power at 212-802-5868.

How NYC Multifamily Buildings Use Energy

In a “typical” NYC multifamily building, the residents pay for the electricity consumed in their units and the heat and hot water are paid for by the building. Energy consumption is dominated by heating (39%); followed by electric baseload, consisting of lighting and other electronic devices (37%); fossil fuel baseload, consisting of primarily water heating (17%); and lastly, cooling (7%). Even where residents pay for their own electricity, owner-paid accounts still represent 70% of overall energy use, primarily consumed in central heating systems.

Energy Breakdowns for a Typical NYC Multifamily Building

