



NYC’s New Climate Mobilization Act

On April 22nd, 2019 Mayor DeBlasio signed into law the Climate Mobilization Act (CMA), affecting all buildings over 25,000 square feet throughout New York City. This is the City's third significant piece of legislation designed to reduce Greenhouse Gas Emissions in New York City by 80% by the year 2050. The CMA follows “planyc2030” in 2011 which eliminated #6 oil and spurred the oil-to-gas conversions in NYC buildings, and the “oneNYCplan” in 2015, which introduced Local Law 84 (Benchmarking) and Local Law 87 (Energy Audits and Retrocommissioning), both designed to further incentivize buildings to reduce their energy consumption and carbon emissions.

The first year of enforcement is 2025, and will be based on each building’s energy usage in 2024, compared to a citywide baseline of 2005. Most buildings will require significant capital expenditures to become compliant with these new regulations. In an effort to help building boards and owners finance these upgrades, the New York City Energy Efficiency Corporation (NYCEEC) is creating a low interest, long-term funding program that will hopefully be available to all housing sectors.

It's imperative that all buildings begin now—if they have not already—to learn about their current energy efficiency level and to plan and begin to implement a long-term strategy of compliance in order to avoid paying fines when the enforcement period begins in 2025. Fines will be \$268/ton of carbon generated excess to building’s budget.

Greenhouse Gas Emissions Across Buildings in NYC

Buildings emit different amounts of greenhouse gasses, depending on what they are being used for.

We classified buildings based on their operations as a way to compare buildings that have similar energy needs.

Residential buildings contribute the most greenhouse gasses, followed by businesses and institutional buildings.

Storage spaces, places of assembly, factories, senior care facilities, and houses of worship contribute the lowest share to greenhouse gas emissions.

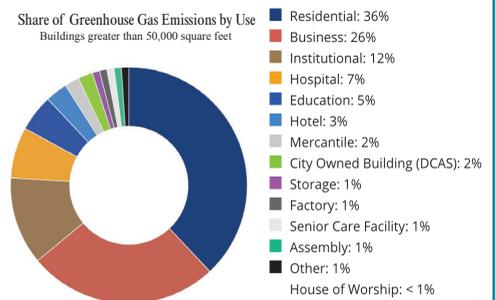


Photo Credit: Courtesy NY City Council

Every CMA Plan should begin by reviewing the building's LL84 Benchmarking report, which will reveal its EnergyStar 1-100 score which determines the LL33 Letter Grade, to be issued in late 2020. By verifying the parameters used in the Benchmarking report, buildings can be sure that the score is accurate; scores take into account number of units, number of bedrooms, square footage and other facts about the building, so it's important to be sure the City has the correct information. Each building's Energy Audit and Retrocommissioning Report also includes a series of Energy Reduction Measures, with projected savings, estimated budget, and payback period. This list offers a good start on efforts to reduce energy consumption and improve the building's score.

We will keep all of our properties apprised of the ongoing developments of the Climate Mobilization Act. The goal of reducing emissions is a worthy one, but it will certainly take time, effort and significant investment. At DEPM, we will work continuously with our building

boards and owners to help meet these requirements as they continue to evolve. For more information on this legislation, visit this link: <https://council.nyc.gov/data/green/> ❖

Go Paperless

Be sure to sign up for e-billing, online payments, and online building updates. Now you can do everything from paying your monthly maintenance to requesting repairs right from your computer, tablet or smart phone. With nearly half of our 45,000 apartment residents currently using our e-billing and online payment services, we are striving for full participation by year end. Check out our website at ellimanpm.com to view the various options. Click on Make a Payment to register for online billing. Or click on Properties & Applications to begin the sales or leasing process. For more information, speak to your property manager or call our office at waste and streamline bill processing. 212-370-9200. ❖

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Douglas Elliman Property Management
675 Third Avenue, New York, NY 10017
212-370-9200

PropertyManagement
info@DouglasEllimanPM.com
DouglasEllimanPM.com

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Check out our latest videos to learn more about the services that DEPM offers and how we are constantly working to improve the management of your property. Topics include Compliance With City Regulations, Lease Renewals, Rental Property Management Services, Energy Conservation, New Technology, Financial Technology and more. Visit our YouTube Channel at: bit.ly/DEPMVideos

Emergency Preparedness



You should have received an informational booklet developed by the NYFD focusing on Fire and Emergency Preparedness for Apartment Building Residents and Staff. This booklet addresses everything from packing a “Go Bag” to have ready in the event of an evacuation, to fire prevention tips and weather emergencies. It also talks about safety equipment that your building must have in place, such as sprinklers, smoke detectors and fire alarms.

With natural disasters such as Hurricane Sandy still fresh in the minds of New Yorkers, and current events featuring mass shootings and terror attacks all over the



world, we live in a time when being prepared for the unexpected is more important than ever. At DEPM, we value the safety of our building residents and staff, as well as the properties they live in, and we work closely with all City agencies to ensure that proper equipment and strategies are in place in order to protect against potential dangers. ❖

City Code Compliance Update

Keeping up with New York City's ever-changing building regulations is a full-time job. That's why our compliance department is constantly on top of new Local Laws and other safety issues that impact the properties we manage. Due to the expansion of the City's Façade Inspection regulations, properties need to inspect and repair their exteriors on a regular basis to ensure the safety of balconies, parapets, brick, stone and other materials that overhang the sidewalks. The City's Benchmarking program continues to expand in an effort to reduce carbon emissions throughout the five boroughs. Starting in 2020, buildings will be given “grades” from A to D, based on how energy efficient they are. These ratings may impact property values, adding to the incentive to improve energy conservation efforts in areas from lighting to heating and air conditioning.

Another new City regulation requires that all automatic elevators have “door lock monitors” installed and operational by January 1, 2020. The purpose of the monitors is to prevent elevators from operating unless the all the doors are closed on every floor of the elevator shaft. It also prevents the exterior elevator doors from opening if the elevator cab is not at



New regulations from the Department of Buildings—from façade maintenance to elevator safety—are designed to protect residents and avoid accidents.

that floor. The new safety requirement is designed to prevent anyone from being caught in an elevator door while the car is moving, or from falling into an open elevator shaft.

At Douglas Elliman Property Management, client safety and building compliance are of paramount importance. Your building manager is working to ensure that your property meets all City regulations. If you have any questions about building code compliance, don't hesitate to contact your manager or our office at 212-370-9200. ❖