



**The American Institute of Architects New York
Testimony before the New York City Council Committee on Housing and Buildings
June 22, 2016**

The American Institute of Architects New York (AIANY) represents over 5,200 registered architects and associated design and construction professionals. AIANY aims to lead, inspire, and educate our members on design and sustainability. We organize engaging programs that focus on outstanding green buildings, current technologies and product research, and sustainable design practices by leading architects. Our efforts are based on the belief that sustainability should be an essential part of the design process and be fully integrated with all aspects of a building, including form, function, site, structure, systems, and construction.

AIANY is partaking in a sustained push for initiatives that reduce carbon emissions in the built environment and create healthy spaces for New Yorkers to live and work. In order to achieve the Mayor's 80x50 goals, both public and private sectors must undergo large-scale changes. AIANY has worked collaboratively with Urban Green Council on these issues, and we support their previous statements on the Energy Code updates. We must move quickly to ensure that the industry can properly learn the code and comply with it. AIANY and Urban Green Council are prepared to ramp up education related to the new codes, but we need the maximum amount of time possible before the code goes into effect on October 3rd. We will briefly outline our thoughts on the remaining bills.

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Intro 1160

In order for our buildings to be more efficient, we support Intro 1160, which would require the installation of sub-meters in certain tenant spaces. We, however, propose that smaller retail tenants also be included in the bill. Retail spaces can be incredibly energy intensive. By sub-metering retail, as well as residential, spaces this bill can make a significant impact on NYC's energy use.

Intro 1163

We support the effort to expand the group of buildings that are required to benchmark energy and water efficiency, as outlined in Intro 1163, but we suggest that the bill explicitly state that the space's gross square footage be accurate as well.

Benchmarking is essential to energy efficiency because we cannot manage what we do not measure. It also helps building owners identify where money can be saved. Programs, such as the City's Retrofit Accelerator, are in place to assist building owners in upgrading their buildings.

Buildings that are currently benchmarking have demonstrated efficiency improvements. NYC buildings that have benchmarked for four years have reduced energy consumption by an average of 6%, which is comparable to what is being seen in other cities. After the first year of benchmarking, it becomes a relatively straight-forward process. Buildings' basic information will be in the system, so building owners only have to add their energy use information for each successive year. The City-run Benchmarking Help Center can also assist building owners and managers.

Intro 1165

Lighting systems are essential to a building's efficiency. We support Intro 1165 to upgrade certain lighting systems, but we also suggest that the bill allow smaller buildings and spaces ten years to comply with the law, in order to enable upgrades to occur at the



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time of a lease turn over, as it had for larger buildings and spaces. These updates are most successful when the lease turns over.

We are excited that NYC is taking the lead on these efforts and thinking holistically about our next steps. Passing these bills, in addition to the latest Energy Code, as discussed by Urban Green, are increasingly important. We look forward to working with you on this.

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