S T A T E O F N E W Y O R K

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I N A S S E M B L Y

March 10, 2016

Introduced by M. of A. WALKER -- read once and referred to the Committee on Energy

AN ACT to authorize the New York state energy research and development authority to study significantly improving high-performance efficiency in commercial office buildings

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Definitions. For purposes of this act, the following terms shall have the following meanings: (a) "Authority" shall mean the New York state energy research and development authority.

(b) "Chair" shall mean the chair of the New York state energy research and development authority.

(c) "Commercial office building" shall mean buildings used for general office space, a professional office, or administrative office including: (i) professional offices; (ii) administrative offices; (iii) governmental offices; (iv) mixed-use offices; (v) banks or other financial institutions; (vi) medical offices which do not use diagnostic medical equipment; (vii) sales offices; (viii) contractor's offices, including but not limited to construction, plumbing and HVAC; (ix) not-for-profit or social services offices; (x) city hall or city center; and (xi) call center or data center.

(d) "Separate spaces" shall mean areas within a commercial office building that are leased or otherwise occupied by a tenant or other occupant for a period of time pursuant to the terms of a written agreement.

(e) "High-performance efficiency measures" which shall mean (i) "cost effective energy efficiency measures", which shall include any building product, material, equipment or service, and the installation, implementation, or operation thereof, that provides energy savings in an amount that is not less than the cost of such installation, implementation or operation; and/or (ii) "cost effective water efficiency measure" which shall include any building product, material, equipment, or service and the installation, implementation, or operation thereof, that provides

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets [ ] is old law to be omitted.

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water savings in an amount that is not less than the cost of such installation, implementation, or operation.

S 2. No later than one year following the effective date of this act, the authority shall complete a study on the feasibility of:

(a) significantly improving energy efficiency in commercial buildings through the design and construction, by owners and tenants, of separate spaces with high-performance efficiency measures;

(b) encouraging owners and tenants to implement high-performance efficiency measures in separate spaces; and

(c) encouraging the cooperation of commercial office buildings in aggregating electrical load and usage utilizing demand response programs, whether utility-based or operated by the federally designated bulk system operator charged with maintaining the state's high-voltage transmission system.

S 3. The study required by section two of this act, shall, at a minimum, include descriptions of:

(a) High-performance efficiency measures that should be considered as part of the initial design and construction of separate spaces;

(b) Processes that owners, tenants, architects and engineers may replicate when designing and constructing separate spaces with high-performance efficiency measures;

(c) Policies and best practices to achieve reductions in energy intensities for lighting, plug loads, heating, cooling, cooking, laundry and other systems to satisfy the needs of the commercial building tenant;

(d) Return on investment and payback analyses of the incremental cost and projected energy savings of the proposed set of high-performance efficiency measures, including consideration of available incentives;

(e) Models and simulation methods that predict the quantity of energy used by separate spaces with high-performance efficiency measures and that compare that predicted quantity to the quantity of energy used by separate spaces without high-performance efficiency measures but that otherwise comply with applicable building code requirements;

(f) Measurement and verification platforms demonstrating actual energy use of high-performance efficiency measures installed in separate spaces, and whether such measures generate the savings intended in the initial design and construction of the separate spaces;

(g) Best practices that encourage an integrated approach to designing and constructing separate spaces to perform at optimum energy efficiency in conjunction with the central systems of a commercial building;

(h) Any impact on employment resulting from the design and construction of separate spaces with high-performance efficiency measures; and

(i) The ability of owners of commercial office buildings to cooperate in managing electric load to reduce peak-time demand.

S 4. The authority shall consult with the public service commission, the federally designated bulk system operator and electric corporations and public power authorities operating in New York on their findings. The authority may incorporate data from relevant federal agencies, including information provided in the most recent Commercial Buildings Energy Consumption Survey published by the U.S. Energy Information Administration, into such findings.

S 5. Copies of the study, as required by section two of this act, shall be provided to the temporary president of the senate, the chair of the senate committee on energy and telecommunications, the speaker of the assembly, and the chair of the assembly committee on energy.

S 6. This act shall take effect immediately.