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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 ASSEM-
BLY, DO ENACT AS FOLLOWS:

1 Section 1. Definitions. For purposes of this act, the following terms
2 shall have the following meanings: (a) "Authority" shall mean the New
3 York state energy research and development authority.
4 (b) "Chair" shall mean the chair of the New York state energy research
5 and development authority.
6 (c) "Commercial office building" shall mean buildings used for general
7 office space, a professional office, or administrative office including:
8 (i) professional offices; (ii) administrative offices; (iii) govern-
9 mental offices; (iv) mixed-use offices; (v) banks or other financial
10 institutions; (vi) medical offices which do not use diagnostic medical
11 equipment; (vii) sales offices; (viii) contractor's offices, including
12 but not limited to construction, plumbing and HVAC; (ix) not-for-profit
13 or social services offices; (x) city hall or city center; and (xi) call
14 center or data center.
15 (d) "Separate spaces" shall mean areas within a commercial office
16 building that are leased or otherwise occupied by a tenant or other
17 occupant for a period of time pursuant to the terms of a written agree-
18 ment.
19 (e) "High-performance efficiency measures" which shall mean (i) "cost
20 effective energy efficiency measures", which shall include any building
21 product, material, equipment or service, and the installation, implemen-
22 tation, or operation thereof, that provides energy savings in an amount
23 that is not less than the cost of such installation, implementation or
24 operation; and/or (ii) "cost effective water efficiency measure" which
25 shall include any building product, material, equipment, or service and
26 the installation, implementation, or operation thereof, that provides

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

LBD13874-02-6

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

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

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

8 (b) encouraging owners and tenants to implement high-performance effi-
9 ciency measures in separate spaces; and

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

15 S 3. The study required by section two of this act, shall, at a mini-
16 mum, include descriptions of:

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

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

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

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

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

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

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

40 (h) Any impact on employment resulting from the design and
41 construction of separate spaces with high-performance efficiency meas-
42 ures; and

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

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

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

56 S 6. This act shall take effect immediately.