



Legislation Text

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Int. No. 1128

By Council Members Powers, Sanchez, Schulman, Joseph, Narcisse, Gennaro, Restler, Farías, Holden, Menin, Nurse, De La Rosa, Hanif, Abreu, Marte, Krishnan, Brewer, Avilés, Rivera, Riley, Louis, Feliz, Hudson and the Public Advocate (Mr. Williams) (in conjunction with the Brooklyn Borough President) (by request of the Manhattan Borough President)

A Local Law in relation to establishing a pilot program to monitor indoor air quality in certain commercial buildings

Be it enacted by the Council as follows:

Section 1. a. Definitions. For the purposes of this local law, the term “city financial assistance” means any loans, grants, tax credits, tax exemptions, tax abatements, subsidies, mortgages, debt forgiveness, land conveyances for less than appraised value or other thing of value allocated, conveyed or expended by the city of New York other than as-of-right assistance, tax abatements or benefits.

b. Pilot program. The commissioner of health and mental hygiene shall establish a commercial building indoor air quality monitoring pilot. Such pilot program shall run for 5 years from the date of its establishment.

c. Participation in the pilot program. 1. The commissioner of health and mental hygiene shall invite owners of commercial buildings to participate in the pilot program.

2. If the owner or developer of any commercial building receives any city financial assistance after the effective date of this local law and before the end of the pilot program established pursuant to this local law, the agency administering such city financial assistance shall require the participation of the building in the pilot program as a condition of receiving the city financial assistance.

d. Real time indoor air quality monitoring. 1. The department of health and mental hygiene shall install real time indoor air quality monitors in all spaces regularly open to the public and, with the consent of

commercial tenants, in spaces occupied by commercial tenants of the commercial buildings participating in the pilot program.

2. Such monitors shall be capable of measuring, at a minimum:

- (a) Ambient temperature;
- (b) Ambient humidity level;
- (c) Carbon dioxide levels;
- (d) Carbon monoxide levels;
- (e) Levels of particulate pollution 2.5; and
- (f) Levels of volatile organic compounds.

3. When practicable, the department of health and mental hygiene shall also measure air changes per hour in the common spaces of the buildings participating in the pilot program.

4. The real time air quality data gathered shall be posted conspicuously in the common spaces of the buildings participating in the pilot program.

5. The department of health and mental hygiene shall display the data gathered as a real time dashboard available to the public.

e. Air quality recommendations. Over the course of the pilot program, the department of health and mental hygiene, in collaboration with the department of buildings, the department of environmental protection, and any other relevant agency, shall collect and analyze the data gathered by the air quality monitors installed pursuant to subdivision d. Upon the conclusion of the pilot program, such agencies shall issue a joint report summarizing the data gathered over the duration of the program and making recommendations for improving air quality in commercial buildings, as well as recommendations for a permanent air quality regulatory framework for commercial buildings. The commissioner of health and mental hygiene, the commissioner of buildings, and the commissioner of environmental protection may also promulgate rules regarding the improvement of air quality in commercial buildings, including standards requiring remediation for air quality

levels deemed harmful for public health.

f. Residential air quality outreach and education. The department of health and mental hygiene, in coordination with any other relevant agency, shall conduct outreach and education to increase awareness of the pilot program and indoor air quality, including, but not limited to, producing guides to help the public understand real-time air quality data and recommendations on how to improve air quality in commercial settings.

§ 2. This local law takes effect 120 days after it becomes law.

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