



Legislation Text

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Int. No. 1165

By Council Members Richards, Constantinides, Chin, Rosenthal and Kallos (in conjunction with the Mayor)

A Local Law to amend the administrative code of the city of New York, in relation to upgrading lighting systems in certain buildings

Be it enacted by the Council as follows:

Section 1. Section 28-310.2 of the administrative code of the city of New York, as added by local law number 88 for the year 2009, is amended to read as follows:

**§ 28-310.2 Definitions.** As used in this article the following terms shall have the following meanings:

**COVERED BUILDING.** As it appears in the records of the department of finance: (i) a building that exceeds [50,000] 25,000 gross square feet ([4645] 2323 m<sup>2</sup>), (ii) two or more buildings on the same tax lot that together exceed 100,000 gross square feet (9290 m<sup>2</sup>), or (iii) two or more buildings held in the condominium form of ownership that are governed by the same board of managers and that together exceed 100,000 gross square feet (9290 m<sup>2</sup>).

**[Exception] Exceptions:** The term "covered building" shall not include:

1. [real] Real property classified as class one pursuant to subdivision one of section 1802 of the real property tax law; or
2. Real property, not more than three stories, consisting of a series of attached, detached or semi-detached dwellings, for which ownership and the responsibility for maintenance of the HVAC systems and hot water heating systems is held by each individual dwelling unit owner, and with no HVAC system or hot water heating system in the series serving more than two dwelling units, as certified by a registered design professional to the department.

**[UPGRADE.** The installation or modification of the lighting system of a covered building to comply with the standards required for new systems, including all of the following elements: lighting controls (interior lighting controls, light reduction controls and automatic lighting shutoff), tandem wiring, exit signs, interior lighting power requirements and exterior lighting.]

§ 2. Section 28-310.3 of the administrative code of the city of New York, as added by local law number 88 for the year 2009, is amended to read as follows:

**§ 28-310.3 Upgrade of lighting systems of covered buildings required.** [The] No later than January 1, 2025 the lighting systems of covered buildings shall be [upgraded to comply] in compliance with the standards for new systems set forth in [section 805 of] the New York city energy conservation code and/or applicable standards referenced in such energy code [on or prior to January 1, 2025]. The owner of a covered building shall ensure that the upgrade of the lighting system of the entire covered building is completed on or prior to such date and shall file a report with the department, [on or prior to such date] in accordance with the rules of the department, prepared by a registered design professional or a licensed master or special electrician certifying that such upgrade has been completed and that the work is in compliance with the technical standards of the New York city electrical code. The department may impose a fee for filing and review of such reports.

**Exceptions:**

1. [No upgrade is required for (i) an] An element of a lighting system that is in compliance with the standards of the New York city energy conservation code and/or applicable standards referenced in such code as in effect for new systems installed on or after July 1, 2010[, or (ii) lighting].
2. Lighting power densities in any space bounded by permanent floor-to-ceiling partitions and/or closable doors that are in compliance with the standards of the *New York city energy conservation code* and/or applicable standards referenced in such code as in effect for new systems installed on or after July 1, 2010.
2. [No upgrade is required for the] The lighting system within dwelling units classified in occupancy group R-2 or R-3 [or spaces serving such dwelling units, including but not limited to, hallways, laundry rooms, or boiler rooms].
3. [No upgrade is required for the] The lighting system within a space classified in occupancy group A-3 that is within a house of worship.

§ 3. Section 28-315.3.1 of the administrative code of the city of New York, as added by local law number 141 for the year 2013, is amended to read as follows:

**§ 28-315.3.1 Lighting systems.** [The upgrade of] By January 1, 2025, the lighting systems of certain buildings [in accordance] shall be in compliance with article 310 of this chapter [shall be completed] and the owners of such buildings shall file a report [of such upgrade filed with the department by January 1, 2025] in accordance with the rules of the department, prepared by a registered design professional or a licensed master or special electrician, certifying compliance with such section and compliance with the technical standards of the New York city electrical code. The department may impose a fee for filing and reviewing such reports.

§ 4. This local law takes effect immediately.