Int. No. 274

By Council Members Lee, Louis and Ung

A Local Law to amend the administrative code of the city of New York, in relation to buildings subject to energy and emissions limits and energy conservation measure requirements

Be it enacted by the Council as follows:

Section 1. Exception 2 of the definition of "COVERED BUILDING" in section 28-320.1 of the administrative code of the city of New York, as amended by local law number 126 for the year 2021, is amended to read as follows:

[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 25,000 gross square feet (2322.5 m^2), as certified by a registered design professional to the department.]

A series of attached, detached or semidetached dwelling units, not more than three stories above grade, which are provided collectively with essential services such as, but not limited to, water supply and house sewers, and which units are located on a site or plot not less than 20,000 square feet (1858.0608 m^2) in area under common ownership, and which units together and in their aggregate are arranged or designed to provide three or more apartments.

§ 2. Exception 1 of the definition of "COVERED BUILDING" in section 28-321.1 of the administrative code of the city of New York, as amended by local law number 126 for the year 2021, is amended to read as follows:

[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 25,000 (2322.5 m^2) gross square feet, as certified by a registered design professional to the department.]

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§ 3. This local law takes effect on the same date that local law number 126 for the year 2021 takes effect and is retroactive to, and deemed to have been in full force and effect on, November 15, 2019.

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