



Who Me, a High Energy User?


A Deep Dive into Tenant Energy Use in Multifamily Buildings

Sean Brennan, Research Director, UGC

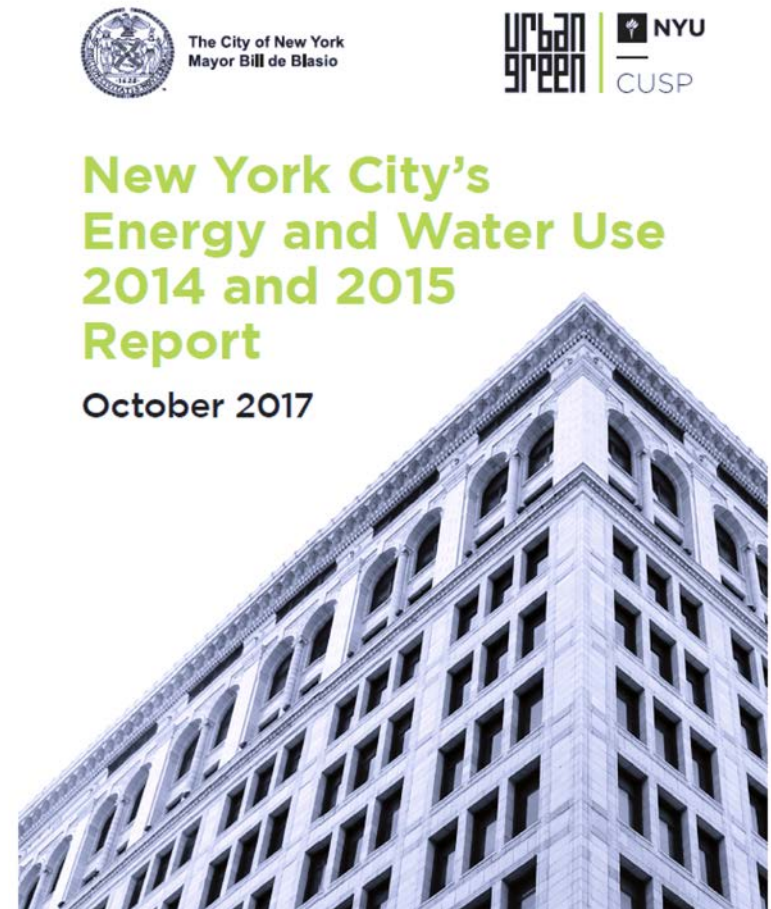
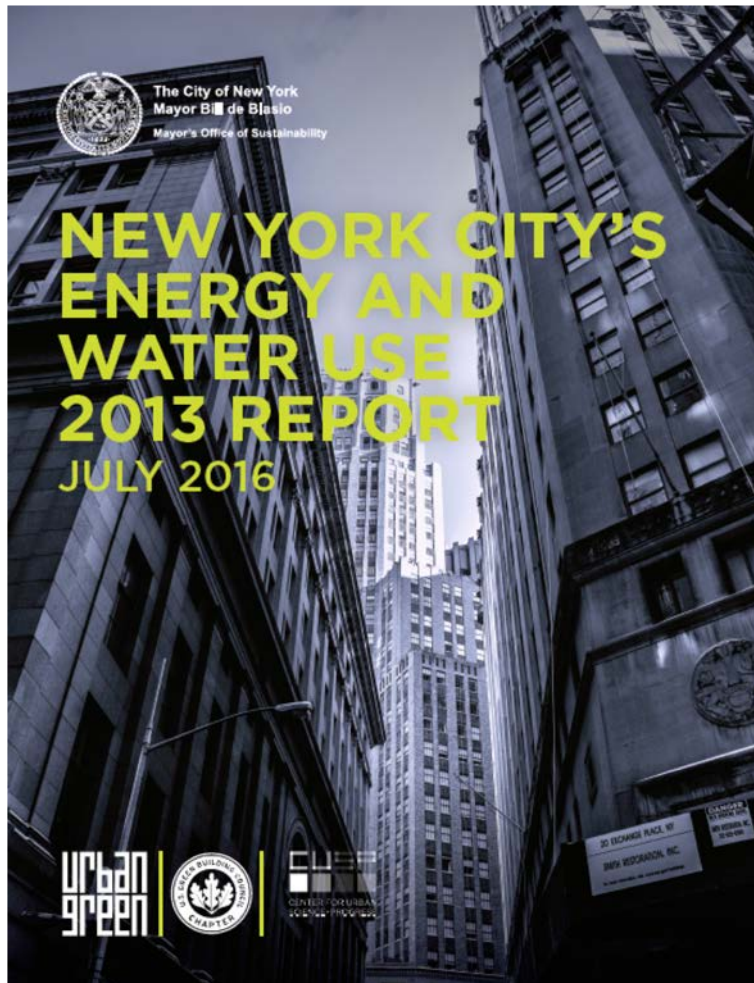
David Klatt, VP, Logical Buildings

Rory Christian, Director New York Clean Energy, EDF

TOPICS

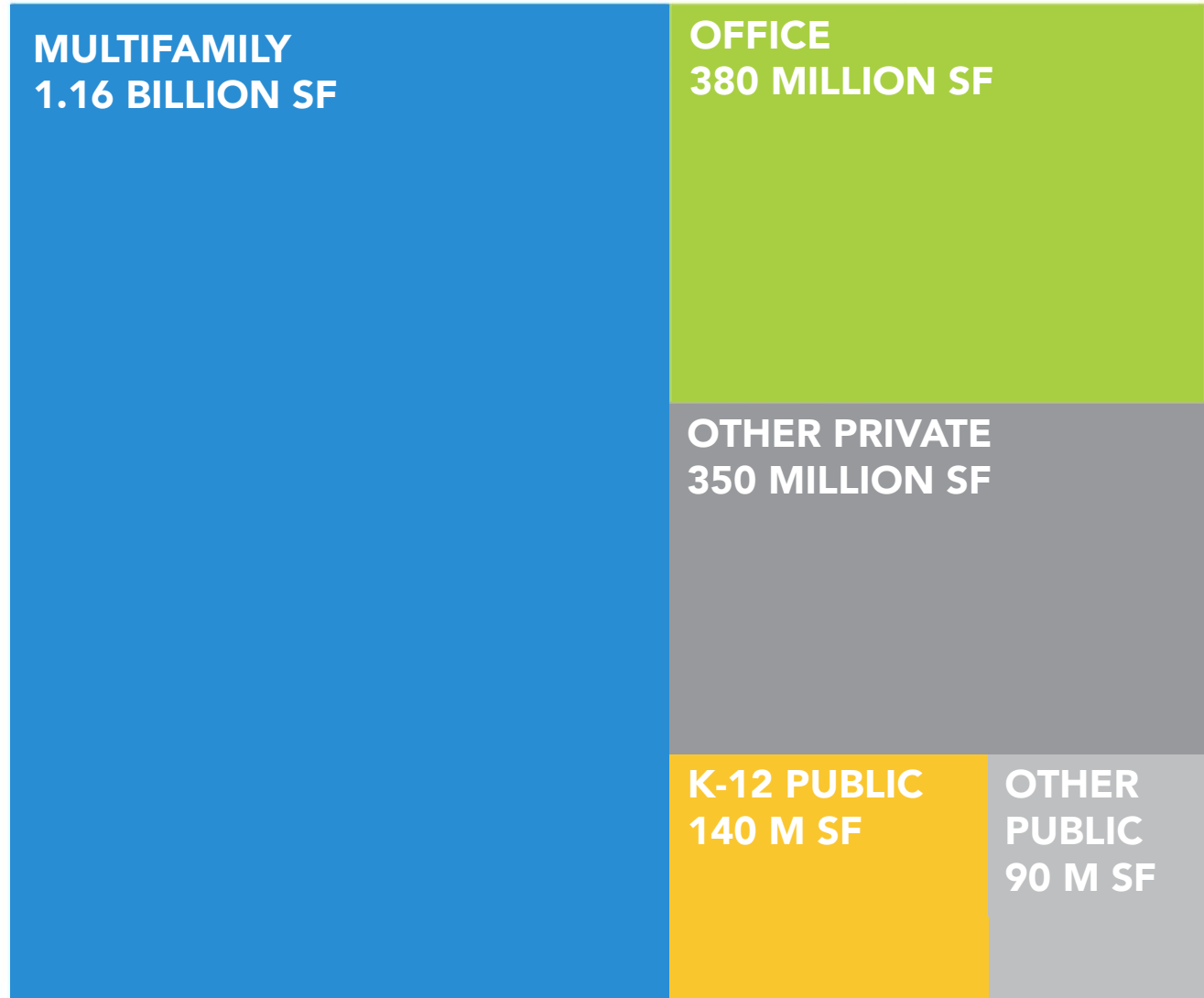
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1. Breakdown of NYC resources
 2. Multifamily utilities
 3. Market rate rentals
 4. Affordable rate rentals

BROAD, BUT NOT DEEP



BIG BUILDINGS IN NYC

TOTAL GROSS FLOOR AREA (SF)

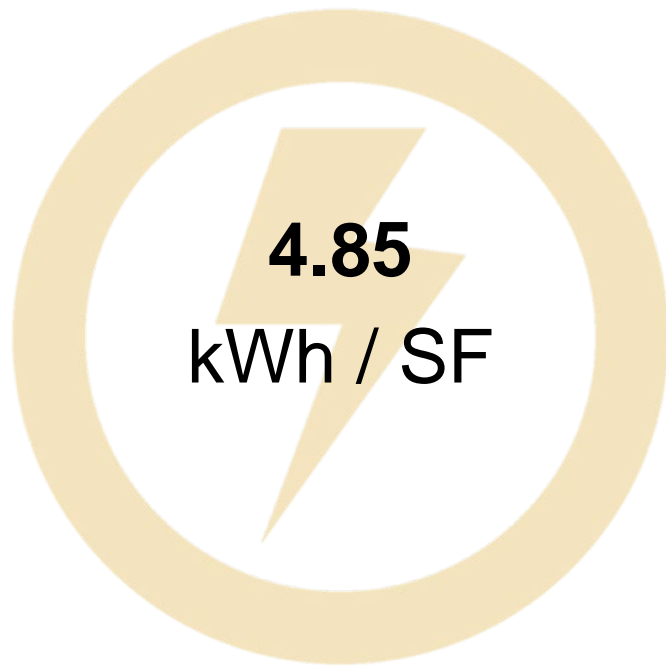


NYC has **5.4 billion SF** building area

Nearly **93%** still here in 2050

INTENSITY and COST

Annual large NYC multifamily building resource use



\$1.02 / SF

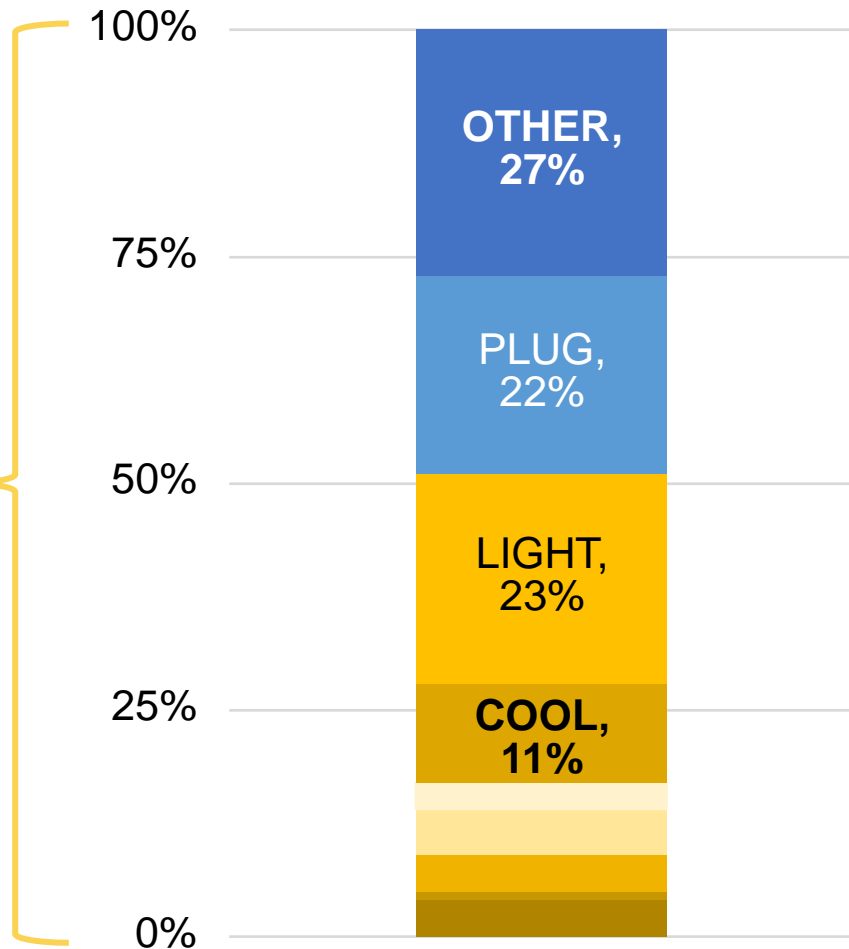
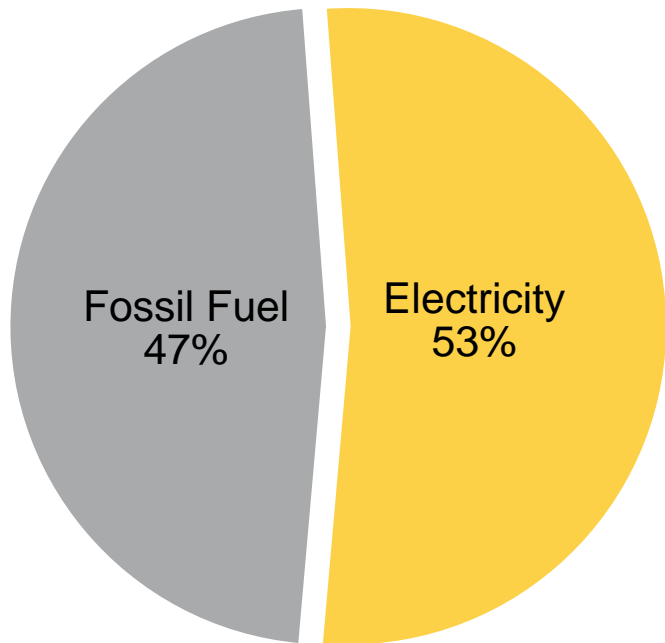


\$0.65 / SF

ELECTRICITY

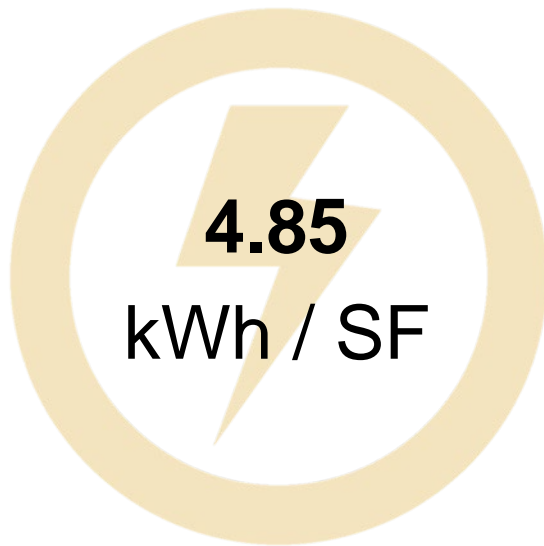
ELECTRICITY USES

NYC Multifamily Source Energy Split



Source: LL84 benchmarked 2016 data and LL87 audit data

ELECTRICITY USES

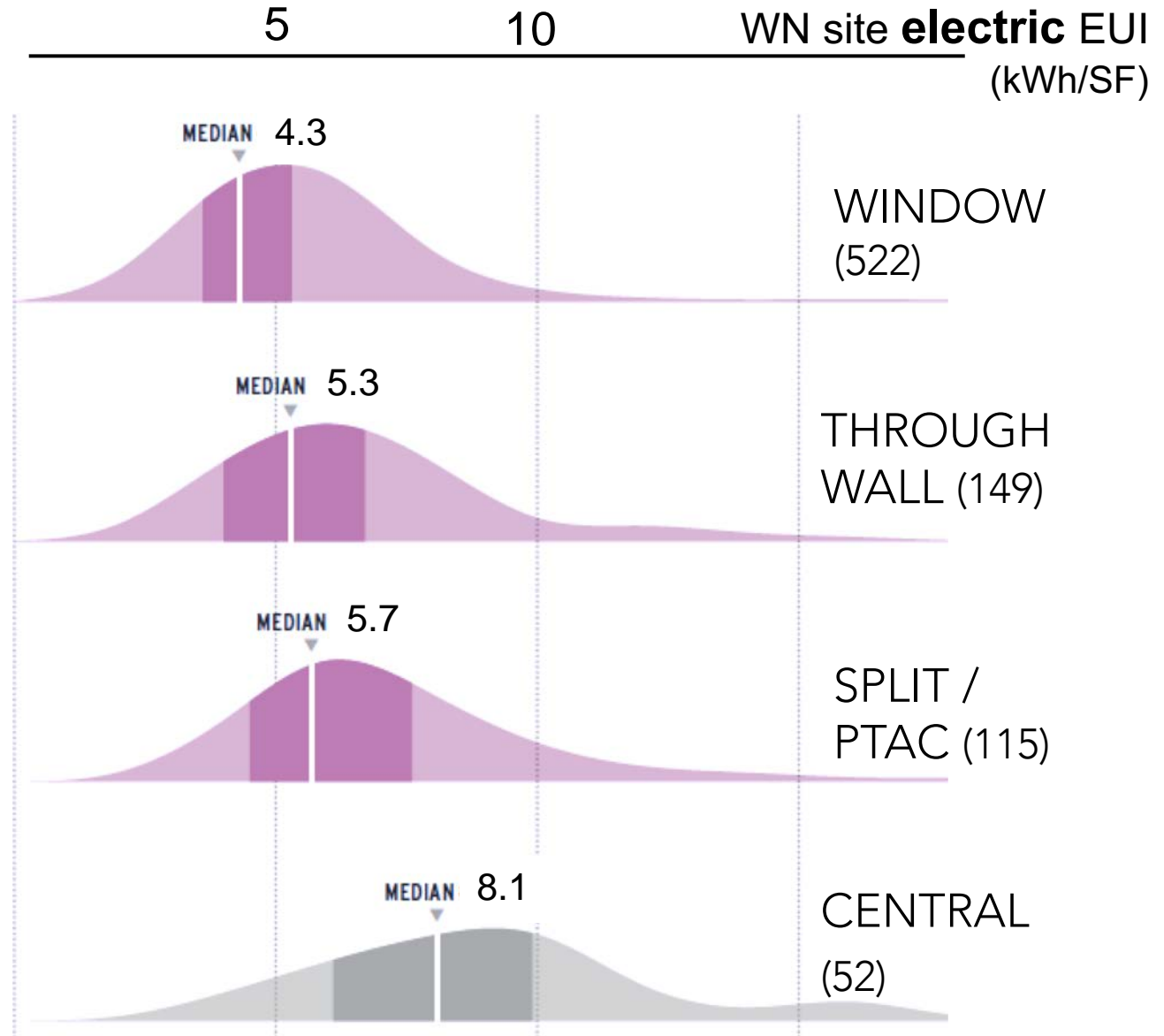


INFLUENCING FACTORS

1. Central or modular cooling
2. Direct or master metering
3. Amenities

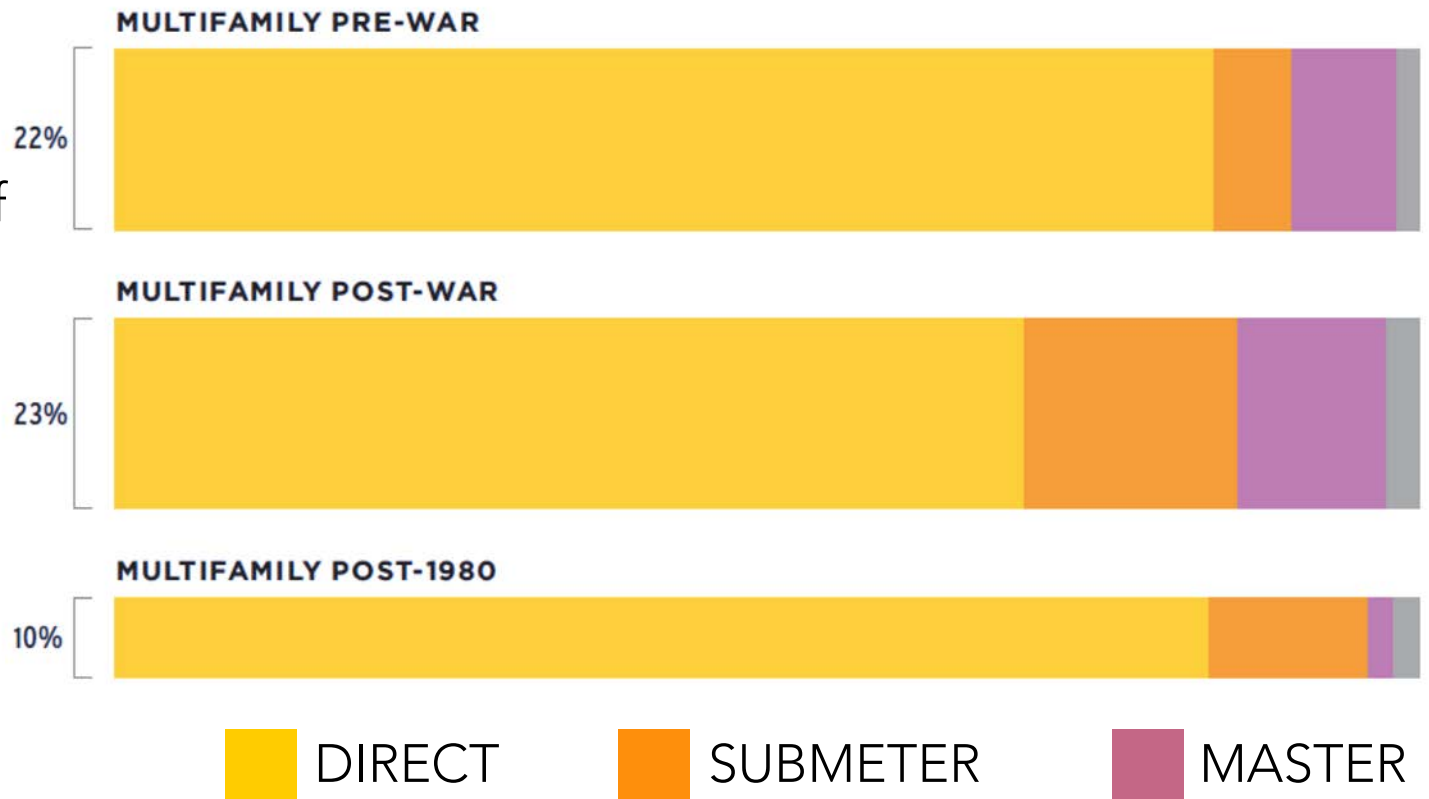
COOLING TYPES

Modularly cooled multifamily buildings used **40% less** than centrally cooled



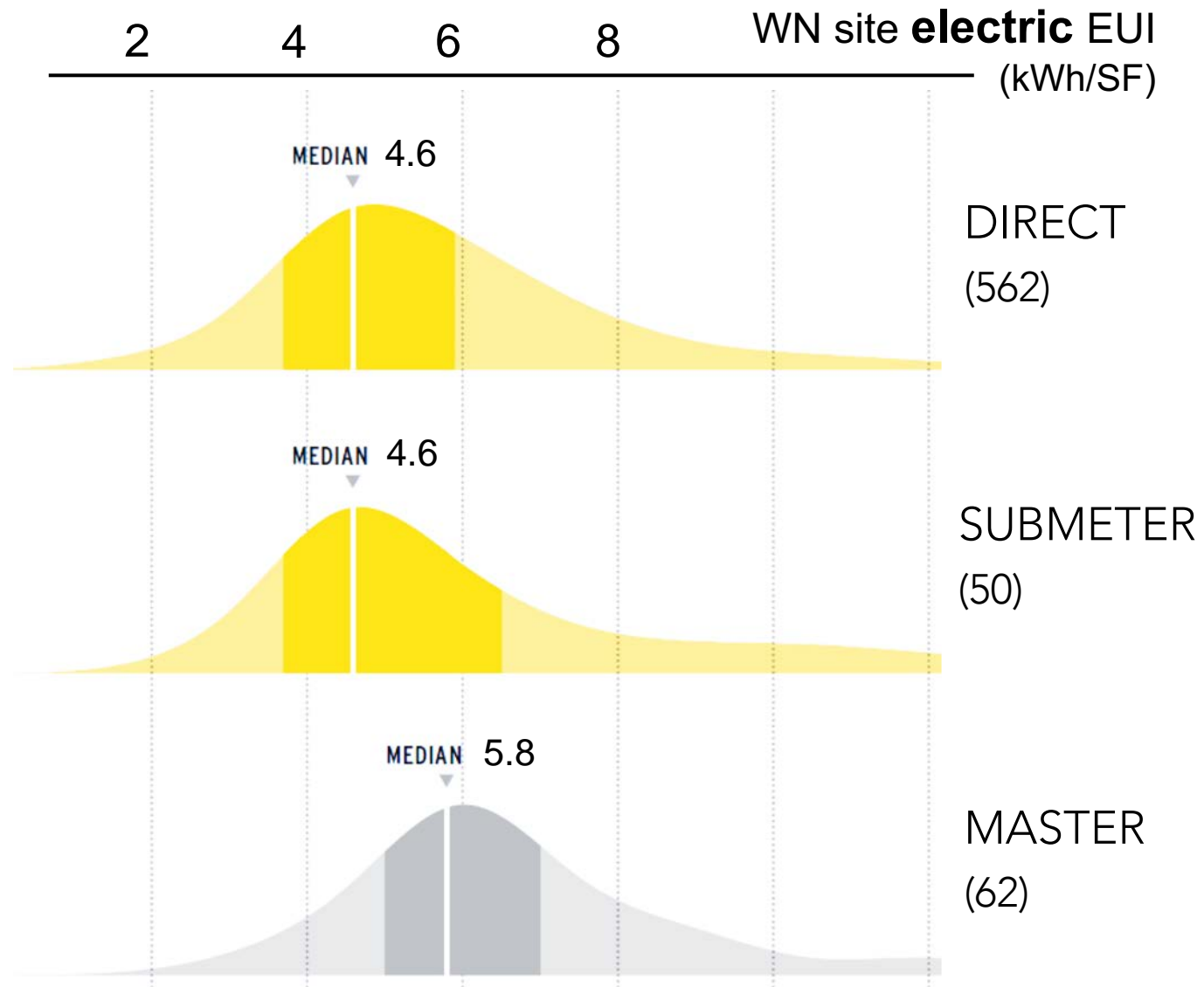
ELECTRIC METERING

Over 7% of multifamily buildings still have master metering



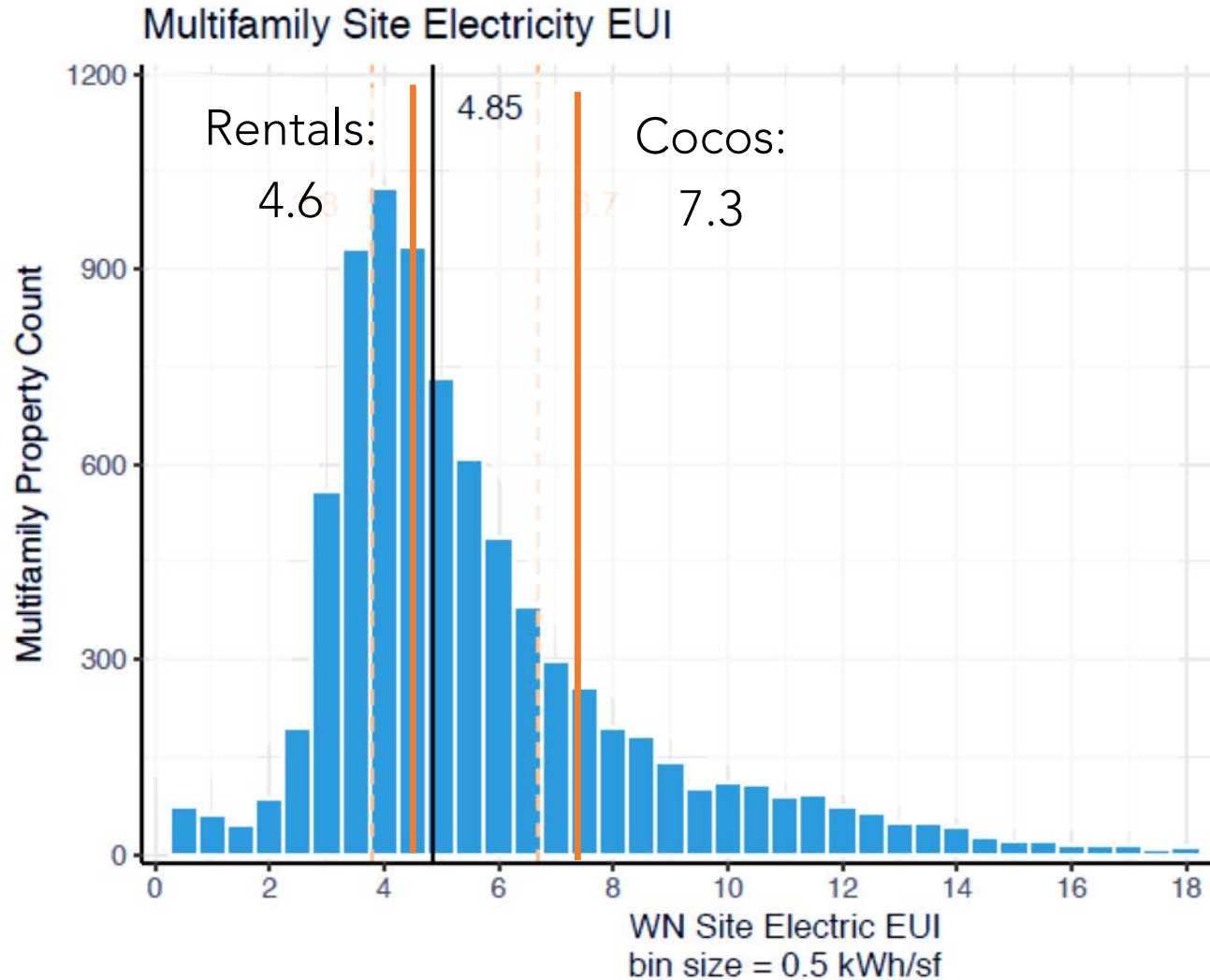
ELECTRIC METERING

Direct metered multifamily buildings used **20% less** than master-metered

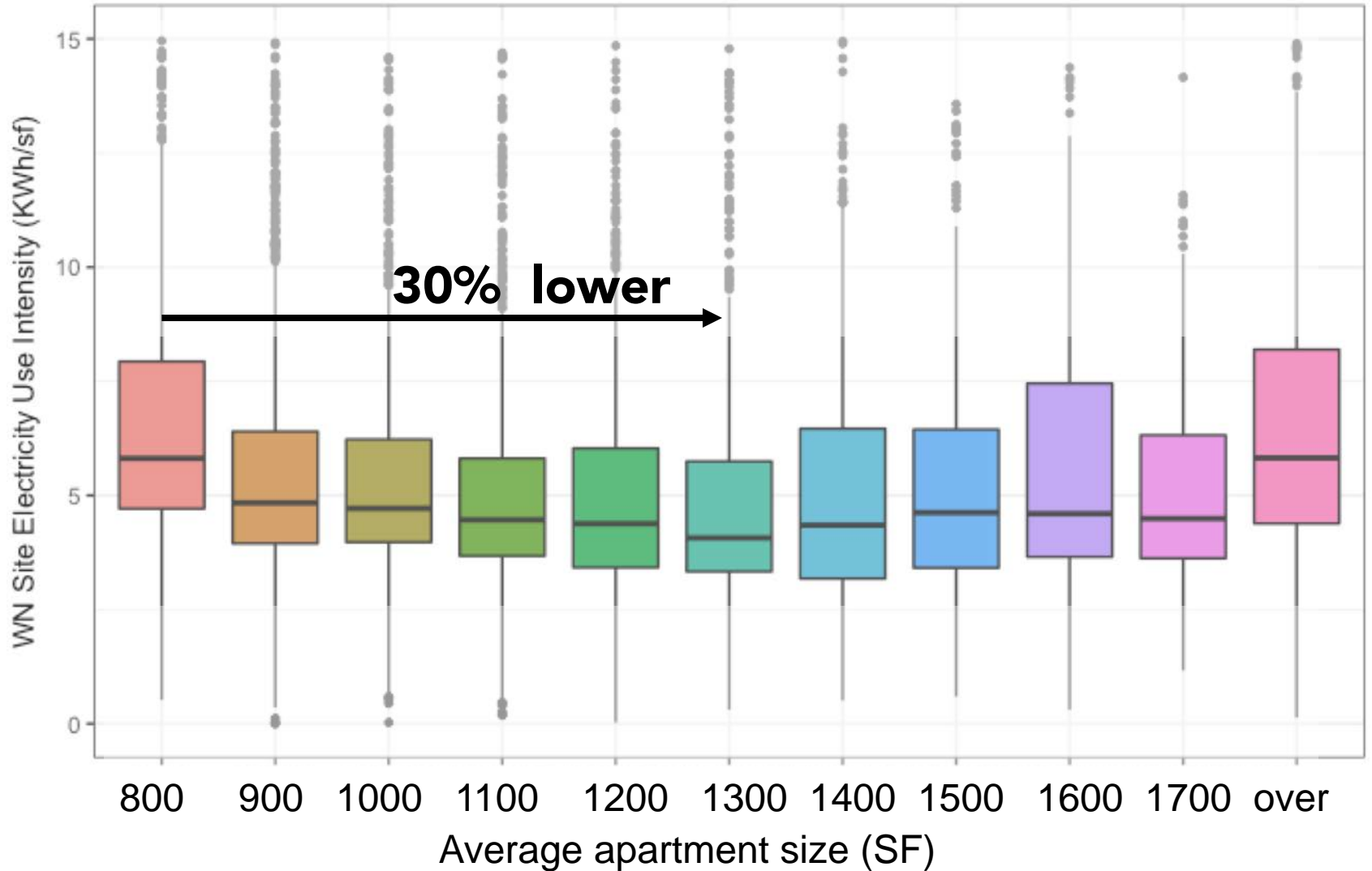


TENANT TYPE MATTERS

Condos and co-ops **use 58% more electricity** than rental buildings



TENANT ELECTRICITY



Source: LL84 benchmarked 2016 data

WATER

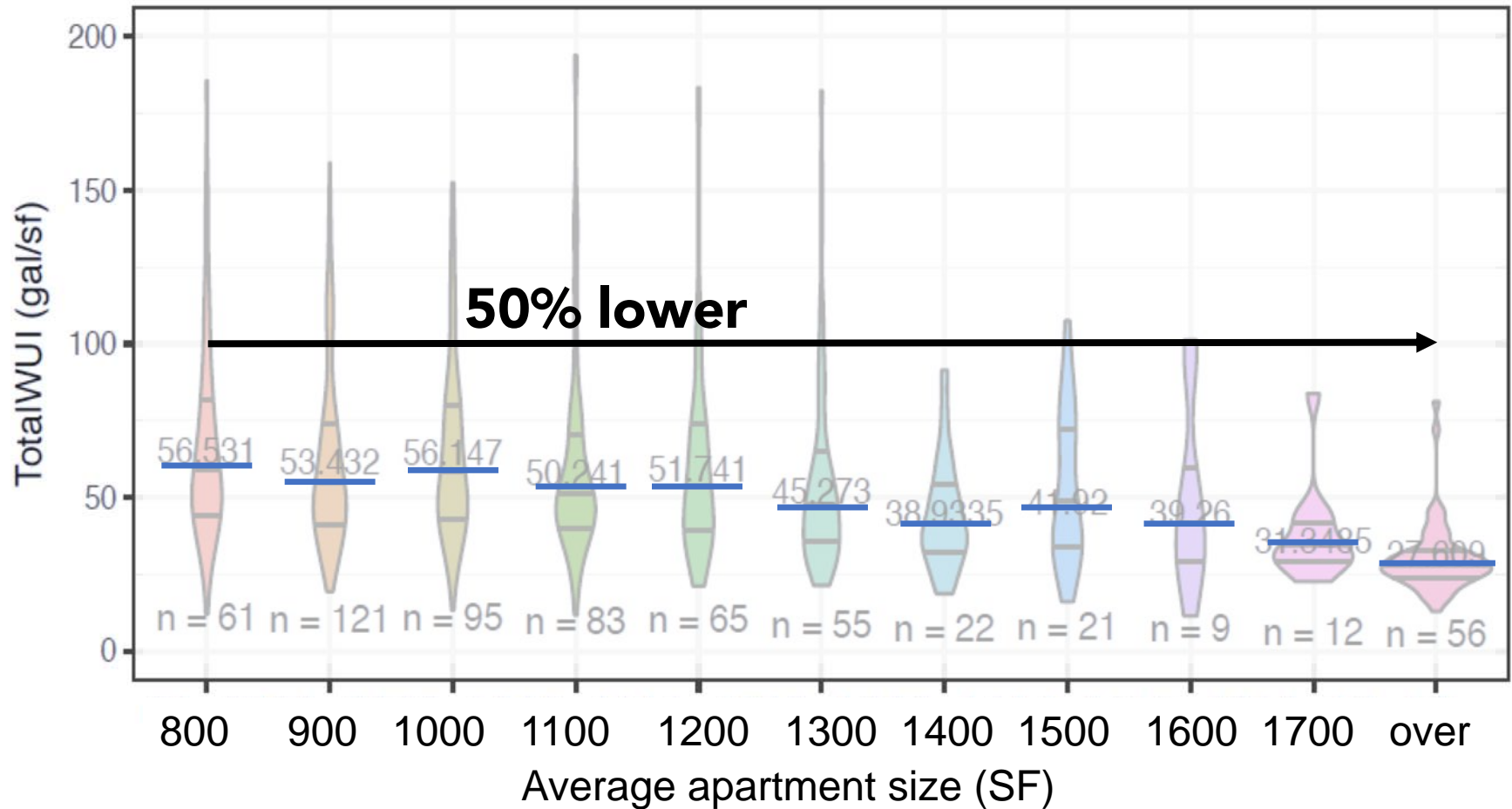
WATER USES



INFLUENCING FACTORS


1. Tenant tap
2. HVAC equipment
3. Outdoor and cleaning

WATER INTENSITY



Source: LL84 benchmarked 2016 data

NEXT STEPS

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- Areas to focus on with tenants:
 - 1. Metering feedback**
 - 2. Lighting upgrades**
 - 3. Cooling control**
 - Tenant data direct from the utility
 - Are auditor assumptions correct?
 - How are tenants billed and how much could be saved?

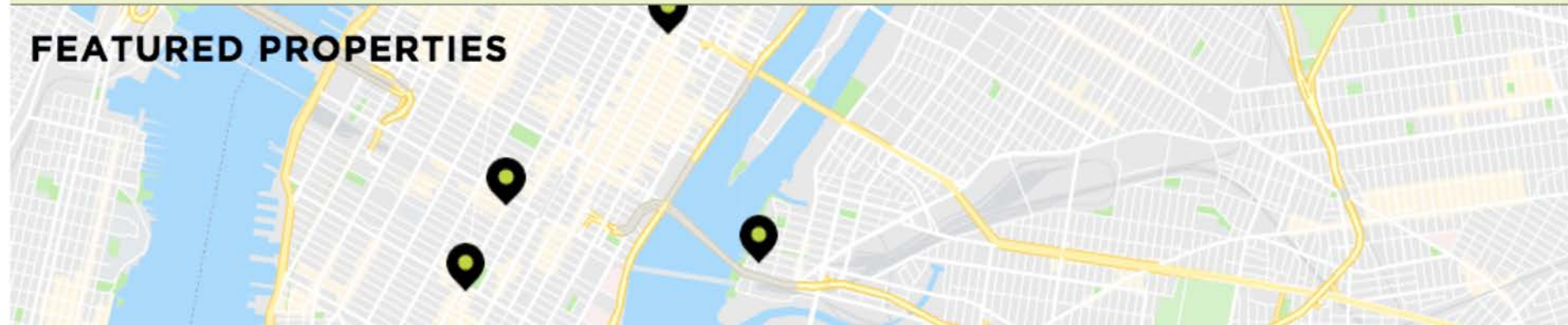


Search for a property

GO

or **EXPLORE THE DATA**

FEATURED PROPERTIES



Thank you