**Chapter 12 Buildings**

While state codes will likely eliminate fossil fuel use in New Construction, the existing buildings of NYS, which represent the largest single source of emissions, are a massive challenge that requires new thinking and a dedicated funding source due to the sheer scale of the opportunity and associated upfront costs. While the recommendations from the council listed below are sound, we feel additions to the recommendations are warranted as the sheer scale of this once in a generation opportunity will overwhelm more limited, business as usual approaches.

We request:

1. A 30-year, long term and permanent existing-building State policy to give the private market service providers and supply chain providers direction and assurance to invest in scaling their services/products and to guide building owners in their building investment decisions
2. A NYS public authority revolving fund dedicated to ensuring massive pools of capital are accessible to all buildings regardless of the credit quality of the owner. Much like how the public benefit of clean water is provided to all NYS residents, a similar approach is essential to fund needed building improvements across all NYS’s building stock.
3. Existing building policy must also include a comprehensive approach to identify and target the poorest performing buildings and those with the largest opportunity to improve. “Load ordering” the need will assist in allocating scarce labor, scale up the supply chain and secure the needed resources in the initial 2023-2030 period where each industry will need time to scale up.
4. Lastly, all the above should be accompanied by a vision of the effects of the transformed building stock of NYS; where decarbonization is accompanied by lower community pollution, healthier occupants, lower maintenance and operating costs and NYS buildings that are the healthiest and most competitive in the world.

Agree to these sound recommendations with some modifications in bold:

1. **Before 2030,** require that only high efficiency and zero emission new equipment for space heating, cooking, clothes drying, and hot water heating is offered for sale to replace fossil fuel equipment at the end of useful life in residential and commercial buildings.
2. Require multifamily and commercial properties to undertake a comprehensive building energy assessment and have them meet an energy efficiency performance **and emissions standard ASAP**
	1. Compliance standards will be informed by statewide benchmarking data and align with New York City’s Local Law 97 and across State and local government requirements where appropriate. A phased-in building performance standard should become effective starting in 2027.
3. Commence a statewide energy benchmarking and disclosure program that requires owners of multifamily and commercial properties to annually report whole building energy and water consumption data.
4. The PSC should require electric, gas, and water utilities to provide automatic aggregated whole building uploads of utility customer data directly to EPA’s Energy Star Portfolio Manager **and to policy/governmental entities to inform policy decisions at the local and regional level. In addition, delivered fuel companies should also be required under state law to deliver similar data**.
5. **ASAP,** require owners of all single-family and multifamily residential and commercial buildings to obtain and publicly disclose, as part of sale or lease listing of a building, housing unit, or commercial space, the prior-year energy consumption of the building and/or unit and obtain, disclose an energy performance rating (such as a Home Energy Rating System index) as part of sale listing **and have the building meet a building performance and emissions standard.**
6. Create a revolving loan fund: Create a revolving loan fund for building decarbonization. For example, the Environmental Facilities Corporation’s (EFC) Clean Water State Revolving Fund provides a model for enabling public mandates to be coupled with access to low-cost capital. This would be implemented through a bond-issuing government authority.

**Chapter 20 - Local Governments**

While the CAC makes recommendations to “support” local govts for Local Climate Action, the reliance on existing programs (Clean Energy Communities, Climate Smart Communities) and business as usual approaches (streamlined Solar Permitting, above code building codes) ignore the capacity building resources needed at the local level to carry out the scoping plan’s varied recommendations. As local governments are being asked to pass additional policies and take actions such as benchmarking existing buildings, requiring electrification of new buildings, accelerating solar deployment, and promoting resilience, **a sustainable funding stream to bolster local govt capacity would be required so as not to divert funding and resources from existing duties and responsibilities**. Much like how the public benefit of clean water is supported by funding streams that provide professional water and sewer staffing at the local govt level, dedicated staff at the local government level to promote and integrate low carbon, low pollution and clean energy initiatives should be developed to support the public benefit of clean energy, low pollution and eliminating GHG emissions. A department level staff focused on these issues will expand policy, support initiatives and drive adoption and enforcement of clean energy laws.