

New York City Local Law 154 All-Electric Buildings

Below is information on New York City Local Law 154 provided by the NYC Department of Buildings (“DOB”) and the Urban Green Council. At the end of this document there are links to various sources with further detailed information on the law.

Overview

Beginning in 2024 the construction of certain new buildings in NYC will not be allowed to utilize fossil fuel burning systems.

On December 22, 2021 NYC Mayor Bill de Blasio signed [Intro. 2317](#), better known as [Local Law 154](#), into law which sets CO2 limits for both new construction and the gut renovations of existing buildings. These new limits essentially prohibit the use of fossil fuel burning systems.

The requirements will be phased in starting with lower rise (less than 7 stories) buildings in 2024 and taller (7 stories and up) buildings in 2027 to accommodate their longer design times. Buildings with 50% or more affordable housing will also be given longer to comply, 2026 for low rise buildings and 2028 for taller buildings

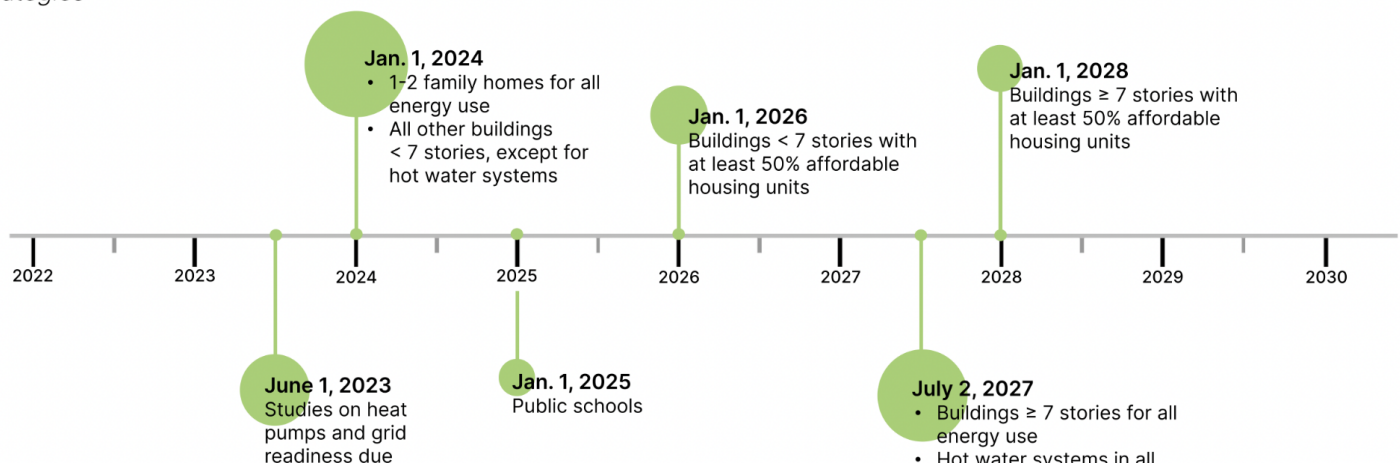
Fossil fuel furnaces, boilers and hot water heaters cause over 40 percent of all NYC carbon emissions, more than all uses of electricity and district steam combined. Gas and oil fired appliances can last 15 to 20 years, locking in decades of warming emissions for every appliance installed. Electrifying space heating and hot water with highly efficient heat pumps reduces emissions now, and emissions will continue to decline as the electric grid gets greener.

Below is a timeline, provided by the Urban Green Council:

Figure 2

Implementation Timeline

Requirements phase in over five and a half years, allowing time for the market to ramp up with more products, training and design strategies



Requirements

- Prohibits combustion emitting more than 25 kg of CO₂ per million British thermal units (MMBtu) of energy within a building, well below emissions for natural gas (~53 kg) and fuel oil (~74kg)
- Applies when buildings submit an application for approval of construction documents
- Expressly covers new buildings but also covers any gut renovations that meet the DOB threshold for alterations that need to comply with new building requirements

Exceptions

The law provides exceptions for:

- Spaces where combustion is required for manufacturing or laboratories, laundromats, hospitals, crematoriums or commercial kitchens—but only to the extent necessary and in the space used for that purpose;
- Fuels occasionally burned in appliances not connected to gas lines or fuel oil piping and not used for heating or hot water (e.g. propane grill);
- Buildings used by utilities to generate electricity or steam;
- Certain emergency or standby power uses; and
- Buildings used to treat sewage or food waste.

Affordable Housing

- To accommodate the longer design timelines in NYC's affordable housing portfolio, the law delays requirements for buildings with 50 percent or more affordable housing units by two years (to January 1, 2026) for buildings under seven stories, and by six months (to January 1, 2028) for buildings seven stories or higher

Helpful Links

- [The NYC Accelerator](#) (NYC DOB information on LL 154 and other NYC energy laws)
- [NYC All- Electric New Buildings Law](#), Urban Green Council, 2023.
- [Guide to Local Law 154](#), Ryan Soames Engineering
- [Local Law 154 Explained](#), STO Building Group

This brief was prepared for the Parkside Group for informational purposes only and shall not be considered legal advice. The information provided here by the NYC Department of Buildings and the Urban Green Council is current as of April 24, 2023.