

Testimony in support of Int. 262, Int. 263, Int. 264, Int. 266, Int. 267, Int. 268, Int. 271, Int. 273 and Int.  
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Committee on Housing and Buildings

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The Real Estate Board of New York, representing nearly 12,000 owners, managers, developers and brokers of real property in the city of New York, supports the nine bills being heard today that come out of the Green Codes Task Force. The Real Estate Board has been involved with the Green Codes Task Force since its inception in 2008. The 111 recommendations that the Task Force released represent the collective talents of dozens of experts in sustainability, green building and development, engineering and architecture.

The Real Estate Board has participated along with many of our members on the Industry Advisory Council. We are pleased to see that this first round of legislation takes into account many of our concerns and comments regarding the initial recommendations. We have a few comments on the legislation as drafted, but on the whole, we believe these bills reflect the thoughtful input of industry and can work effectively to continue the goals of PlaNYC and all of us who believe in a greener city.

Our single issue is with Intro 263, which prohibits the use of potable water for once-through cooling and for tempering hot water or steam before discharging to sewers. We recommend limiting this code modification to new construction or otherwise amending it to recognize the infeasibility of eliminating once through cooling from many existing buildings. We also support the Mayor Office's recommendation to delete the line in the legislation that prohibits use of potable water to temper steam condensate, as this would effectively render most buildings using Con Edison steam illegal by nature of the fact that the condensate by DEP regulation may not be discharged at a temperature above 150 degrees Fahrenheit. There is, as of yet, no way to fully eliminate the practice in new construction.

Other than Intro 263, we do not have major concerns with the other legislation as introduced, and look forward to continuing to work with the Council to ensure these bills are reasonable for the real estate industry and the tenants who live and work in our buildings.