

# MANHATTAN CO-OP TURNS PENALTIES INTO INCREASED COMFORT

Energy upgrades put pre-war building on path to LL97 compliance



## Project Overview

Like many pre-war buildings in Manhattan, Inwood Park Apartments (IPA) grappled with aging infrastructure and operating systems that impacted residents' comfort and costs. Additionally, the historic property faced impending penalties from local building energy laws.

Struggling to understand what was needed to comply with NYC's Local Law 97 (LL97), the medium-sized housing cooperative conducted an independent energy audit. The building also contacted NYC Accelerator and received free advice on LL97 compliance strategies, help prioritizing building energy upgrades, and access to technical resources and tools. With NYC Accelerator's support, IPA made energy-saving improvements and is working toward compliance for 2024 and beyond.

➤ **\$1,048,655** Total upfront cost

➤ **\$14,357/year** Estimated energy cost savings

➤ **\$19,547** Estimated LL97 penalties avoided for 2024

➤ **2.5 years** Project duration

➤ **4.3 years** Payback period

## The Opportunity

IPA's historic roof and original heating system were reaching the end of their life span, causing uneven temperatures across the building. With potential LL97 penalties looming in 2025, the housing cooperative reached out to NYC Accelerator for help making energy-saving improvements to its roof, boiler, and lighting. IPA aimed to increase resident comfort and temperature control while lowering energy consumption.

➤ **Pre-war building** faced penalties for exceeding carbon emissions limits set by LL97

➤ **Inadequate roof insulation** contributed to inconsistent building temperatures and affected occupant comfort

➤ **Aging one-pipe heating system** caused habitual overheating and excessive fuel oil use





New roof with enhanced insulation and greater reflectivity helps maintain consistent indoor temperatures and prevents heat transfer.



Cozy insulated radiator covers provide efficient heat distribution, personalized temperature control for residents, plus real-time monitoring and analytics.



LED upgrades in common areas reduce electricity and maintenance costs.

## The Solution

With help from NYC Accelerator, IPA completed a total roof replacement, upgraded to LEDs, and added a Cozy insulated radiator cover system that provides in-unit control, plus real-time monitoring and analytics. Next, the property plans to swap its use of high-polluting No. 4 oil for a cleaner alternative.

By connecting with NYC Accelerator, IPA received:

**Free help understanding LL97 compliance requirements**

**Personalized, expert advice to help prioritize energy-saving upgrades**

**Access to trusted service providers to install energy efficiency measures and plan future projects**

## The Benefits

- Reduced energy use and reliance on No. 4 oil
- Enhanced occupant comfort and temperature control
- Decreased maintenance response time due to real-time building analytics and alerts
- Eliminated projected 2024 penalties from LL97

*“Penalties from LL97 are coming up in real time. Acting like it’s not happening is not the way to go. Take advantage of NYC Accelerator’s tools and resources to understand your building and its liabilities. The time to start was five years ago, but you need to start now.”*

Hal Fuchsman, Inwood Park Apartments Cooperative Board, President

**Want to help your building improve comfort, lower costs, and comply with local building energy laws?**



**Contact NYC Accelerator today to get started.**

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*NYC Accelerator is a program of the NYC Mayor’s Office of Climate & Environmental Justice.*



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