



PERENNIAL EMPIRE

Leader's in Renovating Resident Occupied Spaces in NYC

Local Law 97 Compliance Checklist

Step 1: Energy Audits & Modeling

Select the services your building currently requires:

- ASHRAE Level II or III Energy Audit
- Carbon Emissions Modeling / LL97 Pathway Plan
- LL84 Benchmarking (Energy & Water Reporting)
- Building Energy Management System (BEMS) Evaluation
- Envelope & Insulation Diagnostics
- Boiler & Mechanical System Assessment

Step 2: Mechanical, Electrical & Plumbing Upgrades

Which systems need upgrades or replacement to reduce emissions?

- High-efficiency boiler replacement
- Burner upgrade or conversion
- Heat pump installations (air-source or water-source)
- VRF/VRV HVAC upgrades
- Steam-to-hot-water conversions
- Domestic Hot Water (DHW) system upgrades
- ECM high-efficiency pump replacements
- Variable Frequency Drives (VFDs) installation

Step 3: Building Envelope & Lighting

Improvements to reduce energy loss:

- Roof or Exterior wall insulation upgrade
- Window replacement or high-performance retrofits
- Air sealing (penetrations, attics & mechanical rooms)
- Vestibule upgrades and draft reduction
- Full-building LED conversion
- Motion sensors & daylight sensors

Step 4: Controls, Automation & Renewables

Select areas for modernization:

- Building Management System (BMS) installation/upgrade
- Smart thermostats & zoning controls
- Boiler control optimization
- Solar PV feasibility or installation
- Battery storage system readiness
- Steam system optimization (traps, venting, balancing)

Step 5: Compliance Documentation & Support

Administrative and reporting needs:

- Annual LL97 Emissions Report preparation & filing
- Alternative compliance pathways evaluation
- Carbon credits / offset feasibility
- Penalty avoidance & reduction planning

Step 6: Construction Scopes

Does your building require structural or renovation work?

- Mechanical or Electrical room renovations/reconfiguration
- Roof reinforcement for solar or insulation
- Waterproofing & roofing linked to upgrades
- Wall/ceiling demo & rebuild for heat pump installs