

CITY BRIEFS

ONLY THE CHANGES THAT AFFECT YOU

RIZZOGROUP
LAND USE | BUILDING CODE | ZONING

April 2010, Vol. IV

EXPANDED UPPER EAST SIDE HISTORIC DISTRICT

As of March 23rd, the Upper East Side Landmark district has been expanded to include 74 buildings along Lexington Avenue between East 63rd and East 76th Street. These newly designated buildings share a comparable historical character to the existing UES Landmark district. With this defined landmark designation, all future building applications must be approved by the Landmarks Commission *prior* to obtaining DOB approval. For more information on the new district boundaries click [here](#).

A PERMIT CAN TRUMP LANDMARKS

A valid permit will vest construction in a building *before* it has been calendared by Landmarks. Once a project has been permitted, the proposed work is typically considered "grandfathered" and will not need to go through LPC approval prior to starting work should the property later be designated a Landmark. Timing here is critical; you may choose not to have your applicants self-certify their applications to avoid the possibility of being audited, and [your vested permit revoked](#).

ENERGY AND WATER EFFICIENCY BENCHMARKING

Beginning May 1st, 2011 *all buildings over 50,000 SF* must input building energy and water use data into the EPA's online Energy Star Portfolio Manager Tool. Subsequently, benchmarks are to be completed annually, and submitted no later than May 1st every year thereafter. This benchmarking serves as a way for building owners to manage and track their building's energy use and rate their usage relative to similar buildings. For more information regarding energy benchmarking and the required report dates click [here](#).