

Additional informations requested to my petition.
Owner - Zbigniew Solarz
at 715 41st Street, Brooklyn, NY 11232

May 8, 2014

§ 96.5 Notice of Intent to Submeter and Petition to Submeter

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Part (e)

where applicable, a description of the method to be used to back out electric charges from rent, which shall include:

- (1) a detailed description of how such monthly reduction to rent charges will be calculated; and**
- (2) a copy of the individual notice provided to residents explaining the basis and methodology for such rent or monthly maintenance reductions.

Answer - not applicable.

Electric charges are not included in the rent and in the lease.

My four tenants pay electric charges separately - they have Con Edison meters, for each apartment.

Part (f)

certification by the prospective submeterer that the following shall be included in plain language in all leases or agreements governing the premises to be submetered, which shall be filed with the Commission in the Notice of Intent to Submeter or Petition to Submeter:

- (1) submetering complaint procedures,
- (2) the HEPZA rights and responsibilities of residents, and
- (3) a provision stating that submetering refunds will be credited to submetered residents affected by the submeterer's actions that led to such refunds provided that the submeterer has such contact information for such resident.**

Answer - not applicable.

Only electric energy will be submetered. All tenants will be charged for electric usage with residential rate. The information about this calculation, including contact to submeterer (owner) was delivered to each of my (4) tenants in "Submetering Compliance Guide For my 4-family Building" letter.

Part (h)

documentation sufficient to establish that the refrigerators in all rental dwelling units are no more than ten years old or meet the most recently adopted federal energy efficiency standards for such appliances.

Answer - Copy of purchase and delivery of 4 refrigerators to this location is attached.

Date of purchase - 07-02-2005

Refrigerators Model - 3 xFrigidaire FRT 885EW and 1 x GE PS123NCPCC

Part (k)

When a Notice of Intent to Submeter or Petition to Submeter is made with respect to a premises in which 20% or more of the residents receive income-based housing assistance, such Notice or Petition shall include:

- (1) the name of each such assistance program in place at the premises, the agency administrator of each such program, the number of residents receiving assistance under each such program, whether the administrator of such program must approve the proposed submetering at such premises and, if so, when such approval was or may be granted.
- (2) the utility allowance or rent reduction applicable to residents pursuant to each such assistance program.
- (3) proof that an energy audit by a certified energy consultant has been conducted, a description of the energy efficiency plan for the premises, including, but not limited to, a refrigerator replacement plan, other specific conservation and weatherization measures that have been or will be installed, including those sponsored by the New York State Energy Research and Development Authority and/or other organizations, and information and education programs that have been or will be provided to residents on how to reduce electric

usage. If a premises owner or operator has participated in a NYSERDA and/or other program to encourage energy efficiency, the prospective submeterer shall provide formal documentation in its Notice of Intent to Submeter or Petition to Submeter describing the energy efficiency rating its premises has achieved, which appliances will be EnergyStar® rated, and NYSERDA certification that its energy reduction plan is complete.

Answer - not applicable.

I have four “market rent” lease apartments.

Part (l)

When a proposed conversion to submetering of an electric heat property or submetering in a new electric heat property is addressed through a Petition to Submeter, such petition shall, unless waived by the Commission for good cause shown, include:

(1) a detailed description of the manner and extent to which electric heat is or will be provided to the residential units subject to submetering.

(2) a demonstration that electricity consumption for heating in dwelling units may be controlled by the resident of each unit by the use of programmable thermostats.

(3) either a forecast based on one year of apartment-level shadow billing or a study of actual submetered data from comparably situated buildings. Such forecast or study shall demonstrate that, when submetering is introduced, more than 60% of residents are expected to pay less, after accounting for savings from energy efficiency measures, energy conservation, and assistance that may be available from the Home Energy Assistance Program or other energy assistance programs, for the submetered electricity during the first 12 months of electric service than the amount of rent reduction they will receive as a result of the introduction of submetering during this period.

(4) proof that an energy audit by a certified energy consultant has been conducted, a description of the energy efficiency plan for the premises, including, but not limited to, a refrigerator replacement plan, other specific conservation and weatherization measures that have been or will be installed, including those sponsored by the New York State Energy Research and Development Authority and/or other organizations, and information and education programs that have been or will be provided to residents on how to reduce electric usage. If a premises owner or operator has participated in a NYSERDA and/or other program to encourage energy efficiency, the prospective submeterer shall provide formal documentation in its Petition to Submeter describing the energy efficiency rating its premises has achieved, which appliances will be EnergyStar® rated, and NYSERDA certification that its energy reduction plan is complete.

(5) when the Petition to Submeter is made with respect to a premises in which at least 25 of the residents receive income-based housing assistance, documentation to establish that the submeterer has registered as a Home Energy Assistance Program (HEAP) vendor. The Commission may require, when necessary, that a submeterer become a HEAP vendor.

(6) Submetering of electric in new premises shall not be subject to the filing requirements of §96.5(l)(3) or (4).

(m) when a Petition to Submeter is for a conversion from direct metering to submetering pursuant to § 96.2(b) of this Part, the Petition shall include a demonstration that the building or complex for which submetering is sought will participate in building level demand response programs or will employ on-site co-generation plant or an alternative, advanced energy efficiency design.

Answer - not applicable.

Heating and hot water are in this building from the gas furnace.

Zbigniew Solarz
OWNER