

How to Attain the NYC 5% FAR Bonus for New Buildings



In New York City you can increase the floor area you are allowed to build by 5%, if your project meets two requirements:



REQUIREMENT 1

All-Electric Building

Per LL154: no fossil fuel combustion equipment for heating, cooling, or domestic hot water.



REQUIREMENT 2

Ultra Low Energy Building

Demonstrate performance at least 15% below the current energy code (NYCECC 2025).

Energy Modeling Process to Attain the FAR Bonus

1

Right After You Decide to Pursue the FAR Bonus

Meet with the design team to ensure everyone understands the requirements.

2

In Concept Design or Early Schematic Design

Build an energy model to evaluate design options and set a path to success.

3

At the End of Design Development

Use an updated energy model to confirm compliance before final submission.

4

Filing

Submit the final energy model documentation to DOB.



What NOT to Do



Do not treat this like a typical code compliance model. Qualifying as an “Ultra Low Energy Building” can be challenging and requires deliberate design decisions.

If an energy modeling scope includes only one proposed and one baseline model, built for the final DOB submission, it is a scope to document presumed compliance, not to achieve compliance. In going with this scope, you risk:



Losing the FAR Bonus

Your building may not comply and you would forfeit the bonus floor area, costing you both lost revenue and extensive redesign work.



Late-stage rework

You may need additional energy modeling in early CD, followed by extensive redesign work to achieve the bonus, costing money and project delays.



Unnecessary spending

If your base design complies without added measures, you may have spent money on efficiency measures that were never required.

Flash Energy Consulting | Your Building Performance Partner

We help architects, engineers, and developers turn the energy story of their project into one of its main selling points. Reach out to us for your next project!

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