

**From:** Katherine Herleman kch227@cornell.edu  
**Subject:** Village of Montour Falls square footage calculations  
**Date:** July 2, 2019 at 12:55 PM  
**To:** J Christopher Skawski cjs359@cornell.edu

KH

Square footage calculations:  
Total: 20,269 sqft  
Fire Station is 55% percent by sqft

Village Hall - 7,252 sqft  
Fire Station - 11,154 sqft  
DPW Garage - 1,863 sqft



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----- Forwarded message -----

**From:** Katherine Herleman <kch227@cornell.edu>  
**Date:** Thu, Jun 20, 2019 at 1:17 PM  
**Subject:** Water-efficient fixtures and Exterior LED lighting requirements and guidance  
**To:** Dean Hillyard <dpw@villageofmontourfalls.com>, James Ryan <jryan@villageofmontourfalls.com>  
**Cc:** Village Hall <clerk@villageofmontourfalls.com>

Hi Dean and Jim,

Here is the info you need for the two CSC actions which DPW needs to complete by July 6th: 1) Water-efficient fixtures and 2) Exterior LED lighting.

Please review your water fixture technical specifications before replacing anything, it's possible the fixtures may already qualify.

Important notes:

1. I have re-attached the lighting audit summary. If you replace the following bulbs at the following sites, it will satisfy the Exterior LED lighting. The recommended replacements, including bulb types, wattages, and photocells are located on the "Proposed Activity Report" pages of the NYSEG energy efficiency proposals which are divided by site location:

- Seneca Wellsite - 8 total exterior bulbs and photocells
- Mills Tank: 2 exterior bulbs
- Sewer plant - EXCLUDE ALL and please have the mayor, deputy mayor, or DPW superintendent explain in a brief letter that the sewer plant is being de-commissioned this year
- Pump Station - 2 total exterior bulbs and photocells
- Village Hall - 10 total exterior bulbs and photocells
- Broadway - 2 total exterior bulbs and photocells
- Falls Park - 2 total exterior bulbs and photocells
- DPW - 5 total exterior bulbs and photocells
- Montour marina - 2 exterior bulbs and photocells
- Yacht club - 3 exterior bulbs and photocells

2. The Village Hall is 35% of the habitable space recorded on your Energy STAR Portfolio Manager profile:

Village Hall - 7,252 sqft  
Fire Station - 11,154 sqft  
DPW Garage - 1,863 sqft

So, if you replace *just* the Village Hall toilets, urinals, and faucets (assuming they don't already meet the criteria) then the Village will earn 2 out of 4 points. Unless you also replace everything in the fire hall, the number of points won't change because that's your largest building. When you do, you'll be over 70% of square footage and obtain the additional 2 points available for a total of 4 points.

Also, if you're interested, I'd be happy to make a laminated educational sign about how much water you're saving for the bathrooms once the project is complete.

**Water-efficient fixtures:**

## B. How to implement this action

Water-efficient fixtures are often easy to install and generally have a short payback period. Water-efficient fixtures should be installed in bathrooms, kitchens, and any other relevant areas throughout local government buildings. Water-efficient fixtures may include low-flow or dual-flush toilets, faucet aerators, low-flow showerheads, or waterless urinals. Minimum recommended flow rates are as follows:

- Bathroom Faucets: 1.5 gallon per minute (GPM)
- Kitchen Faucets: 1.5 GPM (higher flow may be necessary for some purposes, such as utility sinks)
- Showerheads: 2 GPM
- Toilets: 1.28 gallons per flush (GPF) or 1.1/1.6 GPF for a dual-flush model

The [WaterSense](#) label from the US EPA is also given for many low-flow products; these fixtures are typically 20 percent more water-efficient than traditional products. WaterSense labeled products are backed by independent, third-party certification and meet EPA's specifications for water efficiency and performance.

## E. How to obtain points for this action

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Local governments can earn points for this Climate Smart Communities (CSC) action by increasing the percentage of water-efficient fixtures in government buildings. An increase in the percentage of water-efficient fixtures can be accomplished through upgrades of existing fixtures or through using efficient fixtures in new construction. Installation must have been performed within 10 years prior to the application date.

Points are obtained based on the percentage of fixtures that have been upgraded to water-efficient fixtures (defined as meeting the flow rates specified in Section B above and/or having a WaterSense label). If the exact number of fixtures upgraded is not available, local governments may use the building square footage affected by the upgrades as a proxy.

	<i>POSSIBLE POINTS</i>
Install water-efficient fixtures for 10% of total fixtures or building square footage	1
Install water-efficient fixtures for 20% of total fixtures or building square footage	2
Install water-efficient fixtures for 45% of total fixtures or building square footage	3
Install water-efficient fixtures for 70% of total fixtures or building square footage	4

## F. What to submit

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To obtain points based on the percentage of water-efficient fixtures, provide the following information:

- Total number of fixtures across the local government's entire building portfolio
- Percentage of fixtures that were installed within 10 years prior to the application date and that they meet the flow rates described above in Section B and/or have a WaterSense label
- Location: building(s) in which the fixtures were installed
- Installation date: month and year when the fixtures were installed
- Previous type: type of fixture that was replaced (for upgrades of existing fixtures only)
- Efficiency: the type of fixtures installed (brands and model numbers from procurement records, for example) or other documentation demonstrating that the fixtures meet the flow rates described above in Section B and/or have a WaterSense label

If the specific number of water fixtures is not available, applicants may obtain points based on square footage. To do this, provide the following information:

- Total building square footage across the local government's entire building portfolio
- Percentage of building square footage containing fixtures that were installed within 10 years prior to the application date and that they meet the flow rates described above in Section B and/or have a WaterSense label
- Location: building(s) in which the fixtures were installed
- Previous type: type of fixture that was replaced (for upgrades of existing fixtures only)
- Efficiency: the type of fixtures installed (brands and model numbers from procurement records, for example) or other documentation demonstrating that the fixtures meet the flow rates described above in Section B and/or have a WaterSense label

All CSC action documentation is available for public viewing after an action is approved. Action submittals should not include any information or documents that are not intended to be viewed by the public.

Further guidance: <https://climatesmart.ny.gov/actions-certification/actions/#open/action/15>

### Exterior LED lighting:

Ensure the bulbs you choose are from this very large, eligible list: <https://www.designlights.org/search/>

## E. How to obtain points for this action

Local governments can earn points for this action by upgrading outdoor lighting fixtures to energy efficient fixtures or to solar technology.

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	<i><b>POSSIBLE POINTS</b></i>
Upgrade 10-25% of light fixtures (other than street lights and traffic signals)	1
Upgrade 26-50% of light fixtures (other than street lights and traffic signals)	2
Upgrade 51-75% of light fixtures (other than street lights and traffic signals)	3
Upgrade 76-100% of light fixtures (other than street lights and traffic signals)	4

## **F. What to submit**

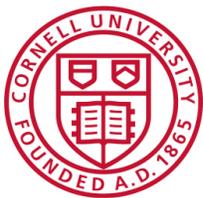
At minimum, provide the following information:

- **Baseline:** As per the inventory, provide the total number of off-street outdoor lights owned by the local government.
- **Percentage converted:** Provide the number of off-street outdoor lights that were converted to high-efficiency fixtures (such as LEDs) and/or to solar technology.

Documentation should indicate that the updated off-street outdoor lights are actively in use (through photographs or utility bills, for example). Applicants may also provide invoices or purchase orders that indicate the type of lights purchased and the date of purchase. If available, also provide cost and energy savings (estimated or actual) resulting from the conversion. The lights must have been upgraded within ten years prior to the submittal date.

All CSC action documentation is available for public viewing after an action is approved. Action submittals should not include any information or documents that are not intended to be viewed by the public.

Further guidance: <https://climatesmart.ny.gov/actions-certification/actions/#open/action/29>



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