

Empire State goes green to save \$4.4m on energy

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The Empire State Building is going "green" in a model project that will save about \$4.4 million (Dh16.1m) a year on energy.

Completed in 1931, the Art Deco building has been named by the American Society of Civil Engineers as one of the Seven Wonders of the Modern World.

It is undergoing a \$500m renovation, including \$100m to go "green".

The programme carries an initial cost up to \$20m for the first five stages of a \$100m project to make the skyscraper, once the tallest in the world, a model of energy efficiency and conservation. The entire plan will cut energy consumption in the 102-story building by 38 per cent.

Anthony Malkin, president of W&M Properties, which owns the building, said the technology was devised as a model to retrofit other buildings. The group avoided the parameters for Leadership in Energy and Environmental Design (Leed) certification, so it would not be restrained, Malkin said.

However, the finished project will qualify the building for a Leed gold rating. The first five stages are expected to take about 18 months to complete and will account for about 54 per cent of Malkin's total energy-reduction goal.

Commercial buildings are responsible for 79 per cent of all carbon emissions in New York City.

The plan was devised by energy services company Johnson Controls Inc, project manager Jones Lang LaSalle Inc, the Clinton Climate Initiative and the Rocky Mountain Institute, which evaluates energy policy and initiatives.

Plans for the building include, on-site upgrades of its 6,500 windows, installing energy-efficient lighting that can be set to light hallways and common areas only when they are occupied and upgrading the existing building-control system to provide more details about demand and use of its systems.

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