

From: [Austin Regan](#)
To: [Gretchen Albrycht](#)
Cc: [Eileen Rivera](#); [William Ingraham](#); ["Michael Orlandi"](#); ["Mostafa Rizk"](#); [Bryant Nunez](#)
Subject: FW: 11-08 45th Road, Queens - #420654081 - Energy Code Review
Date: Wednesday, September 30, 2020 3:59:30 PM
Attachments: [image001.png](#)
[image002.png](#)
[image007.png](#)

Gretchen,

Good news see below.

Regards,

Austin Regan
Director of Technical Affairs
Metropolis Group, Inc.
22 Cortlandt Street, 10th floor
New York, NY 10007
(T) 212.710.1218.
ARegan@metropolisny.com

From: Duncan Brown (Buildings) [mailto:dubrown@buildings.nyc.gov]
Sent: Wednesday, September 30, 2020 2:46 PM
To: Austin Regan <ARegan@metropolisny.com>; Salma Mahbub (Buildings) <SMahbub@buildings.nyc.gov>
Cc: Development Hub Energy Code (Buildings - Service) <DevHubEnergyCode@buildings.nyc.gov>; Bruce Kahle (Buildings) <BKahle@buildings.nyc.gov>
Subject: RE: 11-08 45th Road, Queens - #420654081 - Energy Code Review

Good afternoon,

I have accepted the AI 1 and removed the preliminary commissioning report certification as a required item for this application.

The same would apply for the related filings.

I accidentally received the item rather than waive it, so I added a discretionary item indicating same;

XD0004	PRELIMINARY COMMISSIONING REPORT CERTIFICATION WAS WAIVED	T	SGN	DNB	09/30/2020	DNB	09/30/2020

The item can be waived.

Thank you,

Duncan

From: Austin Regan <ARegan@metropolisny.com>
Sent: Tuesday, September 29, 2020 1:28 PM
To: Duncan Brown (Buildings) <dubrown@buildings.nyc.gov>
Cc: Development Hub Energy Code (Buildings - Service) <DevHubEnergyCode@buildings.nyc.gov>; Bruce Kahle (Buildings) <BKahle@buildings.nyc.gov>
Subject: RE: 11-08 45th Road, Queens - #420654081 - Energy Code Review

Duncan,

The plans and AI-1 have now been coordinated. I appreciate you taking the time to review the request to remove commissioning as a required item. Our appointment with the examiner is Friday. If you could review before then it would be greatly appreciated. Thanks.

Electronically Submit Job Documents

Show additional information on use of this page.

Premises: 11-08 45 ROAD QUEENS
BIN: 4622980 Block: 54 Lot: 141

Job No: 420654081
Job Type: NB - NEW BUILDING

Filing Documents [\(show help\)](#)

SELECT UPLOAD TYPE ▼

Pending and Rejected Files for Review [\(show help\)](#)

No	Date Submitted	Document Name	Status	Rejection Reason	Remove
8	09/29/2020	Plan - COMPLETE PLAN SET BIS Job Doc Number:10	PENDING		Submitted by another User
7	09/29/2020	Form - AI1 - ADDITIONAL INFORMATION BIS Job Doc Number:10	PENDING		Submitted by another User
6	09/28/2020	Form - PW1B - SCHEDULE B - PLUMBING BIS Job Doc Number:11	PENDING		Submitted by another User
5	09/28/2020	Form - PW1 - PLAN / WORK APPROVAL APPLICATION Filing Type: Correction BIS Job Doc Number:11	PENDING		Submitted by another User
4	09/17/2020	Plan - COMPLETE PLAN SET BIS Job Doc Number:10	PENDING		Submitted by another User
3	09/14/2020	Form - AI1 - ADDITIONAL INFORMATION BIS Job Doc Number:10	PENDING		Submitted by another User
2	09/09/2020	Plan - COMPLETE PLAN SET BIS Job Doc Number:11	PENDING		Submitted by another User
1	09/09/2020	Plan - COMPLETE PLAN SET BIS Job Doc Number:10	PENDING		Submitted by another User

Regards,

Austin Regan
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ARegan@metropolisny.com

From: Duncan Brown (Buildings) [<mailto:dubrown@buildings.nyc.gov>]

Sent: Friday, September 18, 2020 3:20 PM

To: Austin Regan <ARegan@metropolisny.com>

Cc: Development Hub Energy Code (Buildings - Service) <DevHubEnergyCode@buildings.nyc.gov>; Bruce Kahle (Buildings) <BKahle@buildings.nyc.gov>

Subject: FW: 11-08 45th Road, Queens - #420654081 - Energy Code Review

Hi Austin,

I'm not sure, they might need to look at their AI1 again?

The COMcheck, schedules and Ai1 values don't align.

We are not being asked to review any architectural/ envelope changes, waiving this requirement would be the only item we would need to address.

Resolve one and it would apply to the others.

Thank you,

Duncan

From: Austin Regan <ARegan@metropolisny.com>

Sent: Thursday, September 17, 2020 4:26 PM

To: Duncan Brown (Buildings) <dubrown@buildings.nyc.gov>; Bruce Kahle (Buildings) <BKahle@buildings.nyc.gov>

Cc: Development Hub Energy Code (Buildings - Service) <DevHubEnergyCode@buildings.nyc.gov>

Subject: RE: 11-08 45th Road, Queens - #420654081 - Energy Code Review

Duncan,

This NB was part of a cluster filing. Your unit did an energy a review on the lead folder. The lead folder for the 45th road buildings was # 420654107. See attached objection sheet.

Doc. # 11 was filed for Schedule B and as-built plan changes

Comments for PAA Document 11 Modifying Document 03

Description of Amendment

RESPECTFULLY FILING PAA TO UPDATE SCHEDULE B AND PLANS AS PER PLANS FILED HEREWITH

We are also fixing the items required list for TCO purposes. One item is to remove commissioning. The examiner asked that we get your unit to confirm the commissioning requirement does not apply

AS-BUILT ENERGY ANALYSIS (EN2)	N	SGN	07/08/2015	_____
PRELIMINARY COMMISSIONING REPORT CERTIFICATION	T	SGN	07/08/2015	_____

Regards,

Austin Regan
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From: Duncan Brown (Buildings) [<mailto:dubrown@buildings.nyc.gov>]

Sent: Thursday, September 17, 2020 12:19 PM

To: Austin Regan <ARegan@metropolisny.com>; Bruce Kahle (Buildings) <BKahle@buildings.nyc.gov>

Cc: Development Hub Energy Code (Buildings - Service) <DevHubEnergyCode@buildings.nyc.gov>

Subject: RE: 11-08 45th Road, Queens - #420654081 - Energy Code Review

Good afternoon,

What energy scope does the PAA (##) have?

The letter seems to reference the sprinklers.

We haven't received a prior request for this application. Please provide more details, we can assign for expedited review.

Thank you,

Duncan

From: Austin Regan <ARegan@metropolisny.com>

Sent: Thursday, September 17, 2020 12:05 PM

To: Bruce Kahle (Buildings) <BKahle@buildings.nyc.gov>

Cc: Duncan Brown (Buildings) <dubrown@buildings.nyc.gov>

Subject: FW: 11-08 45th Road, Queens - #420654081 - Energy Code Review

Bruce/Duncan,

This is one of a cluster of 2 family town homes. Each town home has two HVAC units and two water heaters. The engineer's original Comcheck listed a quantity of units that reflected the entire cluster not the individual NB so of course capacity exceeded 600mbh. They have corrected that mistake so commissioning is not required. Ownership is under tremendous financial pressure (see attached hardship letter) to get TCO's which we cannot obtain without getting our outstanding PAA's approved. The commissioning issue is not the critical part of the PAA that affects the TCO but it is holding up our ability to get the overall PAA approved. If it is possible to take a quick look at this it would be greatly appreciated.

Thank you

Regards,

Austin Regan
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ARegan@metropolisny.com

From: Gretchen Albrycht
Sent: Thursday, September 17, 2020 10:13 AM
To: 'devhubenergycode@buildings.nyc.gov' <devhubenergycode@buildings.nyc.gov>
Cc: Austin Regan <ARegan@metropolisny.com>
Subject: 11-08 45th Road, Queens - #420654081 - Energy Code Review

Good afternoon DevHub Energy Team,

As per the request of our lead plan examiner, as there was an error initially upon submission of the TR8, stating that Commissioning was required, when it is not required. To waive this item, she requested for your team to review the revised EN COMCheck.

Please see screenshot of AI-1 and revised EN COMCheck sheet uploaded to e-Submit for your review.

Pending and Rejected Files for Review (show help)					
No.	Date Submitted	Document Name	Status	Rejection Reason	Remove
1	09/09/2020	Plan - COMPLETE PLAN SET BIS Job Doc Number:10	PENDING		Remove
2	09/09/2020	Plan - COMPLETE PLAN SET BIS Job Doc Number:11	PENDING		Remove
3	09/14/2020	Form - TR1 - TECHNICAL REPORT: RESPONSIBILITY BIS Job Doc Number:01 License Number: 53778	PENDING		Submitted by another User
4	09/14/2020	Form - TR1 - TECHNICAL REPORT: RESPONSIBILITY BIS Job Doc Number:01 License Number: 53778	PENDING		Submitted by another User
5	09/14/2020	Form - TR8 - TECHNICAL REPORT: ENERGY CODE - RESPONSIBILITY BIS Job Doc Number:01 License Number: 53778	PENDING		Submitted by another User
6	09/14/2020	Form - TR8 - TECHNICAL REPORT: ENERGY CODE - RESPONSIBILITY BIS Job Doc Number:01 License Number: 53778	PENDING		Submitted by another User
7	09/14/2020	Form - AI1 - ADDITIONAL INFORMATION BIS Job Doc Number:10	PENDING		Remove
8	09/17/2020	Plan - COMPLETE PLAN SET BIS Job Doc Number:10	PENDING		Remove

I appreciate your continued assistance with this project.

Best Regards,
Gretchen

Regards,

Gretchen Albrycht
Project Manager



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