

Plumbing | Heating | Gas Service
(718) 767-0707
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Division of Bondee Enterprises, INC

Fuel Oil (718) Ranshaw

(718) 726-7429

Website www.ranshaw.com



P.O. BOX 570095 • 151-01 14th Avenue • Whitestone, NY 11357-0095

DEPT BLDGS Job No. 421299491



11/10/16

Alan Price, P.E.
Director, OTCR Division
NYC Department of Buildings
280 Broadway
New York, NY 10007

RE: Maintenance Information
Address: 56-25 92 Street
Block 1872 Lot 7 Bin 4046340
DOB Application # 421299491

Ranshaw Plumbing and Heating has instructed and provided all applicable maintenance manuals and guides to all on-site maintenance personnel for the heating system installed at the above referenced address.

Sincerely,

Richard Bonelli
Lic# 1090

State of NY

County of Queens

Sworn to me on this 10 day of November 2016

Notary signature

JO ANN WHITE
Notary Public, State of New York
No. 01WH6332233
Qualified in Queens County
Commission Expires October 26, 2019



PO. BOX 570095 · 151-01 14th Avenue · Whitestone, NY 11357

11/10/16

New York City Department of Buildings
280 Broadway
New York, NY 10007

RE: Mechanical Systems Commissioning Report (PSCR)
Address: 56-25 92 Street
Block: 1872 Lot: 7 Bin 4046340
DOB Application# 421299491

To Whom It May Concern:

Prior to passing the final mechanical inspection, evidence of mechanical systems commissioning and completion shall be provided in accordance with the New York City Energy Conservation Code (NYCECC). Systems commissioning was performed for the new service water heating equipment installed under the referenced New York City Department of Buildings (DOB) application by Ranshaw, the installer of record. The results are listed below:

- All safeties, interlocks, and alarms operate correctly in both automatic and manual operating modes. Proper sensor installation and calibration has been verified during the NYC DOB plumbing inspection performed on 10/24/16.
- Proper burner staging under normal operation, as well as under all failure and emergency operating modes has been verified.
- The time delay between boiler start/stop commands as per design.
- The system operates and maintains hot water supply temperature set point under all operating modes, including automatic, manual and failure/emergency modes.
- Proper coordination between individual set points and reset strategies have been verified.
- The control algorithms generate the proper water temperature set point based on the reset parameters specified in the sequence of operations.
- Reset parameters are optimized for the system. Outdoor sensor is installed on the North or a shaded side of the building a minimum of 10 feet above grade or three feet above maximum anticipated snow level and not where building internal heat may affect the sensor reading. The indoor sensor is installed on the common supply header and wrapped with pipe insulation to ensure sensor will correctly sense hydronic medium temperature. The reset control strategy does not result in a return water temperature from the building loads which can cause the flue gasses to condense in non-condensing boiler systems.
- The O2 trim controls, operate to ensure the excess oxygen in flue gas is maintained at set point.
- All control loops stabilize within a reasonable amount of time (typically 2-5 min) after a significant load change such as start up or automatic/manual recovery from shutdown.
- Pre-functional checklists have been completed throughout construction as installation of the various components and systems are completed. This includes sensor and actuator calibration, control point checkout, and equipment/piping flushing.
- In addition to the pre-functional checklists, all manufacturer required component start-up procedures have been completed in order to conduct functional test procedures.

Combustion analyzer (for testing combustion efficiency or O2 trim controls) used was a Testo analyzer. Combustion efficiency met the minimum standards as outlined in the NYCECC. A copy of the performance Test Worksheet is attached for your records.

Sincerely,

Richard Bonelli

Lic # 1090

JOANN WHITE

Notary Public, State of New York

No. 01WH6332233

Qualified in Queens County

Commission Expires October 26, 2019

Owner/representative signature

JOANN WHITE

Notary Public, State of New York

No. 01WH6332233

Qualified in Queens County

Commission Expires October 26, 2019

Cathedral Prep

E INSTRUMENTS R
Phone: 215-750-1212
www.e-inst.com
83919_2

Oper.: Operator JOHN C

Sign.: _____

1100-1
Serial: 6093

Date: 11/14/16
Time: 11:28 AM

Fuel: Natural gas
Altitude: 0 m
R.H. air: 50 %

MEASURED VALUES

T flue	292.3 °F
T air	70.3 °F
O ₂	7.2 %
CO	0 PPM

CALCULATED VALUES

CO ₂	7.7 %
Exc. air	53 %
Efficiency	84.5 %
Losses	15.5 %
T diff	221.9 °F
Ref. O ₂	0.0 %
CO	0 PPM

Notes: _____

#7 Bolen
High Fire

Phone: 215-750-1212
www.e-inst.com
83919_2

Oper.: Operator JOHN C

Sign.: _____

1100-1
Serial: 6093

Date: 11/14/16
Time: 11:19 AM

Fuel: Natural gas
Altitude: 0 m
R.H. air: 50 %

MEASURED VALUES

T flue	295.0 °F
T air	67.1 °F
O ₂	7.4 %
CO	0 PPM

CALCULATED VALUES

CO ₂	7.6 %
Exc. air	55 %
Efficiency	84.3 %
Losses	15.7 %
T diff	227.9 °F

Ref. O ₂	0.0 %
CO	0 PPM

Notes: #2 High Fire

Cathedral Prep

E INSTRUMENTS R
Phone: 215-750-1212
www.e-inst.com
83919_2

Oper.: Operator JOHN C

Sign.: _____

1100-1
Serial: 6093

Date: 11/14/16
Time: 11:29 AM

Fuel: Natural gas
Altitude: 0 m
R.H. air: 50 %

MEASURED VALUES

T flue	252.1 °F
T air	70.7 °F
O ₂	13.2 %
CO	0 PPM

CALCULATED VALUES

CO ₂	4.3 %
Exc. air	171 %
Efficiency	82.5 %
Losses	17.5 %
T diff	181.4 °F

Ref. O ₂	0.0 %
CO	0 PPM

Notes: _____

#2 Bolen

E INSTRUMENTS R
Phone: 215-750-1212
www.e-inst.com
83919_2

Oper.: Operator JOHN C

Sign.: _____

1100-1
Serial: 6093

Date: 11/14/16
Time: 11:22 AM

Fuel: Natural gas
Altitude: 0 m
R.H. air: 50 %

MEASURED VALUES

T flue	235.6 °F
T air	68.4 °F
O ₂	11.8 %
CO	8 PPM

CALCULATED VALUES

CO ₂	5.1 %
Exc. air	130 %
Efficiency	84.1 %
Losses	15.9 %
T diff	167.2 °F

Ref. O ₂	0.0 %
CO	18 PPM

Notes: #2
Low Fire



P.O. BOX 570095 · 151-01 14th Avenue · Whitestone, NY 11357-1

New York City Department of Buildings
280 Broadway
New York, NY 10007

RE: Preliminary Systems Commissioning Report (PSCR)
Service Water Heating System
Address: 56-25 92 Street
Block: 1872 Lot: 7 Bin 4046340
DOB Application# 421299491

To Whom It May Concern:

Prior to passing the final mechanical inspection, evidence of mechanical systems commissioning and completion shall be provided in accordance with the New York City Energy Conservation Code (NYCECC). Systems commissioning was performed for the new service water heating equipment installed under the referenced New York City Department of Buildings (DOB) application by Ranshaw, the installer of record. The results are listed below:

- Equipment is provided with controls to allow a set point of 110°F (43°C) for equipment serving dwelling units and 90°F (32°C) for equipment serving other occupancies. The outlet temperature of lavatories in public facility restrooms shall be limited to 110°F (43°C).
- Water heating equipment not supplied with integral heat traps and serving non-circulating systems is provided with heat traps on the supply and discharge piping associated with the equipment.
- Circulating HW system pumps or heat trace are arranged to be turned off either automatically or manually when there is limited hot water demand. Ready access is provided to the operating controls.
- All safeties, interlocks, and alarms operate correctly in both automatic and manual operating modes. Proper sensor installation and calibration has been verified during the NYC DOB plumbing inspection performed on 10/24/16.
- Proper burner staging under normal operation, as well as under all failure and emergency operating modes has been verified.
- Pre-functional checklists have been completed throughout construction as installation of the various components and systems are completed. This includes sensor and actuator calibration, control point checkout, and equipment/piping flushing.
- In addition to the pre-functional checklists, all manufacturer required component start-up procedures have been completed in order to conduct functional test procedures.

Combustion analyzer (for testing combustion efficiency or O2 trim controls) used was a TESTO analyzer. Combustion efficiency met the minimum standards as outlined in the NYCECC. A copy of the performance Test Worksheet is attached for your records.

Sincerely,

Richard Bonelli
Lic # 1090

JO ANN WHITE
Notary Public, State of New York
No. 01WH6332233

Qualified in Queens County
Commission Expires October 25, 2019
Notary signature/seal

G. Roach 11/21/2016
Director Rocklyn Asset

Emily Ferro 11/21/2016
Notary signature/seal

EMILY FERRO
Notary Public, State of New York
No. 01F1626326
Qualified in Kings County
Commission Expires 07/31/2020

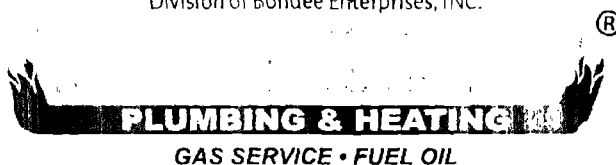
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11/10/16

Alan Price, P.E.
Director, OTCR Division
NYC Department of Buildings
280 Broadway
New York, NY 10007

RE: HVAC and Service Water Heating System Controls
Address: 56-25 92 Street
Block 1872 Lot 7 Bin 4046340
DOB Application # 421299491

Ranshaw Plumbing and Heating have inspected and tested the heating system controls for proper operations and are installed as per manufacturer's specifications. The inspection was performed on 10/24/16.

Sincerely,


Richard Bonelli
Lic# 1090

State of NY
County of Queens

Sworn to me on this 10 day of November 2016


Notary signature

JO ANN WHITE
Notary Public, State of New York
No. 01WH6332233
Qualified in Queens County
Commission Expires October 25 2019

BRAD E. COHEN, P.E.
1 KALMAN COURT
PLAINVIEW, NY 11803-4806
PH/FX: 516 681 2116

// 1/9/2016

New York City Department of Buildings
Borough of Queens

Re: 56-25 92nd Street, Queens
Block: 1872 Lot: 7
DOB Application 421299491

Dear Sir/Madam:

I respectfully request a Letter of Completion be issued for the referenced application. All work has been performed and completed in accordance with the approval and/or accepted plans, and with the provisions of the Building Code and other applicable laws and regulations. All required inspections/controlled inspections/special inspections have been performed.

Respectfully submitted,

Brad E. Cohen, P.E.

