



Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
nyc.gov/buildings

MANHATTAN
280 BROADWAY, 3RD FLOOR
NEW YORK, NY 10007

BRONX
1932 ARTHUR AVENUE
BRONX, NY 10457

BROOKLYN
210 JORALEMON STREET
BROOKLYN, NY 11201

QUEENS
120-55 QUEENS BLVD
QUEENS, NY 11424

STATEN ISLAND
BORO HALL- ST. GEORGE
STATEN ISLAND, NY 10301

DEVELOPMENT HUB
80 CENTRE STREET, 3RD FLOOR
NEW YORK, NY 10013

Notice of Energy Code Objections

Applicant: LOREN RICE RICE + LIPKA ARCHITECT 40 WORTH STREET SUITE 828 NEW YORK NY 10013 LRICE@RICELIPKA.COM 212-285-1003 Applicant (MS): PLUS GROUP	BIS Job #: 421763112 DOB Now Job Filing #: (MS) Q00345787 DOB Now Job Filing #: (PL) Q00345681 DOB Now Job Filing #: (BE) Job Type: New Building	PAA Doc #:
Date Filed: 4/30/2020 Filing Rep: KM ASSOCIATES OF NY, INC. 212-563-6760 dkasumovic@kmaofny.com Energy Modeler: ME ENGINEERS Modeling Method: Section 11 (ECB)	Application Type: Commercial - 2016 NYCECC Address: 312A BEACH 54TH STREET QUEENS NY Zoning District: R5	
Lead Plan Examiner: DEVIN PHILLIPS ECC Plan Examiner: Zheng Zhong - zzhong@buildings.nyc.gov Code Compliance Path: ASHRAE Energy Analysis: Energy Modeling (EN1)	Zoning Area (sq.ft.): 4,625 Building Height (ft.): 27 Building Stories: 1 Occupancy Classification: B - BUSINESS Installed Heating (MBH): 275 Installed Cooling (MBH): 265	Dwelling Units:
Job Description: HERewith FILING FOR NEW ANNEX BUILDING FOR THE ARVERNE LIBRARY AS SHOWN ON DRAWINGS FILED HERewith.		

1) Review Date:	6/23/2020	Review Result:	OPEN Issues
2) Review Date:	10/16/2020	Review Result:	OPEN Issues
3) Review Date:	1/12/2021	Review Result:	OPEN Issues
4) Review Date:	2/15/2022	Review Result:	OPEN Issues
5) Review Date:	11/10/2022	Review Result:	OPEN Issues
6) Review Date:	11/16/2022	Review Result:	RESOLVED

QUEENS Borough-filed job application

Instruction for Applicants to resolve objection comments

1. Prepare revised documents below:

- Plan sets, forms and supporting documents prepared in response to ALL objection comments
- AI1 listing all objections by the number, and describing how/where in the revised documents the applicant addressed each objection comment

2. When instructed by the ECC Plan Examiner, full resolution of ECC comments should be addressed in coordination with the Lead Plan Examiner per the Borough protocol.

3. When full ECC re-review is required, to request re-review:

- eFile the revised documents above.
- Email [ECCReviews@buildings.nyc.gov] and the ECC Plan Examiner noted above, listing this Job application # and Premises address in the subject line of the email.

* Note for ECC Compliance of Alt1 job applications:

Certain Additions/Alterations work scope for existing buildings may be subject to New Buildings requirements in accordance with ECC Chapter R5, Chapter C5, and Appendix CA.

*** During COVID-19 Response time, please follow the DOB operation updates and eFiling guidelines.**

Obj. No.	Code Section	Requirements for Compliance	Comments	Date Accepted
Administrative				
1	DOB	TR8 correctly reported for the job: (a) Section 3 All Required progress inspections indicated 'Yes' (b) Section 4 Commissioning requirement correctly indicated	Revised TR8 form(s) not found. IIA5, IIC4 required Also submit applicable IIB items in BIS - could be on a separate TR8 form signed by Mechanical engineer.	11/16/2022
2	DOB Now	In-Conjunction DOB Now filing (MS/PL/BE) Supporting Documentation (construction documents) covering all proposed work scope - Separately filed under DOB Now, and - DOB Now job filing numbers provided	pending - drawings in DOB Now should be updated with ECC objections resolved.	2/15/2022
Energy Analysis (EN Drawings)				
3	1RCNY §5000-01 (f)	EN1 submitted on plans with: (a) Values and attributes listed in Analysis correctly and clearly supported by Supporting Documentation (b) Model output reports submitted as a separate Supporting Documents to support all EN1 entries	Use the November 2016 version EN1 form. (a) Wall X1-X22 is proposed, but no plan or elevation indicates where each wall type is. Please clarify. In the EN1 form, HVAC, please clearly list each proposed system and its corresponding baseline system. (b) Each HVAC system specified in the proposed design must have a corresponding baseline system established following 90.1 Figure 11.5.2, Table 11.5.2-1 and accompanying notes. Currently you have only 1 system in the baseline, please revise the baseline model; All Fenestration SHGC in baseline model should be 0.4, not 0.46;	11/10/2022
4	DOB	Envelope Diagrams provided (on elevation & plan format) for derivation of conditioned floor space and gross wall areas. Areas and Wall Types keyed to Analysis	Clearly show which wall/ roof/ floor areas are of conditioned space	10/16/2020
5	DOB	Thermal Boundary Diagrams provided to clarify the thermal boundary in complex building envelope	Show thermal boundary in a sectional diagram	10/16/2020

6	1RCNY §5000-01 (h)	Required Progress Inspections (Table I for Residential, Table II for Commercial building) listed on drawings in tabular format to match TR8-section 3	IIA, IIC items in Table II format not found. Refer to https://www1.nyc.gov/assets/buildings/rules/1_RCN_5000-01_2016ECC.pdf This is a commercial building, none of the Table I items are applicable, please provide Table II only, and items should match your TR8	11/16/2022
7	6.7.2.4	System Commissioning noted on drawings: (a) A statement provided to indicate whether System Commissioning is required (b) Total installed Cooling and Heating (HVAC and SWH) capacity specified by the Commissioning Statement (plus, Renewable energy capacity if proposed) (c) All systems (incl. Lighting & Power) requiring Commissioning correctly specified		10/16/2020

Supporting Documentation				
Envelope				
8	5.5.3 1RCNY §5000-01 (g)(1)	Opaque Envelope Components R-values and/or U-factors with sufficient assembly details called-out on drawings to meet requirements (a) Roofs (b) Walls, above-grade and below-grade (c) Floors and/or Slab-on-Grade (d) Opaque doors	Verify U-value calculations of Wall type 9	1/12/2021
9	5.5.4.3 5.5.4.4 5.4.3 1RCNY §5000-01 (g)(1)	Fenestration Assembly Components Fenestration assembly U-factors, SHGC values, and Air leakage rates provided in window/door/skylight schedules to meet requirements (a) Vertical fenestration (Fixed/Operable windows, Entrance doors) (b) Skylights	Provide air leakage rates in window/door/skylight schedules to meet requirements. Provide air leakage rates for opaque exterior doors	1/12/2021
10	5.4.3	Air Leakage Provisions Mandatory provisions for air leakage provided for penetrations in the thermal envelope (a) General envelope air barrier design/installation (b) Dampers in air intake/exhaust/shaft vents (c) Vestibules and Loading dock weatherseals	(a) (b)	10/16/2020
Mechanical: HVAC & Service Water Heating				

11	6.4.3 6.5.2 7.4.6 7.4.4.2 7.4.4.3 7.4.4.4	System Controls specified on drawings as required including: (a) Thermostatic zone control (b) Deadband (c) Off-hour controls: automatic setback/ shutdown controls, optimum start controls (d) Heat pump supplementary heat (e) Service water heating equipment (non-circulating/ circulating) temperature maintenance and circulation controls, e.g., heat traps, circulation pump controls, heat trace systems, etc. (f) System Controls Narrative provided to describe function and operation of each mandatory control system		10/16/2020
12	6.4.3.4	Shutoff Dampers Motorized shutoff dampers specified for stairway enclosures, elevator shaft vents, and other outdoor air intakes and exhaust openings	Indicate damper locations on drawings (plans and/or riser diagrams).	1/12/2021
13	6.4.3.8	Demand Controlled Ventilation specified as required	If Energy Recovery Ventilation applied, identify its effectiveness ratio values in equipment schedules - minimum of 50% total (sensible and latent) recovery effectiveness	1/12/2021
Lighting & Power				
14	9.4.1.1 9.4.1.2 9.4.1.3 9.4.1.4 1RCNY §5000-01 (g)(3)(i)(A)	Lighting Controls - Interiors & Exteriors specified on plan drawings as required to account for: (a) Local controls (b) Occupancy sensor controls (with Manual-On unless permitted otherwise) (c) Bi-level controls (d) Daylight-responsive controls (e) Full-off/partial off (f) Scheduled shutoff for interior lighting (g) Photocell and time switches for Exterior lighting (h) Lighting Controls Narrative provided listing all proposed interior and outdoor spaces of the building to describe the function and operation of mandatory lighting and power controls per space	Provide lighting controls narrative - list all proposed interior and outdoor spaces of the building to describe the function and operation of mandatory lighting and power controls per space. Control devices indicated on lighting plan should match the lighting controls narrative. (d) Show daylight areas on lighting plan. Refer to 3.2 Definitions - Daylight Area for computing, and 9.4.1.1(e)(f) for daylight-responsive controls	1/12/2021
15	9.2.2.3 9.4.2 9.4.3 9.1.1 1RCNY §5000-01 (g)(3)(i)(A)	Lighting Power Density Complete light fixture layout plan, light fixture schedules (including fixture wattage and counts) and notes provided not to exceed the maximum LPD allowance for (a) Interior lighting power (b) Exterior lighting power (c) Exit signs, and (d) High-efficacy lamps for dwelling units as applicable	(c) Exit signs - 9.4.3 provide a note or show in schedule that exit signs shall not exceed 5 W per face.	1/12/2021
End of Objections				

NYC BUILDING EMISSIONS LAW Starting in 2024, buildings greater than 25,000 sf are subject to carbon emission limits defined by Local Law 97 of 2019.
For more information on carbon emission limits for year 2024-2029 and 2030-2035, and how these may affect the building constructed from this job application, please visit <https://www1.nyc.gov/site/buildings/codes/local-laws.page> and click on Local Law 97 of 2019 and Local Law 147 of 2019.
For questions about this law, please contact GHGemissions@buildings.nyc.gov.