

1. With respect to new FDNY/DOB procedure beginning June 2, 2019. Can you please invite Lisa Amoia to discuss.

Lisa Amoia will attend to discuss.

FA, FS & FPP filed at FDNY ONLY as of June 2. Existing filing with “D” status may continue to file through DOB including PAA’s.

New FDNY intake forms (8 different forms in total) not available online must be submitted at time of filing.

Asbestos projects are not clear on filing procedures through FDNY. ACP-5 accepted.

TCO will not be issued without FA Letter of Approval from FDNY.

2. Can we discuss DOB NOW BUILD requirement to file work types July 1, 2019. With respect to the following:

Shawn Donahue will attend to discuss.

- Will we have one examiner reviewing simultaneously all related (in conjunction) jobs filed with BIS and DOB NOW, or we may face multiple exams?

These will be reviewed at the same location where the related NB/ALT filing was submitted. Input the related job numbers on the PW1 application.

- Will we pay multiple record management and filing fees or there would be sort of coordination and reduction for multiple related jobs?

NO – this was addressed at Industry Training sessions. Fees are paid for each filing, not record management fee.

- What would happen with ACP5, which need a job specific description – can we use the same for structural, mechanical (DOB NOW) and architectural (BIS) jobs?

YES

- Will we have opportunity to order one inspector for multiple related jobs, like we have now in case of Final C/O inspection for NB and Alt.1?

Answered by inspection unit. High rise has the same inspector.

- What do we have to expect from the SEP re-inspections of Alt.2 jobs, when structural and mechanical filed on DOB NOW and architectural filed on BIS?

SEP inspects the scope of work under the permitted drawings of the application being audited. SEP will not inspect related applications in BIS or DOB NOW; however please note that AC 28-104.2.2 & AC 28-116.1 requires all approved drawings for active permit applications to be on site until a sign-off is obtained.

3. DOB NOW system questions:

- On the new DOB NOW system for PAA is there anywhere in the system that indicates the date the PAA was “approved”, I only see the date that the PAA was “created”, am I missing it? If not, how do we keep track if an application needs to be reinstated. Currently reinstatements are based on dates of permits, inspections, TCOs and last PAAs?

The Industry can see the approved date through Trace History once they open the filing. The staff can see it through the Approved on Date in CRM. In DOB NOW go to filing and in the upper right corner click on history tab and it will show all the steps involved for the filing.

- I am able to see electricians filing amendments on the electrical applications which is signed off as Doc P2. However because they are filed as amendments the application/subsequent doesn't get signed off in the system similar to subsequent Doc 02's in the BIS system, it stays in “Approved” status. My question is How do I tell in the DOB NOW system that the application/subsequent has been signed off. This is holding up an electrical sign off for a CO, Because the system is indicating that the application filed under P2 is not signed off.

In DOB NOW electrical, PAA's do not get signed off. When a contractor files a PAA, the PAA is only a record of what they are amending. The initial filing is what gets signed off. When you say signed off we are assuming that you are referring to it passing inspection. Approved with regards to a PAA just means that the contractor completed the PAA filing and it was approved by the system as opposed to pre-filing which means that the contractor did not complete the PAA filing.

A subsequent filing is an additional filing associated to the initial filing by its filing number. It is a new filing and does get inspected in the same manner as the initial filing.

In either case, whether it is the subsequent filing or the initial filing, if the job passed inspection but is not paid for, the filing status will be Pending Payment. In both cases if the job passed inspection and the job is paid for, the filing status will be complete.

4. For an existing multiple dwelling with a cellar / crawl space only accessible via hatch is it required to locate the gas meter(s) in the cellar?

The building is located in a flood zone and the cellar is well below the BFE.

The proposed work is not a substantial improvement.

The only place available to locate the gas meters is on the first floor at grade in the public hall which serves as entrance / egress for residential units, is this an acceptable location?

Gas meter at first floor public hall is not allowed.

Appendix E speaks of locations of gas meters. However, there are a lot of factors involved as noted by the other provided code sections. For example, if the public hall is an extension of the stair enclosure then FGC 404.1 must be addressed, or it may be permitted if the installation complies with BC 402.4.6. But BC 1020.1 clearly states that an exit shall not be used for any purpose that interferes with its function as a means of egress. See handout with Appendix E, other code sections & MDL 64.

5. Is it necessary to conduct a subsoil investigation + submit a TR4 for footings that are required for a new residential deck?

YES

6. I submitted the "Statement of Support" (see link below) to the Enforcement Division to have a violation dismissed and I signed as the licensed professional with my signature and seal. They would not accept my signature and seal and insist that the form be notarized. Suggest that the form be amended to say notarization or professional seal.

<https://www1.nyc.gov/assets/buildings/pdf/aeu20.pdf>

This request was sent to the Administrative Enforcement Unit. Their response is; "Usually Licensed Professionals do not actually perform the work to correct." This form requires notarization.

7. The newer TR8 forms eliminate the "EXIT LIGHT" energy code inspection that was on the older TR8.

My understanding is the inspection for the exit light energy code inspection is still required, but it is going under the item "INTERIOR LIGHTING" on the new TR-8 form. See attached NYC Energy Conservation CODE FAQ

The CO unit is currently not accepting the Newer TR1s where the "INTERIOR LIGHTING" in lieu of "EXIT LIGHT".

Can you please confirm if we can use the "INTERIOR LIGHTING" on the new TR8 in lieu of "EXIT LIGHT" as per the NYC Energy Conservation CODE FAQ.

7 OPEN ITEMS OF 104 REQUIRED FOR JOB	WHO RECV ⁺	PRI TO	REQUIRED DATE	RECEIVED DATE	DATE CERTIFIED	WAIVED
* EXIT SIGNS	N	PER	07/15/2016	12/07/2016		
ENERGY CODE COMPLIANCE INSPECTIONS	N	PER	03/15/2017	10/19/2018		
CERTIFICATE OF OCCUPANCY	N	SGN	02/18/2016			
VIOLATIONS SEARCH	N	SGN	02/18/2016			
OPEN APPLICATIONS SEARCH	N	SGN	02/18/2016			
FOLDER REVIEW	N	SGN	02/18/2016			
REJECTED						
SUBMIT INITIAL & FINAL TR8 "EXIT SIGNS"						

Exit signs were removed from the TR8 form and are no longer a required inspection. If a project that was approved under the 2014 NYCECC or prior, the TR8 form submitted for approval will contain the required inspection titled 'Exit Signs'. To close out a project under a prior code that has the required inspection 'Exit Signs', either the new TR8 form (published on September 2016) without the 'Exit Signs' required item or an older TR8 form is acceptable.

If the TR8 form published on September 2016 is presented for closeout of a required inspection, then required item 'Exit Signs' should be waived by DOB staff.

A prior TR8 form is also acceptable and may be found in BIS in the B-SCAN virtual job folder. Please print out and have the appropriate areas initialed, dated, etc. before resubmitting.

See NYC Energy Conservation Code FAQ – The FAQ Lighting #4 addresses this question.

4. Exit Signs have been removed from the TR-8 form. Are Exit Signs are no longer a required *item* on the [TR8](#)?

The "Exit Signs" progress inspection was deleted from the TR8 form published on September 2016, however exit signs are still required to meet the code requirements of 5 Watt/side. For projects subject to the 2014 NYCECC or earlier, see [What Applies When](#), either the "new" TR8 form without the exit sign progress inspection or the older TR8 form are acceptable.

8. Can I get a clarification on Section 113-55 for Height and Setback Regulations?

The height and setback regulations of a building or other structure in the subdistrict shall be those applicable to R4A Districts in Section 23-631, except that paragraph (b) (2) shall be modified as follows:

*Each perimeter wall of the building or other structure **may have one or more apex points** directly above it on the 35 foot high plane. (see section 23-631, Figure B)*

If you are allowed more than one apex point per perimeter wall, then it seems like if you place enough apex points you can extend the entire wall above the allowable perimeter wall height of 21'.

To be reviewed and clarified.

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dwelling shall lead directly to the street in front of said dwelling and at least one such means to the yard or street in the rear of said dwelling. Every yard in the rear of every such multiple dwelling, regardless of the height of such dwelling, shall at the lowest level of such yard be provided with a fire passage in compliance with the requirements for such a passage in paragraph f of subdivision five of section twenty-six.

3. Notwithstanding any other provisions of this section the department may require such additional means of egress from the said dwelling or protection from fire as the department may deem necessary for the safety of the occupants.

§ 64. **Lighting; gas meters; gas and oil appliances.** 1. Every multiple dwelling after July first, nineteen hundred fifty-five, shall be adequately equipped throughout all stories and cellars for lighting by gas or electricity, with proper fixtures at every light outlet, including lighting for all means of egress leading to the street, yards or courts, and for every room, water-closet compartment, bathroom, stair or public hall.

2. No gas meter, other than a replacement meter, installed in a multiple dwelling after July first, nineteen hundred fifty-five, shall be located in any boiler room or other room or space containing a heating boiler, nor in any stair hall, nor in any public hall above the cellar or above the lowest story if there is no cellar, except that in any multiple dwelling where there is an existing gas meter located in any boiler room or other room or space containing a heating boiler, one additional gas meter may be installed in such room or space, provided such additional gas meter is installed adjacent to such existing gas meter and is used in conjunction with the supply of gas for a gas-fired heating boiler or a gas-fired water heater used as a central source of supply of heat or hot water for the tenants residing in such multiple dwelling. Such additional gas meter may be installed only upon condition that space heaters or hot water appliances in the apartments are eliminated. For the purposes of this subdivision, the term "gas meter" shall not include any instrument, device or apparatus used to measure the consumption of gas where no gas, manufactured, natural or mixed, is contained in or flows through such instrument, device or apparatus, provided that such instrument, device or apparatus is approved by and installed under the supervision of the city agency vested by law with jurisdiction to inspect and test wiring and appliances for electric light, heat and power and provided further that the location of such instrument, device or apparatus is approved by the department.

3. It shall be unlawful to place, use, or to maintain in a condition intended, arranged or designed for use, any gas-fired cooking appliance, laundry stove, heating stove, range or water heater or combination of such appliances in any room or space used for living or sleeping in any new or existing multiple dwelling unless such room or space has a window opening to the outer air or such gas appliance is vented to the outer air. All automatically operated gas appliances shall be equipped with a device which shall shut off automatically the gas supply to the main burners when the pilot light in such appliance is extinguished. A gas range or the cooking portion of a gas appliance incorporating a room heater shall not be deemed an automatically operated gas appliance. However, burners in gas ovens and broilers which can be turned on and off or ignited by non-manual means shall be equipped with a device which shall shut off automatically the gas supply to those burners when the operation of such non-manual means fails. All gas appliances shall be

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connected directly to the gas supply by means of rigid piping or other approved connectors or connections of incombustible materials. All such automatically operated gas appliances and devices shall be approved by the local agency empowered to grant the same.

4. It shall be unlawful to use, or to maintain in a condition intended, arranged, or designed for use, in any multiple dwelling any oil-burning equipment for heating or cooking, unless such equipment has been approved for design, manufacture and appropriate safety and ventilating requirements by the local board of standards and appeals; provided, however, that in a city having a population of one million or more, approval of such equipment for use in any multiple dwelling shall be made by the commissioner of buildings or the fire commissioner, as appropriate, in accordance with local law.

5. All appliances in use after June thirtieth, nineteen hundred fifty-five, shall conform to the provisions of subdivisions three and four of this section except that appliances now in use shall conform to such provisions not later than June thirtieth, nineteen hundred fifty-six.

§ 65. **Boiler rooms.** 1. Except as hereafter provided, in every multiple dwelling erected after April eighteenth, nineteen hundred twenty-nine, which is four stories or more in height the boiler shall be enclosed in a room or space constructed with fireproof walls extending from the floor construction to the ceiling construction, and all openings therefrom to other portions of the dwelling shall be equipped with fireproof doors and assemblies with the doors self-closing. However, in all multiple dwellings, on and after January first, nineteen hundred sixty-six, a room or space provided with a central heating plant shall be completely enclosed with incombustible materials having a standard fire-resistive rating of at least one hour.

2. In such a dwelling access to a cellar or lowest story in which a boiler is located shall not be through any boiler room, nor shall any cellar or basement stair or any shaft be installed within a boiler room.

3. The department shall have the power to make supplementary regulations relating to boiler or furnace rooms.

§ 66. **Lodging houses.** 1. It shall be unlawful to occupy any lodging house unless such dwelling conforms to the provisions of the specific sections enumerated in section twenty-five to the extent required therein, including the provisions of this section, and to all other applicable provisions of this chapter.

2. a. No wood or other combustible facing shall be permitted on the walls, partitions or ceilings of entrance halls or other public halls or stairs, except a flat baseboard ten inches or less in height. The stair string, handrails, soffits, fascias, railings, balustrades and newel posts shall be constructed of hard incombustible material and shall be of such sizes and secured in such manner as approved by the department.

b. The walls and ceilings of all entrance halls, stair halls and other public halls and stairs shall be fire-retarded on the hall or stair side with half-inch plaster board covered with twenty-six gauge metal or other materials approved by the department.

c. Except partitions forming existing cubicles, flat baseboards not more than ten inches high and door and window assemblies not otherwise required to be fire-retarded, all wood partitions and all combustible coverings on walls or partitions throughout the portion of the dwelling used for lodging-house purposes shall be protected with incombustible material approved by the department.

Gas Meter Locations

<p>FGC 2014, APPENDIX E</p>	<p>E.3 Gas meter location. Gas meter location shall comply with the following:</p> <ol style="list-style-type: none"> 1. When located inside the building, meters shall be located as near as practicable to the point of entrance of the service and, where possible, the meters shall be located in the cellar or basement unless otherwise permitted by the commissioner. The meter location shall be clean, dry, and free of refuse, steam or chemical fumes and located not less than 3 feet (914 mm) from any source of ignition or any source of heat which might cause damage to the meter. Meters shall be adequately protected against extreme cold or heat and shall be readily accessible for reading and inspection. The area in which the meter is located shall be properly ventilated as per Section E.4. Notwithstanding the foregoing, outside meter installation shall be permitted in areas where the utility company certifies that dry gas is being distributed. 2. No gas meter, other than the replacement of an existing meter shall be located in any boiler room or other room or space containing a heating boiler, in any stair hall, nor in any public hall above the cellar or above the lowest story if there is no cellar. However, where there is an existing gas meter located in any boiler room or other room or space containing a heating boiler, one additional gas meter may be installed in such room or space, provided such additional gas meter is installed adjacent to the existing gas meter and is used in conjunction with the supply of gas for a gas-fired heating boiler or a gas-fired water heater used as a central source of supply of heat or hot water for the tenants. Such additional gas meter may be installed only upon the condition that space heaters or hot water appliances in the tenant spaces are eliminated. 3. Gas meter rooms, when provided, shall at all times be kept clear of all rubbish; and shall not be used in any way for storage purposes, including material or equipment of any kind. A legible sign reading "Gas meter room—No storage permitted" shall be permanently and conspicuously posted on the exterior of the meter room door, except that the sign may be posted on the interior of the meter room door in Occupancy Group R-3. The lettering of such signs shall be of bold type at least 1 inch (25 mm) in height and shall be properly spaced to provide good legibility. The lettering and background shall be of contrasting colors. Where gas meters and related equipment are not located in a separate room but are located in an open floor area, no combustible material shall be stored or kept within 5 feet (1524 mm) of such equipment; nor shall the gas meter be within 3 feet (914 mm) of any heating boiler or sources of ignition and, except Occupancy Group R-3, there shall be a physical barrier required if the room is also used for storage purposes or the like. 4. The installation of gas meter piping shall be made in accordance with the requirements of this code and the local utility company. 5. Piping containing gas with a pressure exceeding ½ psig (3.4 kPa gauge) and the gas service pressure regulator which may be subjected to accidental vehicular impact shall be suitably protected.
<p>BC 402.4.6</p>	<p>Service areas fronting on exit passageways. Mechanical rooms, electrical rooms, building service areas and service elevators are permitted to open directly into exit passageways provided that the exit passageway is separated from such rooms by fire barriers providing the same fire-resistance rating as required for the exit passageway. Door swings from these rooms shall not project into the minimum width of such exit passageways.</p>
<p>FGC 404.1</p>	<p>Prohibited locations. Piping shall not be installed in or through a circulating air duct, trash or clothes chute, chimney or gas vent, ventilating duct, dumbwaiter or elevator shaft. Piping, fixtures, or equipment shall be located so as not to interfere with the normal operation of windows or doors and other exit openings. The following installation limitations shall apply:</p> <ol style="list-style-type: none"> 1. Stair enclosures. Gas piping shall not be installed within a stair enclosure or required exit or exit way. 2. Fire standpipe riser. Gas piping shall not be installed in any shaft containing standpipe risers. 3. Fire pump. Gas piping or gas consumption devices or any other gas equipment shall not be installed within any space housing a fire pump. 4. Fire-rated construction. Gas piping shall not be installed within concealed spaces of fire-rated construction. 5. Public corridor. Gas piping shall not be installed in public corridors providing access to required exits. <p>Exception: Gas piping may be installed in public corridors in residential buildings that do not have floors below grade or in multi-use buildings that have a residential occupancy in accordance with the following:</p> <ol style="list-style-type: none"> 1. Gas piping shall be permitted to be installed within a public corridor at the lowest level of the building or the lowest residential level of the building. 2. All gas valves located within the public corridor shall be accessible for maintenance and inspection. 3. Gas pressure within the public corridor piping shall not exceed ½ psi (14 inch w.c.). The completed piping within the public corridor is to be tested and proven tight at 10 psig (69 kPa gauge) for a minimum of 30 minutes. 4. The public corridor shall be ventilated in accordance with the <i>New York City Mechanical Code</i>. The pipe shall not be installed in a return air plenum. 5. Pipes must be welded.
<p>BC 1020 EXITS</p>	<p>An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge.</p>