



Department of Buildings
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New York, New York 10007
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nyc.gov/buildings

MANHATTAN (1)
280 BROADWAY 3RD FLOOR
New York, NY 10007

BRONX (2)
1932 ARTHUR AVENUE
BRONX, NY 10457

BROOKLYN (3)
210 JORALEMON STREET
BROOKLYN, NY 11201

QUEENS (4)
120-55 QUEENS BLVD.
QUEENS, NY 11424

STATEN ISLAND (5)
BORO HALL - ST. GEORGE
STATEN ISLAND, NY 10301

Notice of Energy Code Objections

Applicant:	Date: 3/2/17
WIEPKE DAVID JANSEN	Job Application #: 121328205 DOC# 10
AAI ARCHITECTS, P.C.	Application Type: ASHRAE 90.1/ 2007 - NB
14 WALL STREET NEW YORK NY 10005	Premises Address: 217 West 57 th Street
NZIGOMANIS@ADAMSON-ASSOCIATES.COM	Zoning District:
416-967-1500	Block: x Lot: x
NYC Department of Buildings Examiner: Bruce R. Kahle, AIA bkahle@buildings.nyc.gov	

REVIEW OF 04-25-18 EN Set for ECC AUDIT : Open Issues. BUBBLED COMMENTS REMAIN UNRESOLVED. 015

Examiner's Signature:

To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the Plan Examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

Obj. #	Doc. #	Section of Code	Objections: The following are required and <u>where indicated</u> , have NOT been correctly performed by the applicant.	Date Resolved	Comments
Administrative Objections:					
1)		PW1, Sec 10	Energy analysis is checked, but other job number not listed.		Verify that Filing Rep. to verify administrative updates and coordinate with main HUB examiner
2)		TR1	"Energy Code Compliance Inspections" not checked "Yes".		Verify
3)		TR8	Mandatory and/or required inspections not checked.		Verify

Professional Statement:

Energy Analysis:

This establishes how design complies with ASHRAE 90.1/2007.

4)		1 RCNY §5000-01(f)	Values provided in Analysis do not match those on drawings.		Further coordination of modeling and EN-1 required. See comments
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Supporting Documentation/Construction Documents:

- 1) All values developed in the energy analysis must be reflected in the construction documents.
- 2) All mandatory requirements must be identified in the construction documents.
- 3) All applicable progress inspections must be described in the construction documents.

			Envelope		
5)		1 RCNY §5000-01(g)(1); 5.4.1	Drawings do not indicate insulation R or U values for below and above grade walls and wall assemblies slabs on grade, floors and roof assemblies to match Energy Analysis.	5-7-18	Comment on A-802.01
6)		1 RCNY §5000-01(g)(1); 5.4.2, 5.8.2	Provide U-factor and SHGC fenestration values in drawing schedules to match or be less than those provided in the Energy Analysis.	5-7-18	Comment on A-802.01
7)		5.4.3	Drawings do not specify mandatory provisions for air leakage, including where applicable, building envelope, fenestration and doors, loading dock weatherseals, and vestibules.	5-7-18	Comment on A-802.01

			<u>Mechanical</u>		
8)		6.4.2	Drawings do not address heating and cooling load calculations for deriving correct equipment size.	5-7-18	<i>Comment on M-000.02</i>
9)		6.4.1	No indication that proposed equipment(s) meet or exceed minimum efficiency requirements.	5-7-18	<i>Comment on M-500.02</i>
10)		6.4.3	Drawings do not specify all applicable required controls including, but not limited to, thermostatic zone control, deadband, off-hour, ventilation systems, heat pump auxiliary, humidification/ dehumidification, snow melt and shutdown controls.	5-7-18	<i>Comment on M-500.02</i>
11)		6.4.4.2	Drawings do not address duct and plenum leakages and sealing.	5-7-18	<i>Provide notes</i>
12)		6.4.4.1.2	Drawings do not address duct and plenum insulation.	5-7-18	<i>Provide notes</i>
13)		6.4.4.1.3	HVAC piping not in compliance with thermal insulation.	5-7-18	<i>Provide notes</i>
14)		6.7.2.4	Drawings do not include detailed instructions for HVAC/ Lighting systems commissioning.	5-7-18	<i>Provide notes</i>
			<u>Service Water Heating</u>		
15)		7.4.2	No indication of water heating equipment (boilers, pool heaters, hot water storage tanks) performance efficiency rating.	5-7-18	<i>Comment on M-500.02</i>
16)		7.4.3	No service hot-water pipe insulation indicated.	5-7-18	<i>Provide notes</i>
17)		7.4.4	Drawings do not indicate service water heating system controls.	5-7-18	<i>Provide notes at risers</i>
18)		7.4.5	Energy-conserving measures for pool not indicated.	5-7-18	<i>Comment on M-502.02</i>
			<u>Power/Lighting</u> Lighting INCOMPLETE- Full review pending		
		9.4.1	Provide ALL mandatory Controls and Coordinate Room labels with LPDS per Energy Model	Comment on E-100.01, E-101.01 & E 113.01	<i>Comments on E-100.01, E-101.01 & E-605</i>
19)		9.4.1.2	Control devices to independently control general lighting within is missing.	Comment on E 113.01 & E-121.00	<i>Comments on E-100.01, E-101.01 & E-121.00</i>
20)		9.4.1.3	Drawings do not indicate photosensor, time or astronomical controls for exterior lighting.	Comment on E 113.01	<i>Comments on E-100.01, E-101.01 & E-121.00</i>
21)		9.4.5	Compliance with exterior lighting power allowance (Watts per square foot) as per Table 9.4.5 not shown.	Comment on E-100.01	<i>Comments on E-100.01, E-101.01 & E-121.00</i>
22)		11.1.5	Drawings do not show all thermal values indicated in the EN1 form, energy cost budget and design energy cost, list of energy-related features, input and output report, etc. Such analysis shall be forwarded for senior review by the Department.		<i>Comment on EN-100.01</i>
<p style="text-align: center;">End of Objections</p> <p>Refer to DoB website for examples: http://www.nyc.gov/html/dob/html/codes_and_reference_materials/nycecc_about.shtml www.nyc.gov/html/dob/downloads/pdf/energy_analysis_how2guide.pdf www.nyc.gov/html/dob/downloads/pdf/energy_code_tabular_analysis_all.pdf www.nyc.gov/html/dob/downloads/pdf/energy_code_supporting_docs_how2guide.pdf Bring marked-up plans for next appointment. Be prepared to answer all comments & questions that appear on them. Do not alter or write on these plans.</p>					

Notice of Energy Code Comments is for reference to individual ECC Code citations.

Refer to bubbled notes on drawing pages for specific notes regarding each Comment. Response to Comments should be addressed as noted on the page where comment is given.

To expedite subsequent review(s), All responses should be clearly described on the AI1 (with drawing page and scan number) that accompanies the revised submission.

EEER (OP)	COP (OP)	EEER (AHS)	COP (AHS)	MOD.
133.3	3.9	16.3	4.7	0.003
123	4.8	12.7	4.3	0.006
133	3.9	14.4	4.2	0.003
125	3.7	15	4.3	0.004
133.3	3.9	14.4	4.4	0.003
116	4.8	13	4.4	0.023
119	3.5	15.0	4.3	0.003
133	3.9	14.4	4.2	0.003
138	4.03	14.4	4.2	0.003
109		14.9		0.035
127	3.71	15.0	4.3	0.006
123	3.9	15.0	4.3	0.006
124	3.6	15	4.3	0.006
124	3.6	15	4.3	0.006
121		15.5		0.003
126		15.5		0.009
125		15.5		0.009
125	4.8	13.7	4.3	0.012
119	5	14.7	4.4	0.014
120	3.5	15.6	4.6	0.024
120	3.7	13.7	4.3	0.023
133	3.8	15	4.3	0.006
142		15.6		0.014
104	3	15.6	4.6	0.014
104	3	15.6	4.6	0.014
124		15.8		0.016

AC-94-1/ACCU-94-1:

1. AC-94-1 SHALL BE SIMILAR TO MR. SLIM INDOOR WALL MOUNTED UNIT MODEL PKA-A24KA4; COOLING CAPACITY 24,000 BTUH; 208/340V. PROVIDE CONDENSATE PUMP.

2. ACCU-R-1 SHALL BE SIMILAR TO MITSUBISHI MR. SLIM OUTDOOR UNIT MODEL PUZ-A24NHA-B5; COOLING CAPACITY 24,000 BTUH; 208/340V; SEER 13.5.

TEL: 212 479 5400	FAX: 212 479 5444
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CURTAINWALL CONSULTANT:	
AJLP Consulting 40 Worth Street, Suite 826 New York, NY 10013	

No.	DESCRIPTION	DATE
2	ISSUED FOR DESIGN DEVELOPMENT	01 JULY 2014
3	ISSUED FOR DESIGN DEVELOPMENT	31 JULY 2014
4	CD PROGRESS ISSUE 1	15 OCTOBER 2014
5	CD PROGRESS ISSUE 2 - MECHANICAL	15 OCTOBER 2014
6	DOB SUBMISSION	10 DECEMBER 2014
7	CD PROGRESS ISSUE 3	09 MAR 2015
8	CD PROGRESS ISSUE 4	01 JUN 2015
9	CD PROGRESS ISSUE 5	10 JULY 2015
10	DOB AMENDMENT 2	18 SEP 2015
11	CD PROGRESS ISSUE 6	02 NOV 2015
12	CD PROGRESS ISSUE 7	29 JAN 2016
13	CD PROGRESS ISSUE 8 - GMP SET	18 MAR 2016
14	CD BULLETIN ISSUE 1	15 JULY 2016
15	CD BULLETIN ISSUE 2	14 SEPTEMBER 2016
16	DOB AMENDMENT 3	03 OCTOBER 2016
17	CD BULLETIN ISSUE 3	13 FEB 2017
18	ISSUED FOR ASI #19	24 MAR 2017
19	ISSUED FOR ASI #22	17 JULY 2017
20	ISSUED FOR ASI #23	15 SEP 2017
21	DOB ENERGY SUBMISSION	20 MAR 2018

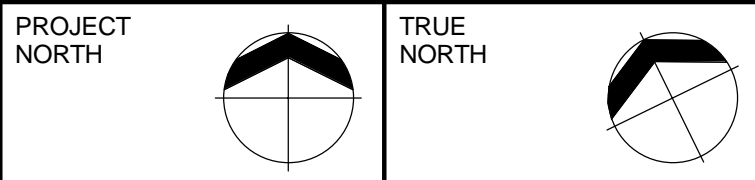
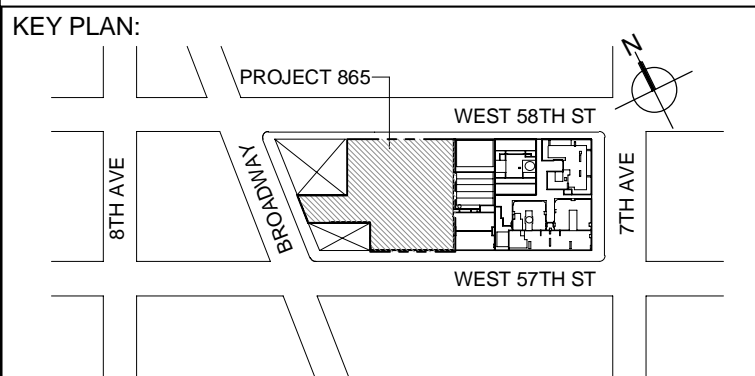
NOTES:

1. CHILLER TO SERVE RETAIL EQUIPMENT LOCATED ON 6TH FLOOR

NOTE

- NOTE**
- 1.
 - 2.
 - 3.
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 - 5.
 - 6.
 - 7.
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 - 9.
 - 10.

- LIGHTING GENERAL NOTES:**
1. LIGHTING CONTROLS SHALL BE PROVIDED AS PER MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4 AND AS MODIFIED BY 2011 NYS DEC. APPENDIX A INCLUDING AUTOMATIC LIGHTING SHUTOFF SECTION 9.4.1.3 SPACE CONTROL (R 4.1.3), EXTERIOR LIGHTING CONTROL (R 4.1.3) AND AS APPLICABLE, ADDITIONAL CONTROLS (R 4.1.6).
 2. EXIT SIGNS SHALL COMPLY WITH NYS DEC. 2011 MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4.3. NOT TO EXCEED 5W PER FACE. CONNECT ALL EXIT SIGNS ON FLOOR TO UNINTERRUPTED CIRCUIT INDICATED ON RISES.
 3. EXTERIOR BUILDING LIGHTING SHALL COMPLY WITH NYS DEC. MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4.4.
 4. ALL FIXTURES WITHIN CLOSETS WHERE SWITCHING ZONE IS NOT INDICATED ARE CONTROLLED VIA INTEGRAL RS SENSORS.



DEVELOPER:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hind Pokorny Associates, Inc.
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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	ISSUED FOR SCHEMATIC DESIGN	04 APR 2014
2	ISSUED FOR DESIGN DEVELOPMENT	01 JUL 2014
3	ISSUED FOR DESIGN DEVELOPMENT	31 JUL 2014
4	CD PROGRESS ISSUE 1	15 OCT 2014
5	ISSUED FOR BD - ELECTRICAL	15 OCT 2014
6	DOB SUBMISSION	19 DEC 2014
7	CD PROGRESS ISSUE 3	09 MAR 2015
8	CD PROGRESS ISSUE 5	10 AUG 2015
9	DOB AMENDMENT 2	18 SEP 2015
10	CD PROGRESS ISSUE 6	30 NOV 2015
11	CD PROGRESS ISSUE 7	29 JAN 2016
12	CD PROGRESS ISSUE 8 - CMP SET	18 MAR 2016
13	DOB AMENDMENT 3	31 OCT 2016
14	ISSUED FOR ASH 425	15 SEP 2017
15	DOB ENERGY SUBMISSION	27 MAR 2018

0 4'-0" 8'-0" 16'-0"

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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CONSULTANT:
AKF
ONE LIBERTY PLAZA, 165 BROADWAY, 22ND FLOOR
NEW YORK, NY 10006
TEL: 212 354 5656 F: 212 354 5668
Website: www.akfgroup.com

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ELECTRICAL
8th FLOOR PLAN - LIGHTING
(MFD-14th FLOOR)

SEAL & SIGNATURE:

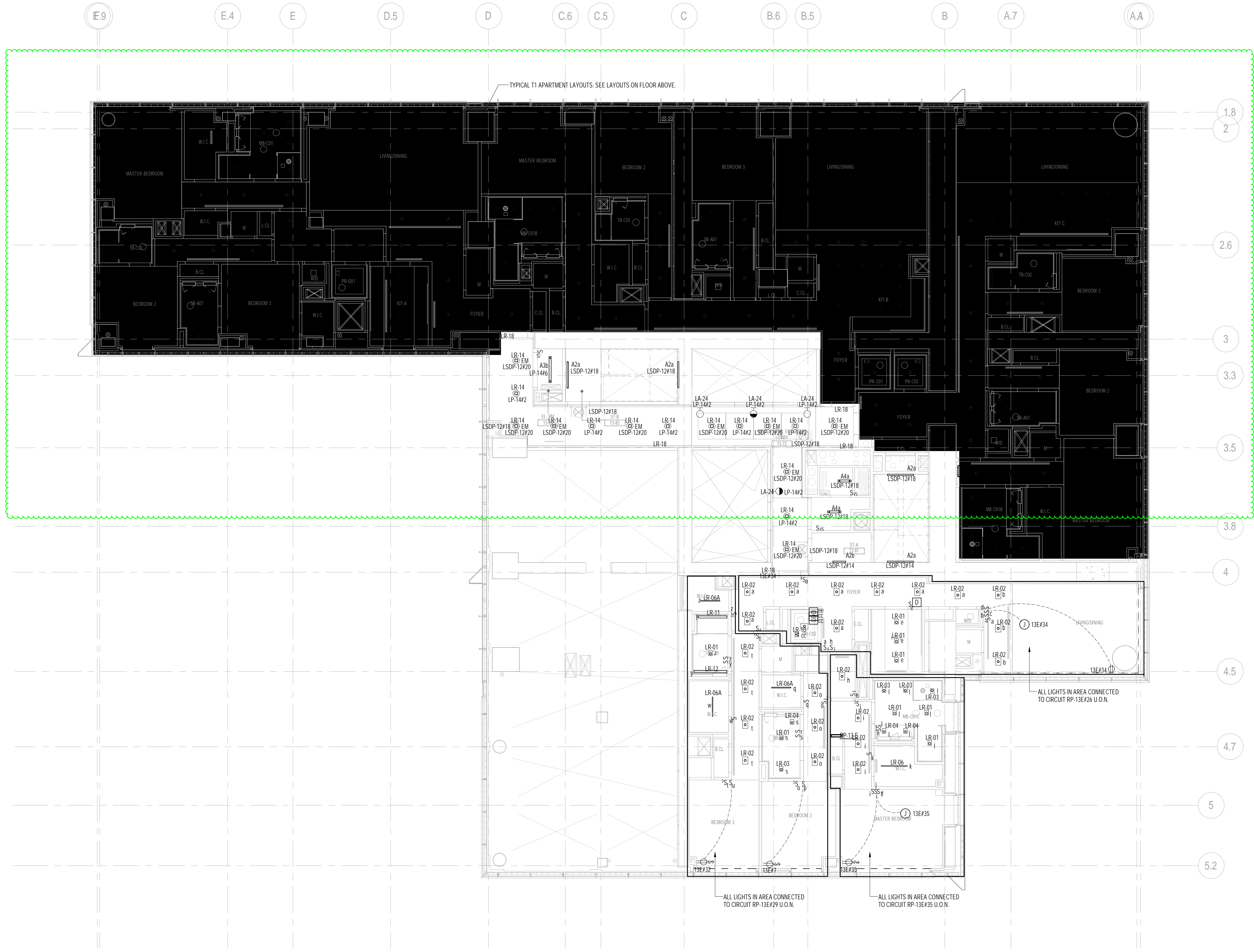
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CHK: EA
SCALE: 1/8" = 1'-0"
DWG No:
E-113.01
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DOB EMPLOYEE STAMP:
DOB S-SCAN:

8th FLOOR PLAN
SCALE: 1/8" = 1'-0"

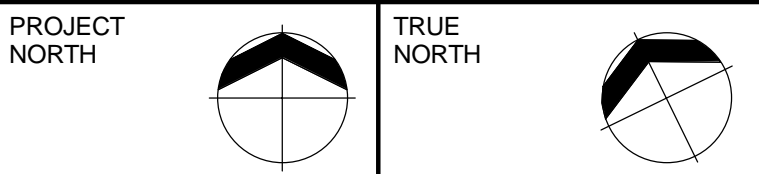
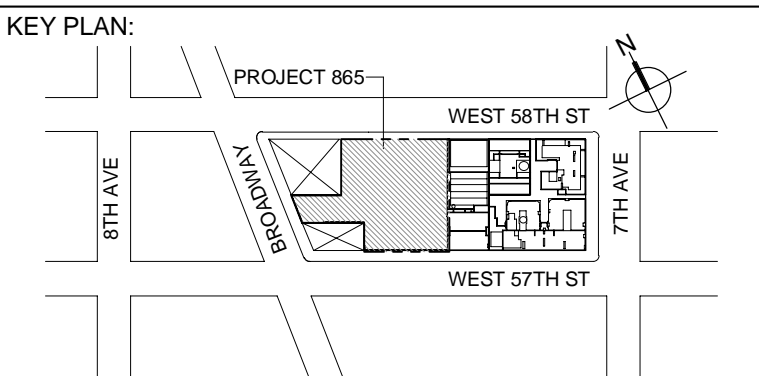
"FOR ECC SCOPE AND APPROVAL ONLY"

LIGHTING GENERAL NOTES:

1. LIGHTING CONTROLS SHALL BE PROVIDED AS PER MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4, AND AS MODIFIED BY 2011 NYS ECC APPENDIX A, INCLUDING AUTOMATIC LIGHTING SHUTOFF SECTION 9.4.1.1) SPACE CONTROL, 9.4.1.2) EXTERIOR LIGHTING CONTROL, 9.4.1.3) AND AS APPLICABLE, ADDITIONAL CONTROL, 9.4.1.4).
2. EXIT SIGNS SHALL COMPLY WITH NYS ECC 2011 MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4.1, NOT TO EXCEED 90 PER CENT. CONNECT ALL EXIT SIGNS ON FLOOR TO UNSWITCHED CIRCUIT INDICATED ON PLANS.
3. EXTERIOR BUILDING LIGHTING SHALL COMPLY WITH NYS ECC MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4.4.
4. ALL FEATURES WITHIN CLOSETS WHERE SWITCHING ZONE IS NOT INDICATED ARE CONTROLLED VIA INTEGRAL IR SENSORS.



1 13th FLOOR PLAN
SCALE: 1/8" = 1'-0"



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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 5	10 AUG 2015
2	CD PROGRESS ISSUE 6	02 NOV 2015
3	CD PROGRESS ISSUE 7	29 JAN 2016
4	CD PROGRESS ISSUE B - CAMP SET	18 MAR 2016
5	CD BULLETIN ISSUE 4	15 JUL 2016
6	CD BULLETIN ISSUE 7	14 SEP 2016
7	DOB AMENDMENT 3	10 OCT 2016
8	DOB ENERGY SUBMISSION	27 MAR 2018

0 4'-0" 8'-0" 16'-0"

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CONSULTANT:
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Website: www.akfgroup.com Email: info@akfgroup.com

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ELECTRICAL
13th FLOOR PLAN - LIGHTING
(MFD-32nd FLOOR)

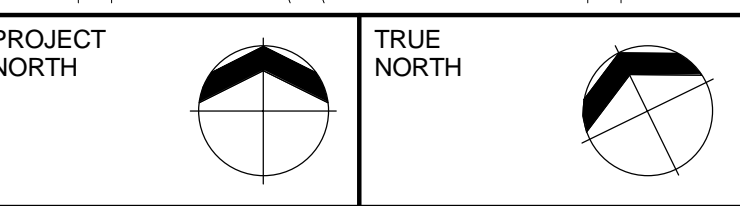
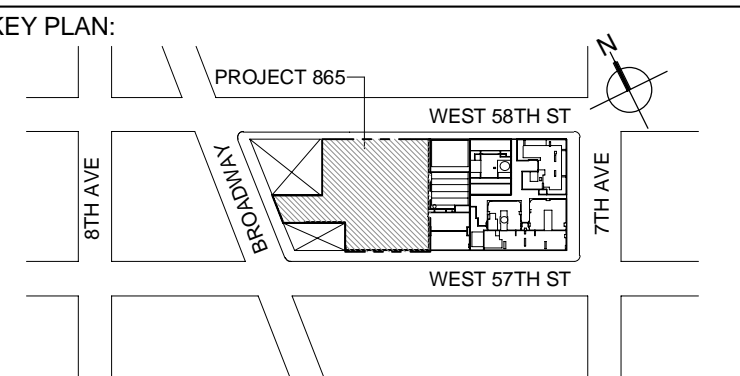
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CHK: EA
SCALE: 1/8" = 1'-0"
DWG No: **E-120.00**
DOB PAGE No: 21 of 127
DOB EMPLOYEE STAMP: [Stamp] DOB 6-SCAN: [Stamp]

LIGHTING GENERAL NOTES:

1. LIGHTING CONTROLS SHALL BE PROVIDED AS PER MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4. AND AS MODIFIED BY 2011 NYECC APPENDIX A, INCLUDING AUTOMATIC LIGHTING SHUTOFF SECTION 9.4.1.1. SPACE CONTROL (9.4.1.2), EXTERIOR LIGHTING CONTROL (9.4.1.3) AND AS APPLICABLE, ADDITIONAL CONTROL (9.4.1.6).
2. EXIT SIGNS SHALL COMPLY WITH NYECC 2011 MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4.1.1. NOT TO EXCEED 80 PER F.A.C.E. CONNECT ALL EXIT SIGNS ON FLOOR TO UNSWITCHED CIRCUIT INDICATED ON PLANS.
3. EXTERIOR BUILDING LIGHTING SHALL COMPLY WITH NYECC MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4.
4. ALL FIXTURES WITHIN CLOSETS WHERE SWITCHING ZONE IS NOT INDICATED ARE CONTROLLED VIA INTEGRAL R.SENSORS.



1 14th FLOOR PLAN
SCALE: 1/8" = 1'-0"



DEVELOPER:
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DESIGN ARCHITECT: Base Building Shell & Core
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New York, NY 10018
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No.	DESCRIPTION	DATE
1	DOB SUBMISSION	19 DEC 2014
2	CD PROGRESS ISSUE 3	09 MAR 2015
3	CD PROGRESS ISSUE 5	10 AUG 2015
4	CD PROGRESS ISSUE 6	10 NOV 2015
5	CD PROGRESS ISSUE 7	29 JAN 2016
6	CD PROGRESS ISSUE 8 - CMP SET	18 MAR 2016
7	CD BULLETIN ISSUE 3	25 MAY 2016
8	CD BULLETIN ISSUE 4	15 JUL 2016
9	CD BULLETIN ISSUE 7	14 SEPT 2016
10	DOB AMENDMENT 3	30 OCT 2016
11	DOB ENERGY SUBMISSION	27 MAR 2018

0 4'-0" 8'-0" 16'-0"

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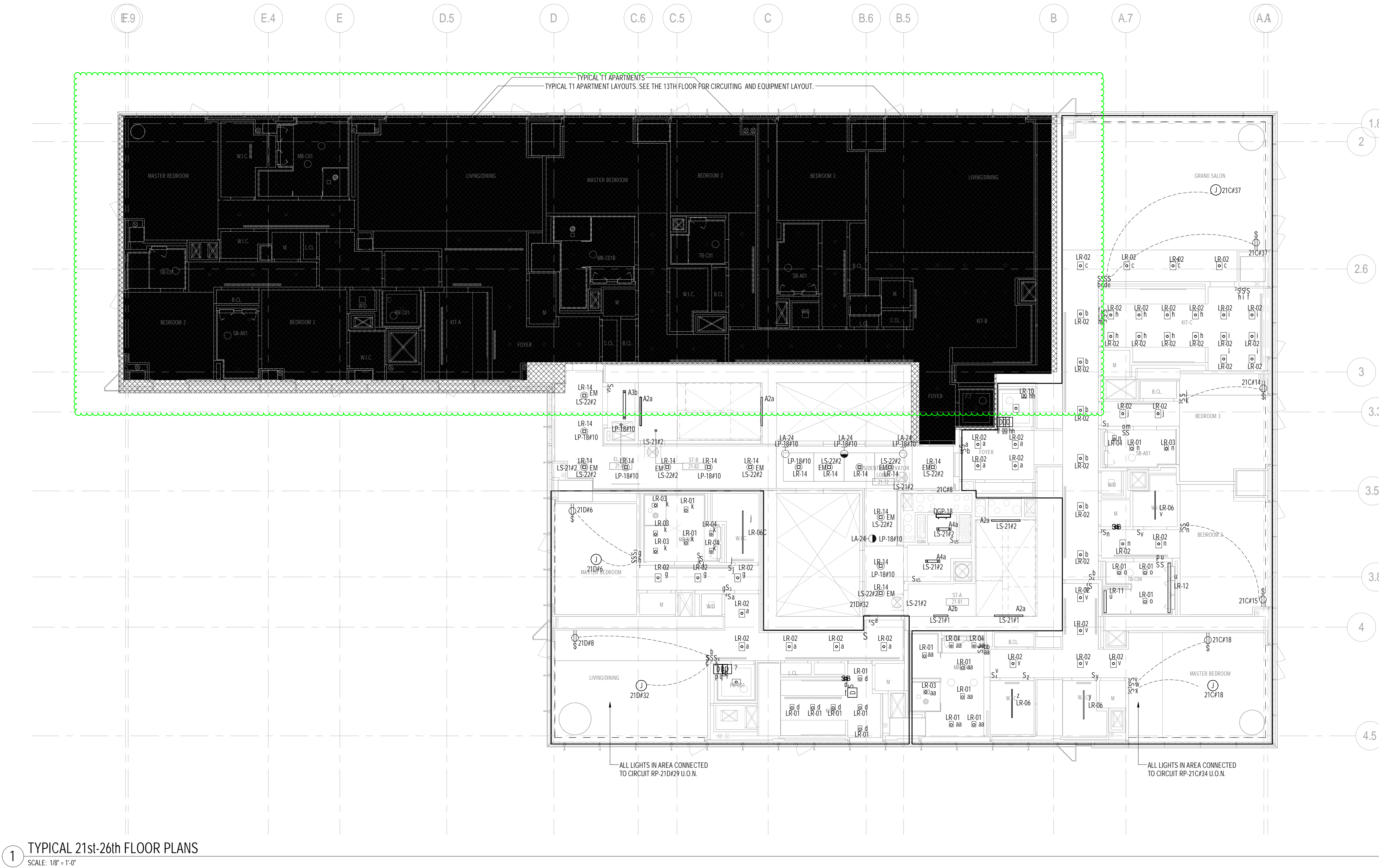
PROJECT:
**217 WEST 57TH STREET
NEW YORK, NY**

DRAWING TITLE:
**ELECTRICAL
14th FLOOR PLAN - LIGHTING
(MFD-33rd FLOOR)**

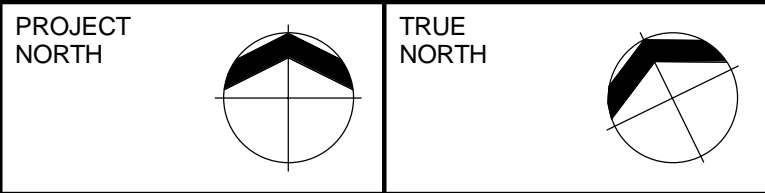
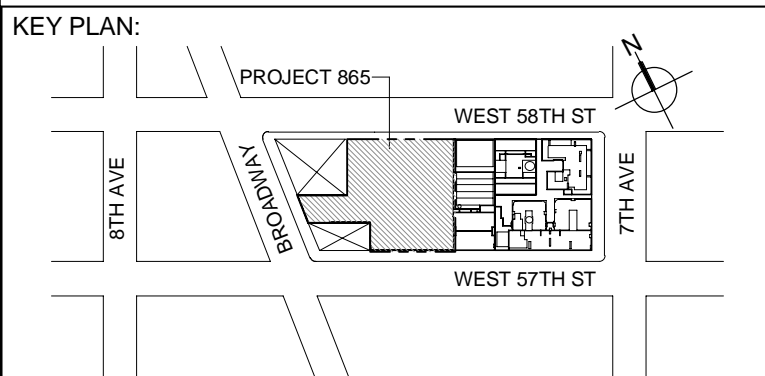
SEAL & SIGNATURE: [Signature] DATE: 08/06/15
PROJECT No: Y130747-000
DRAWN: PW REV: 11
CHK: EA
SCALE: 1/8" = 1'-0"
DWG No: **E-121.00**
DOB PAGE No: 22 of 127

DOB EMPLOYEE STAMP: DOB 6-SCAN:

- LIGHTING GENERAL NOTES:**
1. LIGHTING CONTROLS SHALL BE PROVIDED AS PER MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4.1 AND AS MODIFIED BY 2011 NYECC APPENDIX A, INCLUDING AUTOMATIC LIGHTING SHUTOFF SECTION 4.1.1 SPACE CONTROL (9.4.1.2), EXTERIOR LIGHTING CONTROL (9.4.1.3) AND AS APPLICABLE, ADDITIONAL CONTROL (9.4.1.4).
 2. EXIST SIGNS SHALL COMPLY WITH NYECC 2011 MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 9.4.3. NOT TO EXCEED 100 PER CENT. CONNECT ALL EXIST SIGNS ON FLOOR TO UNSWITCHED CIRCUIT INDICATED ON PLANS. EXTERIOR BUILDING LIGHTING SHALL COMPLY WITH NYECC MANDATORY PROVISIONS AS REQUIRED BY ASHRAE 90.1-2007 SECTION 4.4.
 3. ALL FIXTURES WITHIN CLOSETS WHERE SWITCHING ZONE IS NOT INDICATED ARE CONTROLLED VIA INTEGRAL IN-SENSORS.



1 TYPICAL 21st-26th FLOOR PLANS
SCALE: 1/8" = 1'-0"



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39 West 37th Street, 12A
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No.	DESCRIPTION	DATE
1	DOB SUBMISSION	19 DEC 2014
2	CD PROGRESS ISSUE 3	09 MAR 2015
3	DOB AMENDMENT 2	18 SEP 2015
4	CD PROGRESS ISSUE 6	30 NOV 2015
5	CD PROGRESS ISSUE 7	29 JAN 2016
6	CD PROGRESS ISSUE 8 - CMP SET	18 MAR 2016
7	CD BULLETIN ISSUE 4	15 JUL 2016
8	CD BULLETIN ISSUE 7	14 SEPT 2016
9	DOB AMENDMENT 3	03 OCT 2016
10	DOB ENERGY SUBMISSION	27 MAR 2018

0 4'-0" 8'-0" 16'-0"


Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

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Website: www.akf.com Email: info@akf.com

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ELECTRICAL
21st FLOOR PLAN - LIGHTING
(TYPICAL 21st-26th FLOORS)
(MFD-43rd-49th FLOOR)

SEAL & SIGNATURE:

DATE: 12/16/14
PROJECT No: Y130747-000
DRAWN: JJPW
CHK: EA
SCALE: 1/8" = 1'-0"
DWG No:
E-127.01

DOB PAGE No: 26 of 127
DOB EMPLOYEE STAMP:
DOB 6-SCAN:

Fixture Tag	Watts/Fixt or Watts/LF	Spec Method	8A Regular
LA-01	37	per fixture	
LA-02 (linear)	6	per linear foot	
LA-05	19	per fixture	45
LA-06	14	per fixture	4
LA-08	13	per fixture	3
LA-09	26	per fixture	
LA-10	33	per fixture	
LA-11	1.5	per linear foot	
LA-12	50	per fixture	
LA-12A	50	per fixture	
LA-13	6	per linear foot	
LA-15	33	per fixture	5
LA-15A	36	per fixture	1
LA-17	10.1	per fixture	
LA-18	100	per fixture	
LA-21	14.4	per fixture	9
LA-21A	14	per fixture	6
LA-22	10.1	per fixture	3
LA-22A	10.1	per fixture	
LA-22B	14.8	per fixture	
LA-23	14	per fixture	12
LA-23A	14	per fixture	
LA-24	36	per fixture	
LA-25	6.23	per fixture	
LA-26	2	per fixture	
LA-27	13.1	per linear foot	
SKY CLG	12.5	per linear foot	