

FREQUENTLY ASKED QUESTIONS

PRESENTATION: 2020 NYCECC Commercial Provisions

Admin, Forms, Inspections, Code Availability

Q1. Is the 2020 Code available for purchase?

A1. The 2020 NYCECC is available for purchase on ICC's website <https://shop.iccsafe.org/state-and-local-codes/2020-new-york-city-energy-conservation-code.html>. The City Store's operations are currently suspended due to the COVID-19 pandemic.

Q2. Where is the Energy Code resource section on the DOB web site?

A2. The resources are listed on the Energy Code Webpage on the Department's website, near the bottom of the page at <https://www1.nyc.gov/site/buildings/codes/energy-conservation-code.page>.

Q3. If I am a design applicant or inspector for a project that was designed to the 2016 NYCECC, would we continue to use the older TR8 form when submitting reports to the DOB?

A3. Yes.

Q4. DOB released a sample tabular analysis spreadsheet relating to the 2011 Code. Will something similar be released for the 2020 Code?

A4. Please check the [Energy Code page](#) on the DOB website under the Reference Guides section there are sample tabular analysis spreadsheets that align with 2020 NYCECC provisions - one for the residential provisions, one for the commercial ECC provisions, and one for the ASHRAE provisions.

Q5. Does the COMcheck inspection checklist qualify as a supporting documentation index?

A5. A supporting documentation index must be provided along with the COMcheck - the tabular analysis sample on our website can be used as a template for the supporting documentation index. [Figure 2 of RCNY 5000-1](#) also provides an example of the Supporting Documentation Index requirements.'

Q6. Can compliance be deferred to a later year?

A6. All projects must comply prior to approval. You can't get a permit unless the design complies.

Q7. Aside from NYStretch, where are the future guidelines coming from?

A7. [Local Law 32 of 2018](#) dictates the future of the 2022 NYCECC and the 2025 NYCECC.

- Q8. For HUB-Self-Service, and HUB Full-Service jobs, the electronic TR8 has not been updated, when will this be done?**
- A8. We are currently working on including Energy as a work type in DOB NOW. Please be patient while we work to update this. Ensure that the BIS application includes all of the applicable TR8 inspections, including those work types that are currently in DOB NOW.
- Q9. If a job has to follow IIA8, can 'No' be selected for IIA6 and IIA7?**
- A9. Please check our [Supporting Documents How-to Guide](#) pages BE-7 and BE-8 for examples on when IIA6, IIA7 and IIA8 should be selected 'Yes' and 'No'.
- Q10. Does thermal bridging for an existing building where the envelope is not part of scope other than penetrations provided for ventilation of say, a mechanical room?**
- A10. The City Store's operations are currently suspended due to the COVID-19 pandemic. The 2020 NYCECC is available for purchase on ICC's website <https://shop.iccsafe.org/state-and-local-codes/2020-new-york-city-energy-conservation-code.html>.

Envelope

- Q1. Would appreciate your broadly touching on how these new envelope provisions are (and are not) applied to NYC Landmark properties?**
- A1. NYC Landmark properties are not exempt from the ECC requirements. Buildings Bulletin 2020-007 discusses the applicability of the envelope requirements for alterations. Historic buildings listed or eligible for listing on National or State Historic-Register are exempt from the Energy Code.
- Q2. How will the height of the window be calculated in COMcheck? Will that be something we can input?**
- A2. Each fenestration assembly that is entered into COMcheck must indicate whether the fenestration assembly is located above or below 95' elevation. On the construction documents, the elevation plans should clearly indicate a demarcation line at 95' elevation so that it is clear which fenestration assemblies fall above and below the 95' elevation line.
- Q3. If we are creating a door opening from a window in a terrace that is more than 95 ft above grade for a residential building, that new glass door will have to follow the SHGC rules, is that correct?**
- A3. Doors with over 50% glazing are required to comply with the fenestration U-factor and SHGC requirements in the 2020 NYCECC.

- Q4. For thermal bridging at balconies, engineers are always complaining that the structural integrity is being compromised or lowered when applying that special detail. How is this issue been addressed?**
- A4. Balcony designs are required to comply with both the Energy Code and the Building Code, and structural requirements must be met. If a designer cannot meet the structural requirements, then the balcony insulation must be wrapped with insulation or traded off.
- Q5. How would you use the trade-off option for a balcony that requires either continuous insulation or a thermal break?**
- A5. Balconies that do not meet the requirements of continuous insulation or thermal break may be traded-off in either COMcheck or in an energy model - there is a detailed example of the COMcheck input for uninsulated balconies on page BE-11 of the [Supporting Documents How-To Guide](#).
- Q6. Thermal bridges: can these bridges include interruptions in continuous insulation?**
- A6. The thermal bridge documentation requirements do not require mitigation of the thermal bridges, only that they are documented. Balconies and parapets are required to comply with continuous insulation requirements or be traded-off.
- Q7. For thermal bridge documentation, if a project assembly is significantly different from the underlying assemblies of the code Psi values, would this be grounds for rejecting/objecting to the permit application?**
- A7. If you wish to use a different Psi value, we recommend submitting Thermal Analysis results to support the performance. However, it will not receive an objection under the 2020 Code, as long as it is supported with documentation.
- Q8. Regarding Air Barrier Continuity plan for buildings greater than 50,000SF, and after checking the How-To Guide, it is not clear if testing is required, it states 'testing/inspection' is required therefore it sounds like inspection only can be performed?**
- A8. Testing OR inspection is required, and the ABC plan should indicate which is required for each assembly. It is up to the design professionals to determine what approach is best suited to different joints/assemblies and to specify. Per [RCNY 5000-01 Section \(g\)\(5\)\(iv\)\(B\)\(3\)](#), the construction documents must indicate each unique air barrier joint or seam to be tested or inspected along with the recommended method of testing.
- Q9. How is the air barrier testing applied to alterations and is the sf based on size of scope of work?**
- A9. Please check our [Supporting Documents How-to Guide](#) page BE-8 for examples on when air barrier testing would be required for alterations and additions.

HVAC

Q1. Has there been any study regarding the manufacturer availability of higher efficiency equipment for all types of HVAC covered in the ECC efficiency tables?

A1. The efficiencies in the 2020 NYCECC are the lowest a manufacturer is allowed to produce by Federal requirements. So, there may be older stock with lower efficiency, but it is not allowed to be installed in NYC.

Electrical Power & Lighting System

Q1. Are the regenerative drive elevators required for new construction only? Does it apply to existing building/alteration project for elevator upgrade or replacement?

A1. The regenerative drive requirement for elevators applies only to new construction, not to elevator upgrades or replacements.

Sustainable Roofing Zone

Q1. If it was determined by analysis that the minimum 4kw solar system cannot be accommodated on a pitched roof, how does this impact the new code requirements?

A1. If a project can neither accommodate a green roof due to slope nor solar due to exposure limitations, the project cannot comply. This should be explained when submitting the LL92/94 form.

Q2. How is a sustainable roof installation tracked? As an architect, am I only required to identify the sustainable zone in the drawings?

A2. The project will not get sign-off if the installation is not complete.

Q3. Why aren't there any TR8 inspections for solar panels and green roofs (now required on all new construction)?

A3. TR8 inspections are only for the Energy Code. The solar and green roof requirements are under the Building Code.