



Ruben Diaz, Jr.
Borough President

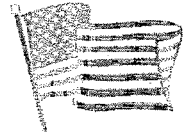
BRONX COMMUNITY BOARD No. 10

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John Marano
Chairperson

Kenneth Kearns
District Manager

April 2, 2014

Honorable Jumaane Williams, Chair
New York City Council Housing and Buildings Committee
City Hall, NY 10007

Re: In. No. 181

A Local Law to amend the New York City Charter and the Administrative Code of the City of New York, in relation to community board review of hotel development plans.

Mr. Chairman:

Allow me to introduce myself, my name is John Marano and I am Chairman of Bronx Community Board #10 and my purpose in writing is to inform the Committee of our Board's support of the proposed amendments to Section 1. Subdivision d of Section 2800 of the New York City Charter, by renumbering paragraphs 18, 19, 20, and 21, as paragraphs 19, 20, 21 and 22, respectively, and by adding a new paragraph 18 that will allow for the initial review of plans submitted by public agencies and private organizations for the development of apartment hotels and transient hotels, as defined in the Zoning Resolution of New York in a local community district, allowing for this review even if the this development is permitted as an "as of right" project in the applicable zoning district, and will include the conduct of a public hearing. The review will be deemed completed immediately after the public hearing, or sixty days after the applicant submits the plan to the community board, whichever comes first.

2. Sub Section 28-104.8.1 of the administrative code of the City of New York is amended by adding a new item 5 to read as follows:
5. In applications for construction of apartment hotels or transient hotel, as defined in the Zoning Resolution of the City of New York, a statement certifying that the community board or district in which the property is located has completed their review of the plan in accordance with paragraph 18 of subdivision d of Section 2800 of the New York City Charter.

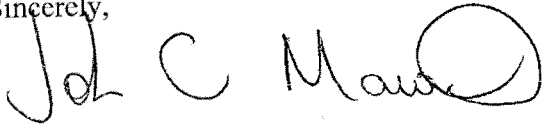
For too long, our communities have suffered with completely undesirable projects that were built under the authority of the "as of right doctrine." All one has to do is witness the proliferation in Bronx County, as well as other Boroughs of "hot sheet motels." These institutions bring nothing to our communities, except degradation, crime and violence.

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It is the sincere hope of our Board that this legislation is passed and signed into law. Hopefully, its passage will pave the way for review of other "as of right" projects, as well. Bronx Community Board #10 believes that all projects coming into a community board should be reviewed by the relevant community board. For only then, can we have a City that has community friendly, positive and sustainable development.

Thank you for your attention and consideration.

Sincerely,

A handwritten signature in black ink that reads "John C. Marano". The signature is written in a cursive style with a large, circular flourish at the end of the name.

John Marano, Chairman
Bronx Community Board #10

April 2, 2014

To: Chair Jumaane Williams and the New York City
Council Committee on Housing and Buildings

Regarding: A **LOCAL LAW** to amend the New York City Mechanical Code in relation to requiring analysis of building heating and cooling needs to be disclosed at time of permit.

Letter of Support:

The proposed legislation will enforce best practices in the design of mechanical systems in buildings. In order to specify the correct equipment for a building, the detailed heating and cooling loads must be thoroughly understood. Often, especially for smaller projects, mechanical equipment is sized based on rules of thumb or on the statements of manufacturers who sell the equipment. Without showing the results of the calculations of load requirements in the construction documents, important communication between the architect, the engineer, the contractor, and the owner may not take place. Further, authorities having jurisdiction cannot easily review anticipated loads or readily discern whether a building will meet energy-efficiency standards without the information called for in this proposed legislation.

One effect of the proposed legislation will be to prevent the oversizing of mechanical systems. In the absence of careful load calculations, the designer is tempted to specify a generously sized boiler and air conditioning system to ensure that there are no future complaints about failure to meet load on cold or hot days. The result, especially for small and midsize buildings, is overly rapid cycling of the equipment, which results in energy waste and low energy efficiency as well as more money spent on fuel, electricity, maintenance and repair.

We urge the earliest possible favorable consideration of this legislation.

Very truly yours,

JAROS, BAUM & BOLLES



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April 2, 2014

To: Chair Jumaane Williams and the New York City
Council Committee on Housing and Buildings

Regarding: A **LOCAL LAW** to amend the Administrative Code of the City of New York in relation to requiring insulation to be provided for existing concealed pipes exposed during alterations or repair.

Letter of Support:

Uninsulated pipes are a common problem in New York City buildings. Uninsulated steam and hot water pipes result in overheating and a waste of energy because the heat emanates from the walls and cannot be controlled. Uninsulated cold water pipes and the air in pipe shafts absorb heat from any nearby steam or hot water pipes, resulting in additional energy use needed to maintain steam or hot water delivery temperatures. In warm weather, uninsulated cold water pipes can produce condensation, leading to rot and mold growth.

This legislation would reduce energy use and improve home comfort by ensuring that pipes are insulated as much as practicable. Opening walls for the sole purpose of insulating embedded pipes is an expensive and disruptive task, and is normally not worth doing on the basis of expected savings if the walls must be opened. However, if the walls are opened for other reasons, the cost of insulation is so low that it is currently installed by many responsible Contractors and building operators. This bill seeks to make this practice universal.

Benefits of insulating pipes include fuel saved in heating and hot water systems and associated reduction in air pollution. Furthermore, the elimination of condensation on cold pipes reduces moisture in walls, thereby inhibiting the growth of molds and reducing maintenance costs.

We urge the earliest possible favorable consideration of this legislation.

Very truly yours,

JAROS, BAUM & BOLLES



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April 2, 2014

To: Chair Jumaane Williams and the New York City
Council Committee on Housing and Buildings

Regarding: **A LOCAL LAW** to amend the Administrative Code of the City of New York in
relation to the allowable maximum heat loss through building walls.

Letter of Support:

Building envelope design has a major impact on heat loss in winter and cooling losses in summer, as well as solar gain in summer. Using the flexibility in the current Energy Code, designers can meet energy-efficiency requirements by trading off the efficiency of mechanical and lighting equipment against the thermal integrity of the envelope.

The current Energy Code does not require building designs to take into account the thermal performance of certain elements of the building envelope such as exposed edges of floor slabs, window and curtain wall framing elements, and through-wall sleeves for mechanical equipment. By including these building elements in the thermal design and performance of the building envelope, the building's energy performance and the thermal comfort of the building will be greatly improved.

Since the building envelope will be in use for many years, its thermal performance has a great impact on the overall energy consumed by the building throughout its useful life as well as the overall comfort of the occupants therein. Additionally, improving the ability of the building envelope to help maintain the building's interior spaces at a comfortable temperature will make the building more resilient and habitable in the event of a severe weather event or other fuel or power interruption.

Adoption of this measure will result in substantially lowered fuel and electric use in buildings, with associated reductions in pollutants and CO₂ emissions.

We urge the earliest possible favorable consideration of this legislation.

Very truly yours,

JAROS, BAUM & BOLLES



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**NYSFAH Testimony before the New York City Council
Committee on Housing and Buildings
April 2, 2014
T2014-0695 (EF3) and Intro 13-2014**

The New York State Association for Affordable Housing (NYSFAH) thanks Chair Williams and the members of the Committee on Housing and Buildings for the opportunity to testify today on the bills before the committee, T2014-0695 (EF3) and Intro 13.

T2014-0695 (EF3): Limiting Heat Loss through External Walls:

While NYSFAH commends the Council's commitment to energy efficiency, we have significant concerns about the impact T2014-0695 (EF3) will have on affordable housing development, which would effectively prohibit the use of cost effective and energy efficient PTAC units for heating and cooling. As central heating and cooling systems are cost prohibitive for many affordable housing developments, T2014-0695 would add significantly to construction and operational costs and ultimately lead to the production of fewer units at a time when the city is in desperate need of affordable housing.

- Energy efficiency is a high priority of the affordable housing industry, which is already employing technologies that significantly minimize or eliminate heat loss through thru-wall units. HPD projects are already required to meet Enterprise Green Communities Criteria, with high energy efficiency standards requiring certification.
- Central heating/cooling systems are cost prohibitive for many affordable housing developments. PTACs are a very commonly used energy efficient means of heating and cooling multi-family affordable housing. PTACs are also significantly more energy efficient than window units, which can often result in substantial air leakage. In its current form, T2014-0695 would effectively eliminate the use of PTAC units. This would have an overwhelmingly negative impact on affordable housing development without contributing to the energy efficiency of buildings. The default calculation of 0.5 Btu/hr-ft² is also likely excessive, and will arbitrarily force the use of central heating/cooling systems in affordable housing construction.
- In addition to its impact on new development, T2014-0695 would pose significant challenges to existing affordable buildings. Many buildings will find it difficult or impossible to replace or upgrade existing equipment and remain in compliance with the Energy Code. Affordable units are income restricted; rents cannot rise to offset increased costs.

Intro 13: Operator training programs

NYSFAFAH is concerned about the impact of Intro 13 on affordable housing, both in regards to the strain on operating resources in affordable housing and the potential bottleneck related to training building operators in the over 13,500 buildings currently covered by the legislation. We suggest that for a program this substantial, the city first address the requirements for commercial buildings and then determining the residential program after evaluating the success of the commercial program.

- There are over 13,500 buildings that would have to comply with this program under the current legislation. The training requirement should be rolled out to a smaller universe of commercial buildings first, and be contingent on city's ability to identify and approve a critical mass of programs that can handle the volume of required attendees within a reasonable timeframe. Only after its success in commercial buildings has been evaluated should the city consider expanding to residential buildings, which are much more varied in their employment structures, staff demographics, geographic and economic distributions, and abilities to comply with complex regulations.
- This program will have a disproportionate strain on affordable housing, which operates on thin margins. Rents cannot go up to offset the increased operating costs of the building.

Thank you again to Chair Williams and the Committee for the opportunity to submit comments today, and consideration of NYSFAFAH's concerns.

Formed in 1998, NYSFAFAH is the trade association for New York's affordable housing industry statewide. Our 300 members include for-profit and nonprofit developers, lenders, investors, attorneys, architects and others active in the financing, construction, and operation of affordable housing. Together, NYSFAFAH's members are responsible for most of the housing built in New York State with federal, state or local subsidies.

Contact: Alexandra Hanson, NYC Policy Director alexandra@nysafah.org (646) 473-1209