

QUICK FACTS

New Commissioning Requirements NYC Commercial Code

Significant Changes to Code in October 2016

To align with international standards and the goals of New York's Reforming the Energy Vision strategy, the commercial construction code now requires a comprehensive commissioning process for new construction and substantial renovation projects with total mechanical capacity larger than 480,000 BTU/hr for COOLING, or 600,000 BTU/hr for HEATING & SERVICE HOT WATER.

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| Commissioning (Cx) <i>The systematic process of proactively verifying that building systems are designed, installed, thoroughly tested and capable of being operated and maintained to perform as intended.</i> | Building Size | More than 20,000 SF – typically will require Cx. Less than 10,000 SF - typically will not. |
| | Building Systems | All Mechanical, Service Hot Water Heating, and Lighting Control systems which affect energy use must be commissioned. |
| | Cx Benefits | Lower operational costs and avoid the lost time, expense and discomfort of improperly installed systems. |

The NYC requirement are best met by engaging a Cx professional early because section C408 of **the NYC Commercial Code specifies:**

- **Commissioning Requirements** be described in the Construction Documents Prior to DOB approval.
- **Commissioning Plan** is prepared by a registered design professional or approved agency.
- **Functional Testing** of equipment and controls is performed and reported in the Preliminary Commissioning Report.
- **Preliminary Commissioning Report** is submitted prior to final DOB inspection.
- **Post-construction documents** include equipment manuals, submittals, as-built drawings must be provided within 90 days of the Certificate of Occupancy or Letter of Completion.
- **Final Commissioning Report** be completed within 18 to 30 months of Certificate of Occupancy.

Ensure that your projects comply with code and perform as expected with the assistance of Taitem's Certified Cx Professionals. Satisfied clients say:

"GREAT TEAM PLAYERS"

"HELPFUL IN FINDING PRACTICAL SOLUTIONS TO CHALLENGES IN THE FIELD AND NOT OVER-COMPLICATING ISSUES."

"EXTREMELY KNOWLEDGEABLE"

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