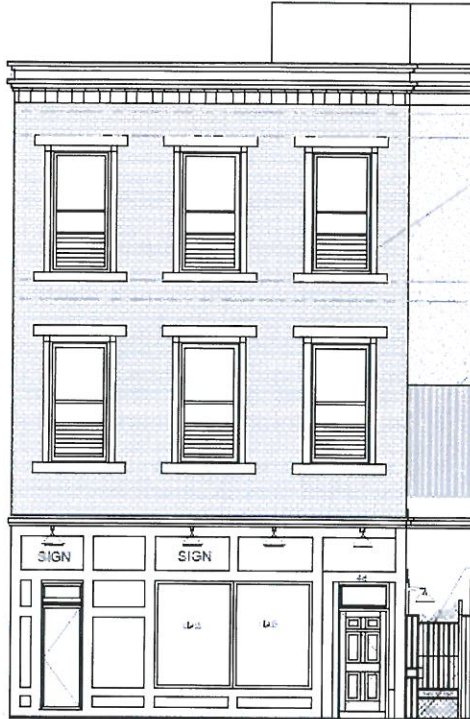


IECC2015 / NYSECCC2016 COMcheck Compliance Report



Project:
48 South Franklin Street
Nyack, NY 10960

Signature: _____

Michael Hicks

Date: _____

4/8/22

RESNET Certified HERS Rater

ICC Certified Plans Examiner

ICC Certified Energy Inspector

ACCA Certified HVAC Design



Energy

Efficiency

Consultants, L.L.C.

VILLAGE OF NYACK
BUILDING
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4/8/2022

Energy Efficiency Consultants

Mike Hicks

MHicks.EEC@GMail.com

845-271-9385



Envelope Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: 48 South Franklin Street LLC
Location: Nyack, New York
Climate Zone: 5a
Project Type: Alteration
Vertical Glazing / Wall Area: 13%

Construction Site:
48 South Franklin Street
Nyack, NY 10960

Owner/Agent:
48 South Franklin Street LLC
48 South Franklin Street
Nyack, NY 10960

Designer/Contractor:
Michael Hicks
Energy Efficiency Consultants
10 Carliann Lane
Valley Cottage, NY 10989
845-271-9385
MHicks.EEC@Gmail.com

Building Area**Floor Area**

1-Apartments (Multifamily) : Residential
2-Retail Space (Retail) : Nonresidential
3-Office Space (Office) : Nonresidential

3875
1875
370

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
Roof: Attic Roof with Wood Joists, [Bldg. Use 1 - Apartments]	2075	49.0	0.0	0.021	0.021
Ceilings: Attic Roof with Wood Joists, [Bldg. Use 3 - Office Space]	215	49.0	0.0	0.021	0.027
Ceilings: Attic Roof with Wood Joists, [Bldg. Use 2 - Retail Space]	245	49.0	0.0	0.021	0.027
Exterior Wall: Wood-Framed, 16" o.c., [Bldg. Use 3 - Office Space]	212	36.0	0.0	0.049	0.064
Doors: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Sliding Doors, SHGC 0.40, [Bldg. Use 3 - Office Space] (b)	80	---	---	0.770	0.770
Doors: Insulated Metal, Swinging, [Bldg. Use 3 - Office Space]	40	---	---	0.770	0.370
Exterior Wall: Concrete Block:12", Solid Grouted, Normal Density, Furring: Wood, [Bldg. Use 3 - Office Space]	208	36.0	0.0	0.041	0.090
Exterior Wall: Concrete Block:12", Solid Grouted, Normal Density, Furring: Wood, [Bldg. Use 2 - Retail Space]	1260	36.0	0.0	0.041	0.090
Windows: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Existing, SHGC 0.40, [Bldg. Use 2 - Retail Space] (b)	45	---	---	0.450	0.380
Doors: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Sliding Doors, SHGC 0.40, [Bldg. Use 2 - Retail Space] (b)	20	---	---	0.770	0.770
Doors: Wood, Swinging, [Bldg. Use 2 - Retail Space]	40	---	---	0.770	0.370
Exterior Wall: Wood-Framed, 16" o.c., [Bldg. Use 1 - Apartments]	1015	36.0	0.0	0.049	0.064
Windows: Vinyl/Fiberglass Frame:Operable, Perf. Specs.: Product ID	90	---	---	0.450	0.450

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
Existing, SHGC 0.40, [Bldg. Use 1 - Apartments] (b)					
Windows: Vinyl/Fiberglass Frame:Fixed, Perf. Specs.: Product ID Existing, SHGC 0.40, [Bldg. Use 1 - Apartments] (b)	20	---	---	0.450	0.380
Doors: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Sliding Doors, SHGC 0.40, [Bldg. Use 1 - Apartments] (b)	100	---	---	0.770	0.770
Exterior Wall: Concrete Block:12", Solid Grouted, Normal Density, Furring: Wood, [Bldg. Use 1 - Apartments]	2180	36.0	0.0	0.041	0.080
Windows: Vinyl/Fiberglass Frame:Operable, Perf. Specs.: Product ID Existing, SHGC 0.40, [Bldg. Use 1 - Apartments] (b)	140	---	---	0.450	0.450
Doors: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID Existing, SHGC 0.40, [Bldg. Use 1 - Apartments] (b)	40	---	---	0.770	0.770
Floor: Wood-Framed, [Bldg. Use 2 - Retail Space]	930	30.0	0.0	0.033	0.033
Slab: Slab-On-Grade:Unheated, Horizontal with vertical 2 ft., [Bldg. Use 2 - Retail Space] (c)	30	---	10.0	0.700	0.540

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

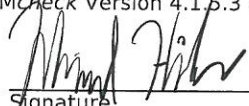
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 15% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Michael Hicks
Name - Title


Signature

4/8/2022
Date



Inspection Checklist

Energy Code: 2015 IECC

Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1] ¹	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.1 [PR10] ¹	The vertical fenestration area \leq 30 percent of the gross above-grade wall area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.1 [PR11] ¹	The skylight area \leq 3 percent of the gross roof area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.2 [PR14] ¹	In enclosed spaces $>$ 2,500 ft ² directly under a roof with ceiling heights $>$ 15 ft. and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is \geq half the floor area; (b) the skylight area to daylight zone is \geq 3 percent with a skylight VT \geq 0.40; or a minimum skylight effective aperture \geq 1 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.6 [PR16] ¹	Group R-2 dwelling units have separate electrical meters.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C406 [PR9] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Footings / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 [FO4] ²	Slab edge insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2.1 [FO6] ¹	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C104 [FO3] ²	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [FO12] ³	Radiant heating systems panels insulated to $\geq R-3.5$ on face opposite space being heated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply. See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12] ²	Fenestration products rated in accordance with NFRC.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.1.3 [FR13] ¹	Fenestration products are certified as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.3 [FR10] ¹	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.4.3, C402.4.3.4 [FR8] ¹	Vertical fenestration U-Factor.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.4.4 [FR14] ²	U-factor of opaque doors associated with the building thermal envelope meets requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.5.1.2.2 [FR20] ¹	The building envelope contains a continuous air barrier that is sealed in an approved manner and average assembly air leakage ≤ 0.04 cfm/ft ² . Air barrier penetrations are sealed in an approved manner.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.5.2, C402.5.4 [FR18] ³	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.5.7 [FR17] ³	Vestibules are installed on all building entrances. Doors have self-closing devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.5.5, C403.2.4. 3 [ME3] ³	Stair and elevator shaft vents have motorized dampers that automatically close.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.5.5, C403.2.4. 3 [ME58] ³	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use and meet maximum leakage rates. Check gravity dampers where allowed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Project Title: 48 South Franklin Street LLC

Report date: 04/08/22

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3] ¹	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is ≤ 3 in 12.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.1 [IN10] ²	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2 [IN7] ¹	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2, C402.2.4 [IN9] ²	Floor insulation installed per manufacturer's instructions. Cavity or structural slab insulation installed in permanent contact with underside of decking or structural slabs.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2.1 [IN14] ²	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.2.1 [IN17] ³	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C104 [IN6] ¹	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C104 [IN8] ²	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [IN18] ³	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C104 [IN2] ¹	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.5.1.1 [IN1] ¹	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.3 [FI51] ³	Where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening are located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms are sealed and insulated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.5.6 [FI37] ¹	Weatherseals installed on all loading dock cargo doors.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.5.8 [FI26] ³	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C406.4 [FI54] ¹	Enhanced digital lighting controls efficiency package: Interior lighting has following enhanced lighting controls in accordance with Section C405.2.2: Luminaires capable of continuous dimming and being addressed individually, ≤ 8 luminaires controlled in combination in a daylight zone, digital control system for fixtures, "Sequence of Operations" documentation, and functional testing per Section C408.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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