

A NEWSLETTER PUBLICATION OF THE MASTER PLUMBERS COUNCIL OF THE CITY OF NEW YORK, INC.

NEW DEPARTMENT OF BUILDINGS COMMISSIONER APPOINTED

On July 17, 2014 Mayor de Blasio named Rick Chandler as the new Department of Buildings Commissioner.

Rick Chandler was a professional engineer and Assistant Vice-President of Facilities at Hunter College. Chandler served as a Borough Commissioner of Queens, Brooklyn, and the Bronx from 1995-2002.

As Commissioner, he will be tasked with ensuring the safe and lawful use of more than 975,000 buildings and properties in New York City by enforcing the Building Code, Electrical Code, Zoning Resolution, and state labor law and multiple dwelling law.

"I could not be more humbled to join Mayor de Blasio's administration as the head of the Department of Buildings," said incoming Department of Buildings Commissioner Rick Chandler. "The stakes of this work are incredibly high. We're there to make sure New Yorkers' homes and workplaces are safe. We're there to help get more affordable housing and job-creating construction underway. We're going to advance those priorities safely, responsibly and fairly for all New Yorkers."

ABOUT RICK CHANDLER

Rick Chandler is a professional engineer and Assistant Vice-President of Facilities at Hunter College. In this capacity, Chandler supervises 300 employees and controls daily facility operations for 10 million square feet, including 13 buildings on seven Manhattan campuses, eight separate schools of higher education, a 2,500-student K-12 public school, 660 dorm rooms, and multiple athletic facilities. Following Hurricane Sandy, Chandler led emergency response at Hunter College, which entailed coordinating recovery and re-occupancy of three high-rise buildings.

Previously, Chandler served as Assistant Commissioner for Housing and Placement at the Department of

Homeless Services and as Borough Commissioner at the Department of Buildings for Queens, Brooklyn and the Bronx. During his time at DOB, Chandler was responsible for managing large teams of architects and engineers in reviewing construction plans for code compliance, as well as directing inspections for regulatory compliance and sign-off. At DHS, Chandler is credited for restructuring the Office of Rehousing, resulting in increased productivity of more than 50 percent in two successive years.

Chandler received an MSCE from Columbia University in 1990, and a BCSE from the University of Nebraska in 1984.

OFFICIAL PRESS RELEASE HERE AS WELL:

<http://www1.nyc.gov/office-of-the-mayor/news/357-14/mayor-de-blasio-appoints-commissioner-the-department-buildings-chair-civilian-complaint#/0>

MOVING ON

Effective Friday August 1, 2014, Patrick Reilly stepped down as Department Manager of the Bronx Westchester Energy Services. Pat had taken that position over from Joseph Zillitto. Pat will now be working in the Bronx Electric Construction Department. In addition to being the Department Manager of this zone, Pat was also the liaison to the plumbing industry. Pat has always been a true gentleman and a pleasure to work with. Pat would set-up periodic meetings between the committee and Con Ed representatives. These meetings have been very productive giving the industry the chance to have their voice heard.

Pat will be replaced by Joseph Somma. Joseph was formerly the Department Manager for Manhattan. He will also assume the role of industry liaison. We congratulate Pat on his promotion and wish him continued success.

A Message from the Executive Director of the Master Plumbers Council

Hello and welcome to the latest edition of *The Voice of the Licensed Master Plumber*. We have been very busy since our last edition with many exciting changes.

We welcomed Rick Chandler as our new Department of Buildings Commissioner. Rick brings a wealth of experience and credentials to the department and we are very excited to have him as the head of the DOB. We look forward to an open relationship where industry and government work hand in hand for the betterment of both. More information about Rick Chandler's diverse background is provided on page 1.

At our latest Board Meeting we discussed the new changes regarding the LAA permit that will be going into effect on October 1st, 2014. The MPC has requested to meet with the LAA Division to clarify the LAA permit process and to ascertain what can be done to reduce the long wait period for manually filed permit applications. We are hopeful that we will see a change to the eight-week lead times for a permit, which would be in the best interest of the general public, the industry, and the department. For more information regarding this change please see page 6.

The Sub OPS Committee, with the help of our lobbyist, have been collaborating with the DOB to obtain the opportunity for licensed professionals to print their own B-SCAN stickers. We believe this ability to e-file will be a much more convenient and efficient process. As a reminder, all contractors must use the electronic filing system through the NYC Development Hub in order to obtain B-SCAN labels moving forward. If you have not already registered you can complete the process at <https://a810-e filing.nyc.gov/eRenewal/register.jsp>. Further instructions are provided on page 8.

Our next Chapter Membership Meeting is on September 3rd at 5:00 pm at Vetro's Restaurant and Lounge in Howard Beach and don't forget to mark your calendars for our upcoming Trade Expo on October 7th from 1:30 pm to 9:00 pm at Russo's On The Bay in Howard Beach. The Expo promises to be a very educational evening with presentations by AEA, National Grid, Con Edison, Carbon Key, Miller Proctor Nickolas and the MPC.

It has been a pleasure meeting many of you at our recent events and I look forward to meeting more of you at our upcoming Chapter Membership Meeting and Trade Expo.

John F. DeLillo, Jr.
NYCMPC Executive Director



Master Plumbers Council of the
City of New York, Inc.

240-21 Braddock Avenue, Bellerose, NY 11426
Phone: 718-793-6300 * Fax: 718-343-0759
www.nycmpc.org

The Voice of the Licensed Master Plumber,
a membership publication of the NYCMPC.

All text for articles is due by the 1st day of the
month prior to publication.

We welcome your suggestions and contributions.

NYCMPC Board President
Michael Loise

Executive Director
John F. DeLillo, Jr.
johnd@nycmpc.org

Editors
George Bassolino
Erica Correa

Graphics
Janene Meyerowitz
JM Image Management, LLC
info@jmimagemgmt.com

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- * Improving Steam Efficiency with New & Existing Systems - Miller Proctor Nickolas
- * New Building Procedure for Gas Piping & Other Plumbing Related Services - MPC
- * Impacts & Changes to the New Local Gas Codes - MPC

For event information:

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WHEN WILL MY GAS SERVICE BE INSTALLED?

Many members have asked our utility committee find out why it is taking so long to get a new gas service installed into their projects. The “normal” period to have a new service installed was approximately 90 days from the time the interim inspection was passed. Some of members stated they are waiting for over six months. Are there delays and if so what are the causes? The Utility committee presented the question to Con Edison. The following is the reply to that inquiry from Christine Cummings who is a manager for the Oil to Gas Conversion Group.

Con Edison has a number of construction challenges it is facing this year. In addition to a dramatic increase in emergency calls as a result of an enhanced safety awareness campaign, the company is expected to replace 60 miles of main in its service territory by year end. Unfortunately, the majority of this work is in the busiest parts of New York City and Westchester County, and as a result, planned work (such as service installations, meter sets, and cut and caps prior to demolition) have been delayed while the constrained resources work to address the emergency and system needs. Work is ongoing and services are being installed daily, however, the company has informed customers submitting new requests (that are not service adequate) that they will not obtain service until 2015.

The company operates on a first in, first out basis for its construction queue.

The immediate reaction might be to delay a work request or to let a case get cancelled. While the delays can be even more frustrating for consumers than they are for the utility, a job that has been released to their construction department is a job that is guaranteed a service. You may cost clients' money if you delay submitting a work request because you are aware of Con Edison's construction delay. Essentially, even if the line is long, you are better being on that line than off it!

Con Edison is very concerned about customers attempting to take shortcuts or avoid the queue, by switching to gas heat even though the service line needs to be replaced. The company is strictly enforcing the rules- if you attempt to circumvent the construction process or the meter installation process, the company will have the gas turned off. Refusing to admit company personnel to the location to do so will result in a cut and cap from the street. They have recently turned off gas to several customers for inadequate service pipe size and for undersized meters relative to load. They will respond to every odor call and they will make any and all dangerous situations safe.

'GPS SLEEVES' NEW SLEEVE INSPECTION PROCESS

In a continuing effort to better serve their rate payers, Con Edison Energy Services is launched 'GPS Sleeves', a new tool that offers a self-service alternative to the traditional gas sleeve inspection process. Using GPS-enabled smart phone contractors can take pictures of an installed sleeve and submit them directly to Con Edison Energy Services for review, possibly eliminating the need for a physical sleeve inspection by a Con Edison inspector. GPS coordinate information stored on the photo may be used to verify the location of submitted photos. Additionally, the photos may be reviewed by an Energy Services representative to ensure that the sleeve meets “Blue Book” specifications outlined in your Con Edison issued service layout.

This procedure had originally been introduced in 2012 but there were some issues with the programming. Con Edison has re-released a new procedure to conduct gas sleeve inspections.

Please note that the instructions reference the “blue book”. The correct term should have been the “yellow

book”. The book can be found at: <http://www.coned.com/es/specs/gasyellowbook.pdf>.

Please be sure to follow the proper sleeve installation specifications listed in the book.

NOTE: Any deviation from the listed Con Edison specifications require prior approval.

EDITOR'S NOTE:

Generally the MPC Utility committee is notified in advance of any upcoming changes. Since they were not notified of this change they reached out to their liaison at Con Edison. The liaison was the new procedure was being revised and once completed will be posted on their website.

They requested that we communicate that presently they accept pictures to approve corrected items from previous inspection failures. Pictures should be attached to the case via Project Center.



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UPCOMING CHANGES TO THE LAA PERMIT

Effective on October 01, 2014 new changes will be coming to the LAA permit. The LAA Division is in the process of designing a new form to accommodate these changes. The biggest difference between the existing and the new permit process is the separation of work into two categories. One category will still maintain a dollar limit for the work done during a twelve month period. The second category will allow for unlimited dollar value of certain types of work. Category 1 allows for an increase of the dollar value work to \$35,000 in any twelve month period. Category 2 allows for the replacement of certain existing fixtures and appliance without affecting the dollar cap on the building. The new provisions of the LAA permit are listed below. We have requested meetings with the LAA Division to clarify how certain work types will be filed and how the forms will be completed.

LAA

1. The installation of new plumbing or gas piping or the rerouting of existing plumbing or gas piping;
2. The addition of not more than two plumbing fixtures or fixture connections;
3. The mounting of new plumbing fixtures on existing roughing, other than the mere replacement of existing fixtures constituting a minor alteration or ordinary repair under this code; and
4. The installation or replacement of backflow preventers.

LIMITED PLUMBING ALTERATIONS. An alteration to a plumbing or fuel gas piping system that is

limited in scope, falling into one of the following categories:

Category 1. An alteration to a plumbing or fuel gas piping system where the total cost of the proposed Category 1 work in the building does not exceed thirty-five thousand dollars in any 12-month period, and where the proposed work is limited to the following:

1. The addition of not more than 5 plumbing fixtures or fixture connections in a building within any 12-month period, including any associated plumbing necessary to serve such additional fixtures or fixture connections.
2. The installation of new plumbing or fuel gas piping, excluding work in Category 2;
3. The installation of up to five new sprinkler heads off of an existing domestic water system within any 12-month period;
4. Rearrangement of not more than 20 sprinkler heads in areas classified in light hazard occupancy, as such term is defined in NFPA 13 as amended by appendix Q of the New York City building code, provided such areas are already sprinklered and such areas will remain in such occupancy, and provided further that all such sprinkler heads are off of a domestic water system;
5. hazard occupancy, as such term is defined by NFPA 13 as amended by appendix Q of the New York City building code, provided such areas are already sprinklered and such areas will remain in such occupancy, and provided further that all such sprinkler heads are

off of a domestic water system.

6. Rearrangement of not more than 20 sprinkler heads in mercantile areas classified in Group 2 ordinary hazard occupancy, as such term is defined by NFPA 13 as amended by appendix Q of the New York City building code, provided such areas are already sprinklered and such areas will remain in such occupancy, and provided further that all such sprinkler heads are off of a domestic water system;
7. In-kind replacement of piping and parts required for the operation of a standpipe, provided that a sprinkler is not connected or is not now being connected to such system; and
8. Replacement of parts required for the operation of a standpipe systems that is not a combined standpipe system.

Category 2. An alteration to a plumbing or fuel gas piping system that is not subject to cost or duration limitations and that is limited to the following:

1. The rerouting of existing plumbing or fuel gas branch piping to serve the same number of fixtures and appliances;
2. The relocation and mounting of new plumbing fixtures on existing roughing, other than the mere replacement of existing fixtures constituting a minor alteration or ordinary repair under this code;
3. The installation or replacement of primary backflow preventers;
4. Replacement of gas-fired boilers

with heat input of 1 million Btu/h (293 kW) or less;

5. Replacement of gas burners with heat input of 2.8 million Btu/h (821 kW) or less;
6. Relocation of a gas burner/boiler within the same, unaltered fire-rated enclosure or room;
7. In-kind replacement with the following direct-vent appliances that are vented directly through exterior walls serving buildings occupied exclusively as one- or two-family dwellings not more than four stories in height, as provided for in rules by the department, regarding gas-fired boilers, not water heaters and furnaces;
8. Installation of a new single domestic gas dryer that is vented directly through an exterior wall in buildings occupied exclusively as one- or two-family dwellings not more than four stories in height, as provided for in rules by the department;
9. Placement of a registered gas fired temporary boiler at a site for emergency heating; and
10. Replacement of up to thirty existing sprinkler heads providing that orifice sizes, type and deflector positions remain the same and all such sprinkler heads are off of a domestic water system.

WHY IS IT TAKING SO LONG TO GET A MANUALLY FILED LAA WORK PERMIT?

As all licensed plumber and fire suppression contractors are aware there has been an increased wait time in the processing of manually submitted LAA permit applications. This is due in a large part to the loss

of personnel at the division. Another reason is the restrictions placed on electronic filing. Presently there is confusion as to which fixtures, appliances and equipment can be filed on an LAA and further which items can be electronically filed and which must be filed manually. What verbiage is required on a permit is also confusing as is determining the legality of the existing systems. Obtaining variances for projects in buildings with violations also adds to the time it takes to get a permit.

Whatever the reason these delays are unacceptable and we call on the DOB leadership to make the required changes to shorten the permit waiting time. The staffing shortage at the LAA Division is not due to budget cuts. The process of recruiting and training new personnel takes time. Leadership should have planned for the shortages since some of them were due to retirements. It is grossly unfair to the public to have their licensed professional wait weeks to obtain a work permit. They are soon faced with an option of waiting weeks to get their project permitted or turn to an unlicensed

or unscrupulous contractor who may circumvent the permit process. Where does that leave the honest licensed professional?

EDITOR'S NOTE:

The MPC would like to point out that the personnel who work in the LAA Division are

making their best efforts to cope with the limited resources they have been provided. The people in the division are dedicated and very professional in their interactions with plumbers. This current backlog is just as frustrating for them and they always reach out to try and help. They have no control over issues such as hiring new employees. Another division of city government is responsible for approving new employees. They also have very limited control over what can and can't be done with an LAA permit. Those decisions are made (or not) on the seventh floor. Please take that into consideration when working with the "people behind the window".

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UPCOMING CHANGE

Electronic Filing Enhancement: Automated Printing for B-SCAN Job Stickers

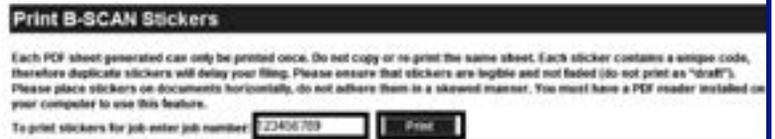
Beginning August 11, 2014, applicants and filing representatives will be able to print B-SCAN job stickers from our NYC Development Hub online service – reducing wait time to file at the Department’s borough offices.

On September 15, this new process will be standard practice, and borough office employees will no longer print B-SCAN stickers. During this transition through September 12, our employees can assist with printing.

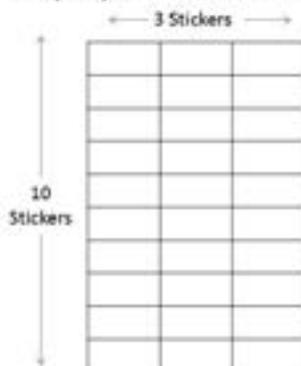
B-SCAN Job Sticker Printing

Applicants and filing representatives must be registered to use electronic filing through the NYC Development Hub and have PDF reader software. (Users registered as non-preparers must go to the Manage Your Account function, enter a business name for the preparer, click Submit and log back into the system.) To print stickers:

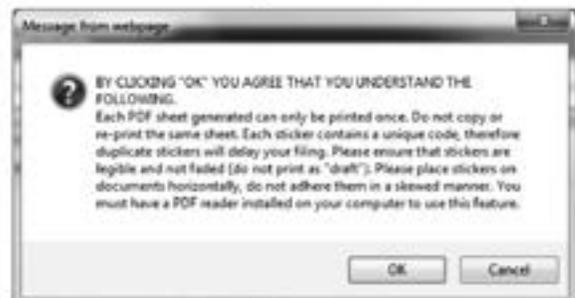
1. Log into the NYC Development Hub, chose Major or Minor Construction and then click Print B-SCAN Stickers.
2. Enter Job Number and click “Print”.



3. Use 1" x 2 5/8" laser/inkjet-compatible labels (30 per 8 1/2" x 11" sheet).



4. You will receive a reminder message explaining not to copy sticker sheets (only print once close) and to place stickers on documents vertically.

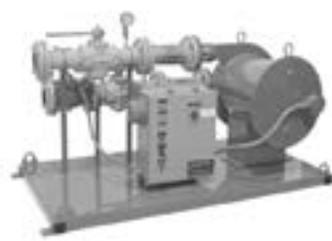


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EXECUTIVE DIRECTOR
E. JOHND@NYCMPC.ORG
WWW.NYCMPC.ORG

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