

Legislation at a Glance

Proposal 20: Add Hookups for Temporary Generators & Boilers

Implemented

Local Law 108 of 2013

Summary

During extended service disruptions, buildings can use electricity and heat from temporary generators and boilers. It is much easier to connect this equipment if convenient hookup points are installed in advance. New and existing health care facilities and nursing homes in flood zones will now be required to install “quick-connect” hookups for temporary generators and boilers.

New Requirements or Changes

Effective: December 31, 2014

NYC Administrative Code Section 28-315.8.2 and 28-315.8.3; Building Code Appendix G, Section 311.2 and 311.3:

Connections for temporary equipment will be required for any new or substantially renovated building located in designated flood zones when the primary use of the building is as a group home or hospital. Existing group homes and hospitals that are located in flood zones will be required to install such emergency connections by January 1, 2033. If the flood zone maps change, and an existing group home or hospital finds that it is in a newly-designated flood zone, it will have 20 years from the map change to install any required emergency connections.

Emergency generators: The following existing buildings must provide connections for temporary external generators by 2033:

- Institutional, nursing, and group homes located in the 1% annual chance (100-year) flood zone
- Hospitals located in the 1% (100-year) or 0.2% (500-year) annual chance flood zones.

Emergency heating and cooling: The following existing buildings must provide connections for temporary external boilers and chillers by 2033:

- Hospitals located in the 1% (100-year) or 0.2% (500-year) annual chance flood zones.

Appendix G to the Building Code, Section 304.5:

In flood zones, group home construction covered by this section must provide connections for emergency generators that power safety lighting, fire alarms, an elevator, and service lighting so that they can continue to operate.

In flood zones, hospital construction covered by this section must provide connections for emergency generators that power air conditioning in sleeping areas and medical service areas, as well as any other electrical services for which emergency or standby power is required by law. Hospitals must also provide connections for temporary external boilers and chillers, if the normal boiler and chiller plants are located below the design flood elevation.

For all construction types, there is an exception if the building has its own emergency or standby power systems located above the flood line. Otherwise, all required connections must be located above the design flood elevation. The building must submit a plan to the Department of Buildings that shows how external generators (and boilers and chillers, if required) are to be connected and able to provide power.

NYC Administrative Code Sections 28-104.7.14 and 28-104.7.15:

New or substantially renovated buildings in the covered categories that are exempt from installing temporary connection points for external generators, boilers, or chillers must include a note to that effect on the title sheet of the construction documents.

Enforcement

The Department of Buildings will enforce these requirements as part of its normal permitting and inspection process.

Implementation Notes

There are no known issues with fulfilling the requirements of this legislation.