

WINTERGREEN

WinterGreen is a monthly publication from **Steven Winter Associates** designed to keep you updated on the latest news and information regarding energy efficiency, sustainability, and high performance buildings.

TAKING ACTION TO CREATE RESILIENT BUILDINGS

When Superstorm Sandy made landfall in the New York City area on October 29, 2012, it brought with it a storm surge that inundated many low-lying coastal and riverfront locations. At high tide, the surge reached its zenith of over 13 feet at Battery Park in lower Manhattan. Entire neighborhoods were flooded and large swaths of the power grid were damaged and rendered inoperable for up to three months. Total damage in New York City alone has been estimated as high as \$19 billion with 305,000 housing units damaged or destroyed.



In order to prevent damage from natural disasters and better prepare buildings for future catastrophic events, SWA took action and formed a team of building resiliency consultants to work with building owners and property managers throughout the Northeast. SWA is currently conducting Resiliency Assessments for residential buildings and portfolios that participate in NYC's Multifamily Loan Program.

The primary goal of assessing and subsequently incorporating resiliency measures is for a building to be safely and reliably occupied immediately after a storm. SWA's consultants investigate previous Sandy-related damage and repairs, and assess property vulnerabilities based on site location and characteristics, as well as building design and configuration. Because each location, site, and building is unique and economic reality must be considered, the proposed resiliency solutions need to be carefully considered for function, reliability, and cost. Basic measures include dry flood-proofing, moving vulnerable equipment and systems to a location above the design flood elevation; wet flood-proofing, creating flood-proof spaces within the below grade portions of the building to house vulnerable equipment; and barrier systems intended to hold flood waters back from the building perimeter; or, a combination of the three.

Properties are surveyed based on a list of prioritization. Occupant health and safety is the top priority of resiliency measures, followed by damage prevention, and finally maintaining habitability. Some potential measures can also provide ancillary benefits such as using a combined heat and power (CHP) system in lieu of an emergency generator, which in turn further improves the economics of the resiliency improvements.

For more information, please contact Bill Zoeller at wzoeller@swinter.com.

BUILDING BROOKLYN AWARDS: TAKE THREE



**Steven Winter
Associates, Inc.**

Now in its fourteenth year, the Building Brooklyn Awards recognizes recently completed construction and renovation projects that enrich Brooklyn's diverse neighborhoods and economy. Two of SWA's recent projects were honored at the award ceremony, the third consecutive year SWA projects have been honored by the Brooklyn Chamber of Commerce.

The ceremony took place on July 23, 2014, at the Williamsburg Savings Bank building in Brooklyn. CAMBA Gardens and Coney Island Commons each received an award for contributions to residential affordability and community development.

CAMBA Gardens is a transit oriented, affordable 209-unit supportive housing development, located on the Kings County Hospital Center (KCHC) campus in the Wingate section of Brooklyn. Developed by CAMBA Housing Ventures Inc. (CHV), the project received the top

honor in the residential affordable category for its outstanding performance in residential construction. SWA worked closely with CHV and architect, Harden Van Arnam, to provide sustainability and energy consulting services, helping CAMBA to achieve LEED® for Homes™ Platinum, Enterprise Green Communities Certification, and ENERGY STAR® certification. CAMBA Gardens was able to earn LEED Platinum Certification, the highest certification level, based on exemplary performance in energy efficiency, water conservation, and superior indoor air quality.



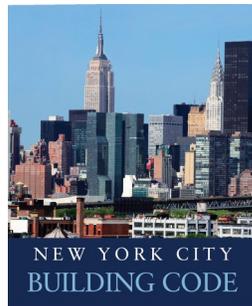
CAMBA Gardens

Coney Island Commons (CIC), a mixed-use complex with 195 affordable housing units, received an award in recognition of its community development. SWA worked with owners and developers, The Kretchmer Companies LLC, ELH Mgmt. LLC, and Galaxy General Contracting Corp., and architect, Dattner Architects, to obtain incentives through the NYSERDA Multifamily Performance Program (MPP). CIC contains an on-site YMCA with an aquatic center, a full court gymnasium, and fitness and multi-purpose rooms. The project, which achieved certification through Enterprise Green Communities, incorporates strategies to conserve energy and promote healthy living, including green roofs planted with natural grasses and native wildflowers.

Past SWA projects to receive a Building Brooklyn Award are Liberty Apartments and Third + Bond, recognized in 2012, and the Hegeman Residence recognized in 2013 for contributions in the affordable housing sector.

For more information about these projects, please contact Ryan Merkin at rmerkin@swinter.com.

NEW YORK CITY ADOPTS 2014 BUILDING CODE



On December 30, 2013, former Mayor Michael Bloomberg enacted Local Law 141, formally adopting the 2014 New York City (NYC) Building Code. The 2014 NYC Building Code will go into effect on October 1, 2014, and will be applicable immediately to both new construction and alteration projects. Projects submitted for construction permit approval before September 30, 2014, are subject to the 2008 NYC Building Code. All projects submitted for construction permit approval on or after October 1, 2014 will be subject to the 2014 NYC Building Code.

The 2014 NYC Building Code: Chapter 11 includes additions or modifications (to the 2008 NYC code) that now align with the design and construction requirements of the Fair Housing Act (FHA). For example, the 18-inch grab bar reinforcing requirement in the wall adjacent to Appendix P toilets has been changed to 24 inches of grab bar reinforcing, which aligns with the FHA. Similarly, scoping criteria in the 2008 NYC Building Code requires at least one of each fixture in an Appendix P bathroom to be accessible; that provision has been changed to require all fixtures in an Appendix P bathroom to be accessible, which is aligned with the requirements in the FHA Specification A bathroom equivalent. The 2014 NYC Building Code also introduces an entirely new dwelling unit type called the "NYC Type B" dwelling unit.

SWA was a member of the NYC Department of Buildings Code Revision Accessibility Technical Committee, providing guidance and technical input during the code revision process. For questions regarding the 2014 NYC Building Code, please contact Harold Bravo, Senior Accessibility Consultant at hbravo@swinter.com.

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