



DECEMBER 2020

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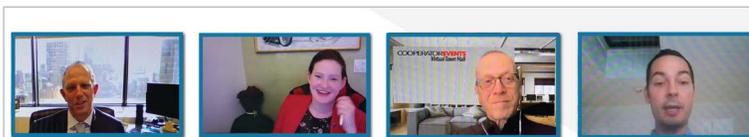
## FirstService Residential Hosts Cooperator Virtual Town Hall on Climate Mobilization Act

As the city's leading residential management company, FirstService Residential has an obligation to continuously educate board members and building owners about the impact new energy laws will have on their buildings. As part of this commitment, we recently sponsored a **Cooperator Virtual Town Hall** covering the impact of NYC's Climate Mobilization Act (CMA) on residential buildings.

The event, titled "Enhancing Performance, Reducing Costs: Charting Your Building's Path to LL97 Carbon Emissions Compliance," included panelists Marc Zuluaga, CEO of Steven Winter Associates, Kelly Dougherty, vice president of FirstService Energy and Keith Werny, president of FirstService Residential's CityLine Division.

The CMA requires buildings over 25,000 square feet to reduce their carbon emissions by 40% over the next decade and by 80% by 2050—or face significant fines. To achieve these ambitious goals, most buildings will require a deep energy retrofit or must follow an alternative path to compliance.

*continued on page 2*



### Virtual Town Hall

#### Enhancing Performance, Reducing Costs

Charting Your Building's Path to LL97 Carbon Emissions Compliance

COOPERATOR **EVENTS**  
Virtual Town Hall

**FirstService**  
RESIDENTIAL

AS FEATURED IN THE NEW YORK TIMES



## How Much Do I Tip the Building Staff During the Covid Holidays?

If ever there were a year to open your wallet wide, this is the one. But for New Yorkers who aren't able to give this year, there are alternatives to cash.

FirstService Residential President Dan Wurtzel recently provided commentary in [The New York Times](#)' "Ask Real Estate" column on tipping building staff during this complicated holiday season.

### CMA Town Hall *continued from front page*

FirstService Residential understands the difficulty our clients may face in successfully navigating this costly, complex and potentially disruptive process. Our goal is to continue to share best practices and guidance that will help board members and building owners:

- Identify and prioritize operational improvements and potential upgrades that can reduce emissions
- Enhance building energy performance
- Reduce energy waste, costs and greenhouse gas emissions
- Take advantage of current incentives
- Improve quality of life for residents
- Expertly plan the sequence of work to achieve maximum emissions reductions and cost savings, and
- Comply with the law.

Attendees submitted more than 80 questions during the event—a clear indication that Local Law 97 compliance will continue to be a topic of great interest in 2021 and beyond.

[Click here to watch a recording of the discussion.](#)

## HOW ARE BUILDING STAFF BONUSES BEING HANDLED THIS YEAR?

Here are examples of what our property managers are seeing among boards and building owners across our portfolio of clients:

- Some have been providing bonuses throughout the year and plan to issue an additional bonus for their service during the pandemic.
- Others have chosen to only provide bonuses at the end of the year.
- Many boards are continuing to provide COVID-19 stipends for travel and parking costs so employees can avoid mass transit.
- Some boards have implemented a holiday assessment or created a holiday fund and will distribute the funds equally among the staff.





# BUILDING TO LAST

A blueprint for managing capital projects to maximize value and comply with NYC laws

To help our clients navigate all aspects of planning, executing and funding capital projects, FirstService Residential partnered with our project management affiliate, FirstService Project Management, to host the fourth annual Capital Improvements Expo: Building to Last. The virtual event gave board members access to a library of educational webinars, opportunities to engage with expert panelists in Q&A breakout sessions and direct access to vendors and technical service providers.

In addition to the featured presentation, "Amenities and Living Spaces: Adapting and Planning for our New Reality," the event included nine breakout sessions curated to address a range of topics. If you were unable to attend, we invite you to visit our [Capital Improvements Resource Library](#) to access the webinar recordings.

## LENDING SOLUTIONS FOR CAPITAL PROJECTS

Capital improvements are a fact of life for residential buildings. Many of our clients struggle with the complexity and costs associated with major upgrades, replacements and repairs. To help our clients identify the best available funding strategies for their buildings, FirstService Residential has created [Building to Last: A Blueprint for Success](#), a guide to capital improvement projects covering:

- The relationship between capital improvements and preventive maintenance
- Reserve funds, special assessments and loans
- Key elements of a successful capital improvement plan

If financing capital projects presents a challenge to your board, click here to read [Capital Improvement Lending Solutions for Condominium and Co-op Boards](#), which includes expert solutions, client success stories and more from FirstService Financial.



# ENERGY Insights

Helping FirstService Residential clients navigate the path to efficiency

FirstService Residential and FirstService Energy continue to help our clients understand their obligations under the Climate Mobilization Act (CMA), including navigating the new legislation, understanding forthcoming penalties related to carbon emissions, improving overall efficiency and preparing buildings to comply with the law.

To further the dialogue, we have launched [Energy Insights](#), an interactive library of webinars, articles, best practices and tools about energy efficiency and how FirstService Energy can help our clients. Frequently updated content includes most recently our comprehensive [NYC Climate Mobilization Act Frequently Asked Questions](#).

With the right plan and the right partners, buildings can turn this obligation into an opportunity to save money, reduce emissions and improve quality of life for residents.



To learn how FirstService Energy can assist your building, please email [info@firstserviceenergy.com](mailto:info@firstserviceenergy.com).

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## GIVING THANKS

### WE SALUTE OUR ESSENTIAL WORKERS

FirstService Residential salutes our essential workers—resident managers, superintendents, doormen, front desk employees, porters, maintenance workers and our own associates—who have continued to deliver exceptional service to our clients during these most unprecedented of times.

From maintaining proper safety protocols to adapting to ever-changing COVID-19 practices to finding innovative ways to continue to deliver essential services to our residents, we could not have come this far without you.

**We will continue to get through this together.**



# LATEST NEWS ON FISP COMPLIANCE

New York City's Facade Inspection Safety Program, known as FISP or Local Law 11, requires periodic facade inspections for buildings with more than six stories above ground. This requirement also includes appurtenant structures such as a garage, balcony railings or street walls. The burden of responsibility falls on boards and building owners to complete these inspections every five years, file subsequent reports with the Department of Buildings (DOB) and complete all remedial repairs within a specific timeframe. The current inspection timetable is Cycle 9 which opened on February 21, 2020. The best way to comply with new FISP requirements is to plan ahead.



## WHAT ARE THE NEW FISP/LOCAL LAW 11 REQUIREMENTS FOR CYCLE 9?

1. Physical inspections must now be performed every 60 linear feet along a building's facade.
2. The increased linear requirement often means buildings will need to install more scaffold than before which increases project expenses.
3. Inspectors are required to probe or remove small portions of cavity walls for a more in-depth structural analysis.
4. When the report is filed with the DOB, buildings are required to post an exterior wall certificate similar to restaurant grading and [building energy efficiency scores](#).

5. Failure to post the certificate within 30 days of report filing will result in a \$500 violation which can be given every time the DOB visits a property, even for reasons unrelated to the facade inspection.

To learn more about FISP, [read our article](#) or [watch our webinar](#) which cover:

- Newly amended rules
- "Safe," "Unsafe" and "SWARMP" conditions
- Working with QEWI architects and engineers to meet deadlines or file extensions
- Potential fines and penalties
- Requirement to correct "Unsafe" conditions
- 90-day DOB extensions to complete repairs

With this information, you will be able to intelligently discuss the compliance requirements for your building with your architect/engineer.

LL 11 COMPLIANCE DEADLINES					
Last Digit of Block Number	2020	2021	2022	2023	2024
4, 5, 6, 9	SUB-CYCLE 9A 1/21/20 - 1/21/22				
0, 7, 8		SUB-CYCLE 9B 1/21/21 - 1/21/23			
1, 2, 3			SUB-CYCLE 9C 1/21/22 - 1/21/24		

# LOCAL LAW 87 REPORTS DUE DECEMBER 31

## Upcoming 2020 energy ordinance compliance deadlines

**N**YC [Local Law 87 \(LL87\)](#) requires buildings over 50,000 sq ft to undergo periodic energy audit and retro-commissioning measures. The intent of the law is to inform building owners of their energy consumption through energy audits, which are surveys and analyses of energy use, and retro-commissioning, the process of ensuring correct equipment installation and performance.

[FirstService Energy](#) provides expert guidance on completing the energy audit and retro-commissioning services needed to comply with LL87—a complex and potentially costly law. Through our partnerships, FirstService Residential clients pay 20% less for LL87 services.

Here’s how it works:

1. Two years prior to your building’s compliance deadline, our team will reach out to collect and verify your building typology.
2. Using this data, we solicit bids from our network of qualified service providers.
3. Our team reviews the proposals and prepares a bid analysis for your building.

Our goal is to lessen the administrative burden on your property manager so that he or she can focus on other priorities for your building.

### LL87 COMPLIANCE DEADLINES

Covered buildings are due in the calendar year with a final digit that is the same as the last digit of the building’s tax block number, as illustrated in this chart. The building’s energy audit and retro-commissioning work must be completed prior to filing the energy efficiency report (EER).



If your building is unable to **file the EER by December 31, 2020**, we can assist with obtaining an extension for your building if it meets the extension criteria:

- *Good Faith Efforts:* An owner may apply for an extension of time to file an EER if, despite good faith efforts, the owner is unable to complete the required energy audit and retro-commissioning prior to the due date of the report, for reasons other than financial hardship of the building.
- or
- *Financial Hardship:* An owner may apply for annual extensions of time to file an EER based on the financial hardship of the building.

If an extension request is successfully filed by Dec. 31, 2020, the EER submission due date will extend to Dec. 31, 2021.

For questions, [contact Lily Malota](#) at FirstService Energy.

LL87 COMPLIANCE DEADLINES										
Year EER is due	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Last digit of tax block number	3	4	5	6	7	8	9	0	1	2

# NEW TO YOUR BOARD?

*Our best practices guide to onboarding new board members can help*

New board members can be full of fresh ideas and perspectives, but in order for a board to be successful, all members must be well-versed in their roles and responsibilities.

To help, we have created a best practices guide to assist new board members with transition and acclimation into their new role.

Thank you for volunteering to make a difference for your building and fellow residents.

[Click here to read our guide to successfully onboarding new board members.](#)



# LOCAL LAW 152 COMPLIANCE

**N**YC [Local Law 152](#) requires periodic inspection of gas piping systems by a licensed master plumber (LMP) or other qualified provider at least once every four years according to the schedule set out in [1 RCNY §103-10](#). Owners of all buildings—excluding those in occupancy group R-3 (2 families or less)—must comply. The law, which became effective on January 1, 2020, impacts an estimated 280,000 buildings.

The city defines building gas piping systems as all exposed gas piping from point of entry into the building. This includes building services meters and all gas piping in public spaces, hallways, corridors, boiler rooms and mechanical spaces. This does not include gas piping within apartments.

If an inspection reveals any unsafe or hazardous condition(s), the LMP must immediately notify the building owner, the utility providing gas service to the building, and DOB. The building owner must take immediate action to correct the condition(s) in compliance with NYC Construction Codes and any required permits.

Failure to file an Inspection Certification before the applicable due date may result in a civil penalty of \$10,000.

## UPCOMING INSPECTION CYCLES

The rules implementing LL152 breakdown the inspection cycle by [community districts](#):

### DATE RANGE FOR INSPECTION BUILDINGS IN COMMUNITY DISTRICTS

Jan 1 – Dec 31, 2020 <b>Extended until June 30, 2021</b>	Districts: 1, 3 and 10 in all boroughs
Jan 1 – Dec 31, 2021	Districts: 2, 5, 7, 13, and 18 in all boroughs
Jan 1 – Dec 31, 2022	Districts: 4, 6, 8, 9, and 16 in all boroughs
Jan 1 – Dec 31, 2023	Districts: 11, 12, 14, 15, and 17 in all boroughs
Subsequent inspections must be completed no later than Dec 31 within every fourth calendar year thereafter.	

# PROTECTING OUR CLIENTS: VIVE VENDOR COMPLIANCE

**F**irstService Residential is now working with third-party compliance service, Vendor Information Verification Experts (VIVE), to streamline the vendor screening process for our clients. VIVE independently qualifies service providers working at our properties by screening for valid trade licenses, confirming adequate and current insurance, performing general business background screening and requiring acceptance of our code of conduct.

VIVE reviews the full general liability and umbrella liability policies. All contractors and suppliers are treated in the same manner, creating a fair and level playing field to work and bid on projects.



*Webinar*  
**Risk Management – An Everyday Necessity**

**FirstService  
RESIDENTIAL**

[Click here](#) to watch “Risk Management: An Everyday Necessity” with panelists Dan Wurtzel, president, FirstService Residential, Ben Kirschenbaum, vice president and general counsel, FirstService Residential, and Joe Bushey, president, VIVE.

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*Happy Holidays*

**from your property management partners  
at FirstService Residential!**

## STAY CONNECTED



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### Have a comment about this newsletter?

Email us at [news.ny@fsresidential.com](mailto:news.ny@fsresidential.com).