

Project Requirements for Energy Storage Systems

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- Designed to help manage project responsibilities and determine who is doing what on the project.
- Project Requirements are published on DOB website for several application types (ie, boilers, solar systems, sprinklers, etc).
- ESS Project Requirements will be developed and published.

- Code Applicability
- Zoning Provisions
- Construction Document Submission
- Inspections
- Signoff

Applicable Requirement	Code Provision
Alternative Material	28-113.2.2 Requires approval, Must demonstrate compliance with intent of code and equivalency
Structural Analysis	BC Chapter 16
Special Flood Hazard Area	BC Appendix G
FDNY Requirements	3 RCNY 608-01
Electrical Diagram	2011 Electrical Code

- **BB 2019-007:** Clarifies the applicable zoning use group and limitation when establishing facilities for non-accessory battery energy storage systems.
- **BB 2020-023:** Clarifies the applicable limitation when establishing stationary storage battery systems accessory to the principle uses they serve within a single zoning lot and outlines the filing procedures for such systems.

- Filed under DOB NOW as GC work type
- Required Documents, OTCR Checklist:
 1. Project Information
 2. ESS Properties
 3. Hazards
 4. Plans
 5. Proposed Design Features
 6. Certifications and Reports
 7. Remote Monitoring
 8. Manuals
 9. Miscellaneous

OTCR Checklist

#	Requirement	Description	Objective / Purpose / Scope of review	OTCR / Code Requirement	Submission required by: RDP, Manufact., N/A	Applicant Responses (Include document name, if applicable)	File Name (Word doc or pdf)	OTCR Objections	OTCR Acceptance Date
1		Location and layout of the room or area in which the ESS is to be installed	Verification of safe location and no nearby exposures. (example like schools, gas stations etc.)	Please provide all nearby details in the drawings.					
2		Distances to adjacent construction	No nearby exposures.	FDNY rule: RCNY 608-01(g)(1)(c)					
3		Distances to nearby equipment	Safe location for ESS	<p>As per FDNY requirement, any equipment within 10 ft needs to be identified.</p> <p>For Rooftops installation: Are there any vents located nearby, or other mechanical equipment, rooftop hatch, intake vent, exhaust. If yes what is the distance from the BESS?</p> <p>For Outside in yard/parking lot installation - Are there any windows, entrance/exit nearby, if yes what is the distance from the BESS?</p> <p>If UL9540A test data indicates spacing can be reduced, then it can be reduced.</p>					
4	Site and Battery Plan	Egress features	Safe exit in the event of emergency.	FDNY rule (e.g. width of the egress path)	RDP (Preliminary plans not required to be signed and sealed)				
5		Security features such as fencing, bollards, etc.	The site should be secure from unauthorized access.	Reference NFPA 855 / FC 312					
6		Battery Picture, Isometric (Dimensions)	Information collecting	Separate battery plan indicating all required information.					
7		GENERAL NOTE BOX - ESS Chemistry (i.e., Lithium-Ion, etc.)		Separate battery plan indicating all required information.					
8		GENERAL NOTE BOX - Battery Model, Make and Series (as referenced in listing and testing documents)		Separate battery plan indicating all required information.					
9		GENERAL NOTE BOX - Number of Batteries (total)		Separate battery plan indicating all					

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Distances to adjacent construction	No nearby exposures.	FDNY rule: RCNY 608-01(g)(1)(c)
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OTCR Checklist: Plans

Sheet Description
Site
Battery Plan
Architectural
Sprinkler, Alarm, Detection
Structural
Zoning

OTCR Checklist: Certifications and Reports

Item
UL 9540 Listing
UL 9540A Testing and Report
RDP Certification
Peer Review

- **Special Inspections** – for related work. A special inspection has not been established for ESS.
- **Commissioning** – Required for medium and large systems. Performed by the manufacturer. Report shall be reviewed and accepted by OTCR.
- **RDP Certification** – Certifies compliance with the Conditional Acceptance Letter and FDNY's LNO.

- **OTCR Final Acceptance Letter** – issued after review and acceptance of the RDP certification. A required item must be established in BIS/DOBNOW.

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