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**Fw: Code Compliance & Manage Condensation Risk**

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**From** Jonathan Margalit <jm@gnsap.com>  
**Date** Fri 22/08/2025 19:38  
**To** Yonatan Margalit <yonatan.z.margalit@portalwall.com>

Back in 2019 I was way ahead of the pack.

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**From:** Brown, Saul (NYSERDA) <Saul.Brown@nyserda.ny.gov>  
**Sent:** Saturday, August 03, 2019 08:11  
**To:** Jonathan Margalit <jm@gnsap.com>  
**Cc:** Michael Walfish <mwalfish@bes-efficiency.com>  
**Subject:** RE: Code Compliance & Manage Condensation Risk

Please feel free to give me a call Monday morning.

Thanks.

**Saul Brown**

RetrofitNY Project Manager

**NYSERDA**

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**From:** Jonathan Margalit <jm@gnsap.com>  
**Sent:** Friday, August 02, 2019 8:53 AM  
**To:** Brown, Saul (NYSERDA) <Saul.Brown@nyserda.ny.gov>  
**Cc:** Michael Walfish <mwalfish@bes-efficiency.com>  
**Subject:** Code Compliance & Manage Condensation Risk

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Dear Saul,

Like to discuss the unique value Portal-Wall tm provides.

See below;

Portal-Wall tm was designed to meet and exceed energy CODE and manage risk of condensation occurring in vast opaque spaces, not inhabited and or presently unconditioned even using passive methods.

Portal-Wall tm includes patented passive methods to manage condensation risks in the areas described above.

We don't rely on building mass as mass is often blocked from sinking energy sufficient to provide what is required to manage condensation risk.

## 2. CODE APPLICABILITY

### KEY COMMERCIAL TERMINOLOGY

#### Dwelling Unit

- Single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking & sanitation

#### Building Thermal Envelope (also called Thermal Boundary)

- The planes or surfaces of the building or structure that physically separate conditioned space from the unconditioned exterior or unconditioned space.
- The thermal boundary must be continuous and closed, and insulated per NYCECC requirements. Air and moisture barriers must be maintained to protect the integrity of the thermal boundary.



Jonathan Margalit  
Founder & CEO  
Inventor

Genesis AP llc - Portal-Wall™ Super SoCo  
AYO AP Corporation

<https://youtu.be/rHjO61BjFyA>

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