



AIA Bronx Chapter

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Publication Committee

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Published by the Bronx Chapter AIA Publications Committee to highlight activities and information of interest to the Practicing Architect.

Newsletter

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III AIA Activities	
• AIA Convention 2020	
May 14-16, 2020	
Los Angeles, California	
Link: https://conferenceonarchitecture.com	
V Next Chapter Meeting is Thursday February 20, 2020 at 12:00pm.	

I **Current Activities:**
Chapter Meeting January 23, 2020



January 23, 2019

Meeting Minutes

Meeting began at 6:16pm

Attendees

Ofe Clarke
Robert Esnard
Antonio Freda
Jerin Lisha
Julian Misiurski
Frank Molinini
Marty Zelnik

Guests

Floodproofing.com
Owen Gechter, CFA -Flood Mitigation Specialist

Agenda / Discussion:

1. Owen Gechter – a Flood Mitigation Specialist from Floorproofing.com, presented a seminar on “Flood Plane Design and Floodproofing of Properties”. Owen utilized slides, a few videos and physical samples to illustrate the objectives and issues concerning flood control and their regulations. He outlined the two main techniques of floodproofing structures as well as how they are utilized and regulated within the country, emphasizing the North East. He also described three kinds of flood zones designated as Special Flood Hazard Areas (SFHA) where most of the buildings in our area are generally located:

- Zone A. High flood possibility area usually in low waterfront areas.
- Zone B. Moderate flood risk area in a tidal area or slightly above mean high water level.
- Zone X. Low flood risk area usually high ground and away from water-front areas.

Depending on location, the kind of mitigation for flood protection will vary based on the zone the structure is in, as well as the specific mitigation technique, will either reduce or increase the cost of insurance.

There are two main approaches to floodproofing:

- **Wet floodproofing**
- **Dry floodproofing**

Wet Floodproofing – consists of utilizing a series of manufactured and International Code Counsel (ICC) certified vents. The concept is to protect structures and homes during floods by preventing hydrostatic pressure buildup which can destroy a wall or foundation. This technique allows flood water to freely flow through an enclosure such as a crawl space, garage or building supports without water pressure and creating damage. These vents are installed around the perimeter walls or enclosures of a structure allowing water to enter in or out of a structure depending on the direction of flow. A key element for design effectiveness is to not only allow the flow of water, but to allow debris and sediment to pass through the vents. This type of flood control is not used for commercial industrial or community facilities as these uses cannot effectively function or be restored after water has passed through them. The vent location is very important, in that it must be within a minimum of one foot above the mean high-water level of any specific site. This will allow the vents to be activated when there is a serious flood event, and as the flood water recedes, allowing the property to dewater.

Dry Floodproofing – is where a structure is protected by allowing it to be functional, dry and operational during any flood event. The flood proofing timing is to wait until the last possible moment before a flooding event occurs. Then the structure is enclosed with a temporary or a permanent barrier to keep it dry throughout the event. There are six general dry floodproofing techniques to protect a property:

- a) Point of use Flood Barriers - Utilize flexible and economical materials, that can be stored and packaged in small volumes, at their Point of Use, such as at a door to a garage or tunnel. These barriers are flexible, made of plastic or tarp that can be rolled out or folded into place manually, when a flood event occurs.
- b) Door, Window or Vent Barriers – These are more expensive and, in some cases, requiring significant personnel to install them. They are usually rigid panels made to enclose a structure or building by taking rigid elements that are secured with screws, latches and connections to cover doors, windows, vents and any other openings to completely enclose a structure preventing water from entering.
- c) Flood Logs – A modular system components that are installed by personnel that stacks and locks in place to withstand high velocity water loads, as well as, resist high impact forces. Physically they are interlocking elements that are thick, from several inches to a foot wide to resist strong hydrostatic forces.
- d) Perimeter Flood Barriers - Portable and reusable flood barriers made of flexible, usually recyclable materials, that are used instead of the traditional sandbags. This method

although effective, requires many more personnel to install and requires much more storage space.

- e) Passive Flood Barriers – This technique uses flood waters to automatically raise the barriers. The problem of water presence is used to create an effective solution. These are activated automatically or can be activated by an inflatable airbag or telemetry system. This would allow a few maintenance people to have full control over a flood barrier and will allow deployment in any situation, eliminating any need in advance to predict storms prior to activation, or the need for many maintenance checks which would be required with other systems.

- f) Glass Flood Barriers – These are the most expensive and are site specific elements, that are individually manufactured into oversize windows or skylights that are permanently in place in almost any curve or shape to protect from a flood. This alternative is always in place and once installed, has the no significant maintenance or personnel costs.

Owen Grechter reviewed the legal and code requirements of the International Code Council (ICC), the Federal Emergency Management Association (FEMA) and American Society of Civil Engineers (ASCE). He concluded his presentation with a question and answer period with pictures of various flood mitigation examples in the New York City area. His presentation was very dynamic, professional and well received by the Chapter members. He volunteered that he and his colleagues at Floodproofing.com would be willing to help Chapter members with any of their projects and review any floodproofing information or concerns they may have. He can be contacted at:

Owen Gechter, CFM
Flood Mitigation Specialist
Floodproofing.com
Tel: 609-970-0825
Email: ogechter@smartvent.com

2. The Minutes of the December 12, 2019 were circulated. Marty Zelnik made a motion for approval and the motion was seconded by Ofé Clarke. The December minutes were then unanimously accepted.

3. Meeting Dates:

The meeting dates will continue to alternate luncheon and dinner meetings. The schedule for the next meeting in February 20, will be a lunch meeting and the schedule for the next few meetings are:

March 19, 2020	-	6:00pm
April 20, 2020	-	12:00pm
May 21, 2020	-	6:00pm

4. Chapter Committees:

- Education:

Ofe Clarke, an Education Committee Member and Bob Esnard reviewed the Committee's efforts and plan to have the Chapter's first Education Outreach in several years. It is planned to take place on March 11, 2020 at PS 86 located in Kingsbridge Heights, Bronx. The program is to meet with the class at the school in the morning, then travel to an architectural firm in Manhattan for a short workshop and a chance to observe architects in action.

- Events:

Josette Matthew was unable to attend the meeting but prepared summary of three events being planned for this spring/summer:

Yankees Event

As the Chapter did last year, the plan is to join forces with AIA Westchester Hudson Valley to host a tour of Yankee Stadium, followed by enjoying a game. The event will take place in early June (actual date will be confirmed). We will be offering 1 LU for the tour. Course summary and learning objectives will be submitted shortly.

Baychester Site Visit

The Committee is organizing a construction site visit of a nursing home expansion in the Baychester area of the Bronx hosted by Willy Zambrano AIA, the architect and a member of our sister chapter AIA Queens. The event will take place in late May (actual date will be confirmed). We will be offering 1 LU for this tour. Course summary and learning objectives will be submitted shortly.

Joint Networking Event

Several our sister chapters are coming together to organize a joint Emerging Professionals (EP) networking event at a central location, possibly in an industry showroom. The events date is still TBD, but timing is projected for Spring.

5. Department of Buildings:

Bob Esnard attended a meeting at the DOB office with the new Commissioner Melanie La Rocca, and her administrative staff at the beginning of January. The meeting was with the Real Estate Board of New York to review the Commissioner's and agency program and goals. The topics reviewed were:

- The rolling out of DOB NOW and the fact that there have been issues and "kinks" in the system to iron out. The agency knows of some of the problems but if there are specific issues, they would like the industry to bring them to the agency's attention and are requesting us to contact them with comments or suggestions on improving this new application and permit processing system. A Deputy Commissioner indicated that their

plan was to add the final element of the OT or Construction Filing, that now is still using the old system, by the end of 2020.

- Interim Certificate of Occupancy – The City Council recommended and some real estate industry representatives are lobbying for creating an intermediate level of Certificate of Occupancy (ICO), in between the current TCO which requires a 90-day renewals, and the permanent CO which in many cases is hard to accomplish quickly due to incomplete construction, lack of tenants or occupancy, processing or financing difficulties. It was agreed that if an ICO, allows a building to be “legal” with the only exception being the project has not been finished or approved, it should eliminate unnecessary DOB processing by both the industry and government. This shall allow a project to only be refiled when it is ready to be approved for final or permanent status.
- General Contractor Licensing – The Agency is embarking on licensing general contractors as DOB NOW does license plumbers, sprinkler installers and electricians. The concern raised by the industry was that these licensing mechanisms, all take away from the resources of the department, so that normal planning examinations, inspections, and processing of applications and paperwork for construction will be affected. The fact that there are many projects that still take a long time to approve, still needs more resources. DOB indicates that they will have the new resources and that they are working with local elected officials limit Local Laws creation which increase the agency’s administrative duties. The meeting was cordial although over some points there were tense moments. The DOB promised to communicate with the Real Estate industry, and they will organize meetings on a regular basis, possibly bi-annually.

6. Continuing Education:

The Bronx Chapter’s Spring Tour of the Bronx Civic Center in the West 161st area of the Bronx was approved by National AIA. The Tour will be co-sponsored by the Bronx County Historical Society on Saturday May 9, 2020 at 10:00am to 12:00pm. Lloyd Ultan, the Bronx County Historian and Julian Misiurski of the Chapter will lead the Tour, exploring the Bronx Center of Government and reviewing the public buildings built from the 1930’s to the present day in the 161st area.

7. Open Discussion:

The Chapter Directory – E&M Consulting has been consulting with our Chapter to provide a Directory of Chapter members, to highlight its activities as well as Bronx architecture. The concept is that E&M would solicit Bronx businesses as well as construction industry manufacturers, vendors and consultants who would buy space in the directory to cover costs. The directory will be produced at no charge to the Bronx Chapter. However, the Chapter must provide electronic materials in a timely and “acceptable format” for publication as well as,

would have to assist developing the ad material and other information that E&M would require. In addition, there are limitations for the Chapter. The Bronx Chapter would agree to a three-year commitment and to assist in any updates and limit its' website or Facebook accounts to promote listing or advertising as we currently do with the meeting sponsors. This was discussed with the members and a conclusion was not reached. The consensus was that we should discuss this further with E&M. Jerin Lisha of the Chapter volunteered to assist in the review and development of the Chapter accepting or rejecting developing this directory. It was agreed to continue the dialogue with E&M.

8. New Business:

- The National AIA will be having a "Grass Roots" meeting in New Orleans, in February and Josette Matthews will attend as the Chapter representative.
- The National AIA has requested that we develop a "Cloud" to store our information and documents. This issue has been looked at by Bill Caplan, who will discuss it at a subsequent meeting as it will require several Chapter members to assist the cloud development to be at the "level" of operation required by National AIA.

The meeting was adjourned at 8:09pm.

Next Meeting – The next meeting will be a lunch meeting at 12:00pm at Artie's Restaurant, on **February 20, 2020.**

II Related Articles and Education Opportunities



Luxury Kitchen Specification For Aging in Place

NARI: 1 Hour, IDCEC: .1 CEU HSW, Canada Potential: 1 Learning Credit, AIA: 1 LU | HSW

[Register](#)



Luxury Kitchen Ventilation: Healthy Indoor Air With Style

NARI: 1 Hour, IDCEC: .1 CEU HSW, Canada Potential: 1 Learning Credit, AIA: 1 LU | HSW

[Register](#)



Architectural Metal Wall Panels for Curtainwall and Storefront Applications

AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit



Managing Projects During a Labor Shortage and Rising Material Prices

AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit

Register

Register



Modern and Contemporary Aesthetics with Extruded Aluminum Trim

*AIA: 1 LU | Elective, Canada
Potential: 1 Learning Credit*

Register



Crafting a Business Plan that Creates Opportunities

*AIA: 1 LU | Elective, Canada
Potential: 1 Learning Credit*

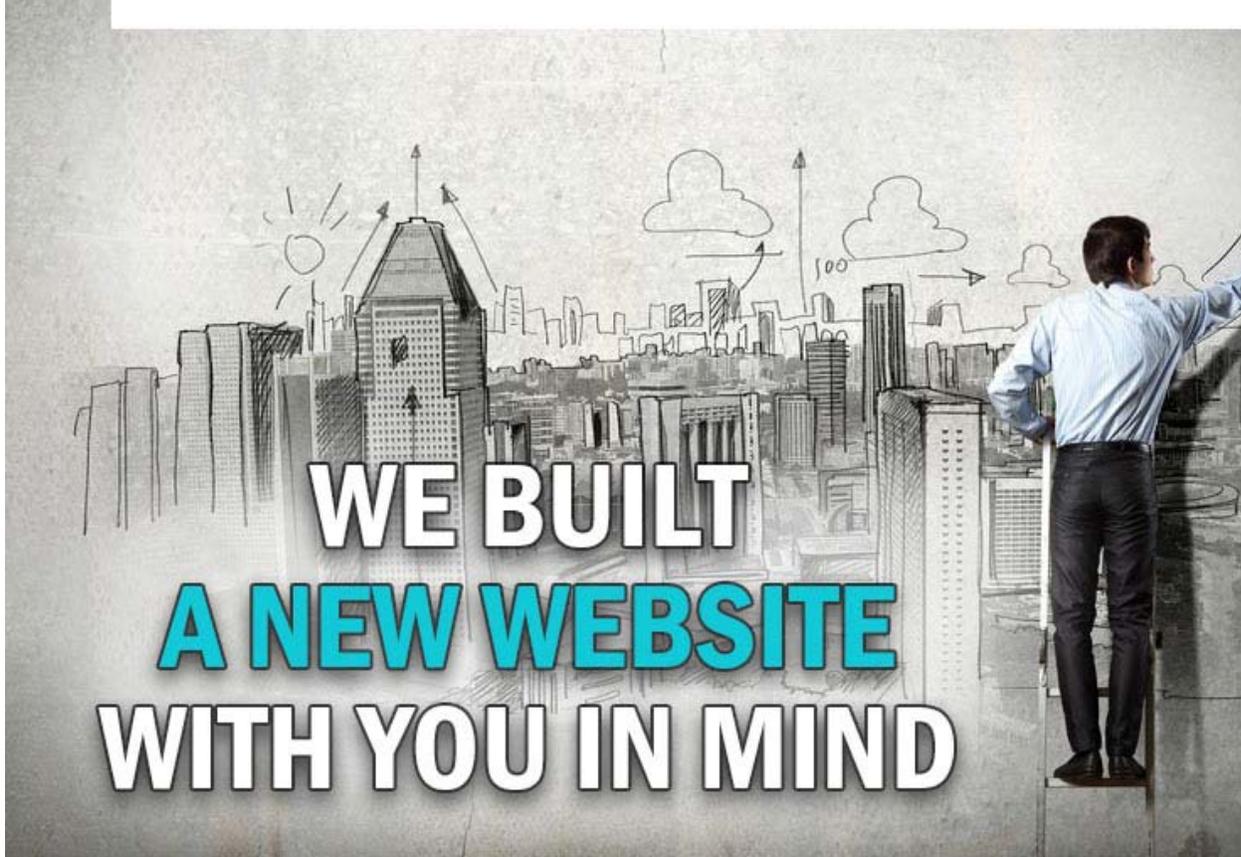
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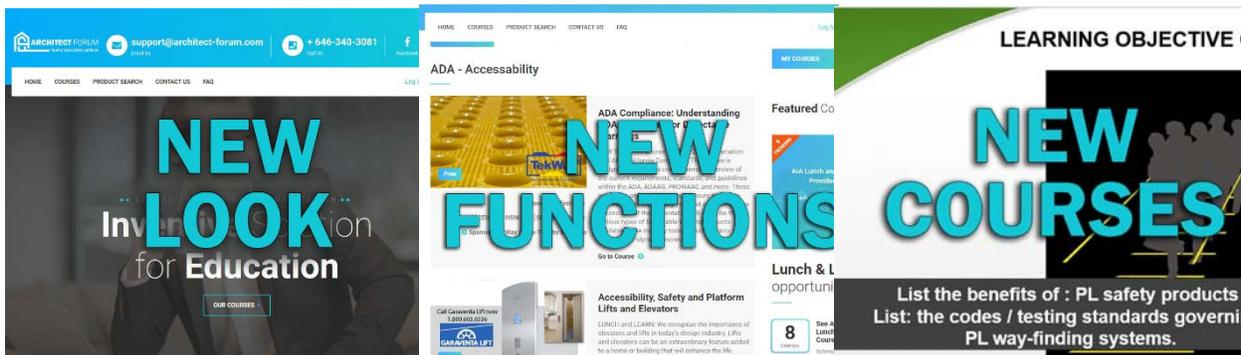
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Please visit www.architect-forum.com and check out our new look. We have HSW and ADA courses all approved by AIA. Many of the courses are free but we have started offering paid courses as well. The paid courses are there for design professional to help support Architect-Forum to further develop new programs that can help you further educate yourself in products that you can specify in your projects.





Emerging Trends in Kitchen Design: Form, Function, and Features

IDCEC: .1 CEU, NARI: 1 Hour, AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit

Register



Exploring Fenestration Materials: Wood, Vinyl, Composite, and Hybrid

AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit

Register



The Value of Factory-Glazed Curtain Wall and Window Wall Systems

AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit



New Concrete Technologies and Innovations

AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit

[Register](#)

[Register](#)



**Motorized Pergola Systems:
Optimizing Outdoor Spaces**

*IDCEC: .1 CEU HSW, AIA: 1 LU |
Elective, Canada Potential: 1
Learning Credit, LA_CES/non-HSW:
1 PDH*

[Register](#)



**Modern Cooking
Technologies for the Luxury
Client**

*IDCEC: .1 CEU, NARI: 1 Hour, AIA:
1 LU | Elective, Canada Potential: 1
Learning Credit*

[Register](#)

 @HWUniversity



**Thermal and Ignition Barrier
Requirements for Spray
Polyurethane Foam**

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*PDH Potential: 1 Hour, Canada Potential: 1 Learning Credit,
AIA: 1 LU | HSW*



Precision and Performance

[Register](#)

with Manufactured Stone Veneer

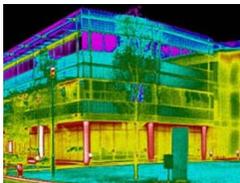
IDCEC: .1 CEU, AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit



High-Performance Flooring Solutions for Specialty Environments

Register

AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit



Thermal Bridging Solutions for Buildings

Register

Canada Potential: 1 Learning Credit, AIA: 1 LU | HSW



Making the Right Choice: Storefront, Window Wall, or Curtain Wall

Register

AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit



Rigid Board Insulation: Providing Real Space Value in Commercial Real Estate

Register

AIA: 1 LU | Elective, PDH Potential: 1 Hour, Canada Potential: 1 Learning Credit



New Clay Roofing Trends: Emerging Directions & Future Applications

AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit

Register



Flooring Options for Hospitality and Multifamily Housing Projects

IDCEC: .1 CEU, AIA: 1 LU | Elective, Canada Potential: 1 Learning Credit

Register



Community Propane Systems: An Energy and Technology Solution

NAHB: 1 Hour, NARI: 1 Hour, Canada Potential: 1 Learning Credit, AIA: 1 LU | HSW

Register



Sustainable Extruded Aluminum Trim Profiles Deliver Aesthetics and Durability

Canada Potential: 1 Learning Credit, AIA: 1 LU | HSW

Register



Fire Performance of Insulated Metal Panel Systems

AIA: 1 LU | Elective, Canada
Potential: 1 Learning Credit

Register



Create Beautiful Outdoor Spaces with Polymer and Composite Deck Material

AIA: 1 LU | Elective, Canada
Potential: 1 Learning Credit,
LA_CES/non-HSW: 1 PDH

Register



Recycled Rubber Flooring Provides Maximum Durability

hw AIA: 1 LU | Elective, Canada
U Potential: 1 Learning Credit

Register



Flooring Options for Hospitality and Multifamily Housing Projects

hw IDCEC: .1 CEU, AIA: 1 LU |
U Elective, Canada Potential:
1 Learning Credit

Register



High-Performance Flooring Solutions for Specialty Environments

h
U *AIA: 1 LU | Elective, Canada
Potential: 1 Learning Credit*

Register

THE END